C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, April 19, 2021 - 4:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Andrea Dampier, Fresh Wind Fresh Fire Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the minutes from the April 5,2021 meeting.

6. **PROCLAMATIONS**

   a. Sexual Assault Awareness Month Proclamation being received by Mindi, Fetterman, CEO and founder of The Inner Truth Project.

7. **LETTERS TO COMMISSION**

   a. Sheriff Ken Mascara thanking Anne Satterlee, Marketing Director at the Sunrise Theatre for providing tickets to "first responders" requested by the show promoter to the H2O Project Hall and Oates performance at the Sunrise Theatre on March 5th.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes.

The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

10. **MISCELLANEOUS REPORTS**

a. Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2020, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A

11. **CONSENT AGENDA**

a. Review and approval of an amendment to the Interlocal Agreement with St. Lucie County regarding Ilous Ellis Park renovation project.

b. Approval of Memorandum of Understanding between the City of Fort Pierce and the Khalil Mack Foundation for a public private partnership for site improvements at Ilous Ellis Park.

c. Approval of travel for Commissioner Curtis Johnson, Jr. to attend FLC Institute for Elected Municipal Officials in Tampa, FL from May 6 through 9th, 2021 in the total amount of $953.82.

d. Approve request to purchase a Ford Transit-350 Cargo Van for the Fort Pierce Police Department in the amount of $69,598.71 with awarded grant funds that requires no match.

e. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $6,099.32 against 1202 N13th Street, Fort Pierce, FL, Parcel ID# 2404-801-0066-000/5 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $2,947.64 leaving a **balance due of $3,151.68 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $6,099.32, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.

f. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $7,746.84 against 1006 Avenue H, Fort Pierce, FL, Parcel ID# 2404-818-0001-000/4 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $3,551.87 leaving a **balance due of $4,194.97 payable in 60 day**s. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $7,746.84, which requires the item to be pulled from the Consent Agenda with a direct vote of the City Commission.)

g. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $4,351.32 against 3106 Avenue C, Fort Pierce, FL, Parcel ID# 2408-123-0014-000/7 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $2,728.82 leaving a **balance due of $1,622.50 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $4,351.32, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

h. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $3,748.92 against 3108 Avenue C, Fort Pierce, FL, Parcel ID# 2408-123-0013-000/0 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $2,278.92 leaving a **balance due of $1,470.00 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $3,748.92, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

i. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $2,120.02 against 1215 Avenue F, Fort Pierce, FL, Parcel ID# 2404-823-0009-000/6 owned by Eulene Nelson, by waiving the interest, penalties and administrative costs in the amount of $770.02 leaving a **balance due of $1,350.00 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $2,120.02, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

j. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $11,680.80 against 1218 Avenue E, Fort Pierce, FL, Parcel ID# 2404-823-0012-000/0 owned by Khader Mohammed and Saika S Siddiqui, by waiving the interest, penalties and administrative costs in the amount of $8,830.29 leaving a **balance due of $2,850.51 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $11,680.80, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

k. Approve staff recommendation in response request to reduce demolition fees in the amount of $21,363.14 against 1215 Avenue F, Fort Pierce, FL, Parcel ID# 2404-823-0009-000/6 owned by Eulene Nelson by waiving the interest, penalties and administrative costs in the amount of $7,427.14 leaving a **balance due of $13,936.33 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $21,363.14, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

l. Approve staff recommendation in response to request to reduce demolition fees in the amount of $16,052.44 against 3106 Avenue C, Fort Pierce, FL, Parcel ID# 2408-123-0014-000/7 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $9,287.44 leaving a **balance due of $6,765.00 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $16,052.44, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

m. Approve request to reduce the Building Department lien in the amount of $2,350.00 against 217 N 10th Street, Fort Pierce, FL 34950 - Parcel ID Number: 2409-520-0004-000/6, owned by Ermith Lazare, 3406 Menendez Ave., Fort Pierce, FL 34950 to $1,232.74 payable within 6 months.

n. Approval of Specific Authorization No. 3 in an amount not to exceed $143,000 for professional engineering services to be provided by Captec Engineering, Inc.

o. Approve execution of SFWMD Indian River Lagoon Grant Agreement No. 4600004355 in the amount of $1,320,000 which will provide 90% of the construction funding for a project identified as Georgia Avenue Basin Water Quality Improvements.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020). SECOND READING

b. Public Hearing for the 2021-2024 Local Housing Assistance Plan (LHAP)

c. Continuation from March 15, 2021 - Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental with a rental period of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
Parcel ID: 2401-605-0105-000-0.

d. Quasi-Judicial Hearing for a Conditional Use Approval with no new construction located at 1801 Plover Avenue submitted by the property owner, J&J PSL Investments, LLC and the applicant, Michelle Longarzo for Conditional Use Approval to operate a Vacation Rental with a rental period of 30 days or less. The property is located at 1801 Plover Avenue and is zoned Single-Family Intermediate density zone (R-2). PCN:2401-501-0042-000-5.

e. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhail and applicant, Michelle Longarzo, to operate a Vacation Rental with a rental period of 30 days or less located at 1507 Faber Court. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-605-0057-000-8.

13. **CITY COMMISSION**

a. Resolution 21-R18 Declaring Certain Property as Surplus

b. Resolution 21-R24 Appointing Chad Ingram to the Communitywide Council.

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

a. Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 4:30 pm **5. a.**

Meeting Date: 04/19/2021

Re:

SUBJECT:

Approval of the minutes from the April 5,2021 meeting.

Attachments

Minutes

Form Review

Form Started By: Latoya Ransom Started On: 04/13/2021 02:45 PM

Final Approval Date: 04/13/2021

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON MONDAY, **April 5,2021.**

1. CALL TO ORDER

Mayor Hudson called the April 5, 2021 Regular Meeting of the City Commission to order at 6:00 PM.

2. OPENING PRAYER - Apostle Vonie Austin-James, Women of Excellence International Ministries

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Absent: Commissioner Rufus Alexander

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Rufus Alexander.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

a. Approval of the minutes from the March 1, 2021 regular meeting and the March 15, 2021 regular meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the March 1, 2021 and March 15,2021 Regular Meetings.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. PROCLAMATIONS

7. LETTERS TO COMMISSION

a. Email from Jill Marasa, Vice President Business Retention & Expansion, Economic Development Council of St. Lucie County, expressing gratitude to Jenn Hofmeister, Planning Director and Brandon Creagan, Senior Planner, for their teamwork and expediency, which resulted in the site plan approval for a one million plus square foot facility.

b. Email from Charlene Adair in appreciation of the wonderful help by Public Works employees, Henry Duhart, Maintenance Worker and Jose Velez, Facilities Maintenance Technician, that contributed to the success of the Great American Cleanup event.

c. Email from Luke A. Croghan thanking Joe Sweat, Marketing Specialist, for his news release with valuble information concerning the long-term COVID- 19 vaccination site at the Fort Pierce Recreation Center.

d. Email from Elyse Mermelstein commending Sara Delgado, Administrative Assistant in the City Manager's office, for the care and concern displayed when providing her with information for the vaccinations dispensed at the Fort Pierce Recreation Center.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Holly Theuns

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to set agenda with the removal of 12b.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

a. Unveiling of the Highwaymen License Plate.

Presentation by former State Representative Larry Lee, Jr. He and the original Florida hall of fame Highwaymen have worked together to create a design which was recently approved and unveiled to the community. Former State Representative Delores Hogan-Johnson explained her work in bringing the license plate into fruition. Chris Craft, explained that before the Division of Highway Safety and Motor Vehicles will manufacture the tag, 3,000 vouchers must be pre-sold by October 15, 2022. Thom Jones with the Education Foundation remarked that a portion of proceeds will be shared with the St. Lucie Education Foundation, Inc. to fund area education and art projects. Doretha Hair Truesdell, wife of Alfred Hair, expressed her thanks to Mayor Linda Hudson and the Commission, for the support of the Highwaymen.

11. CONSENT AGENDA

a. Letter of support for the League of Women Voter's partnership with Sea and Shoreline Aquatic Restoration project titled: "Tackling Estuarine Based Climate Change via Wrack Harvesting/ Planting of Manatee Seagrass Rhizomes within the Fort Pierce Inlet - Tucker's Cove area," seeking a grant for the Indian River Lagoon Council for our St. Lucie County area-- Fort Pierce inlet-- Tucker's Cove.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the consent agenda.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 21-003- Text amendment to Chapter 28, Creation of Special Use Permit. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.
Ordinance 21-003
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 28, ARTICLE II OF THE CODE OF ORDINANCES ENTITLED "PARKS AND RECREATION"; AMENDING SECTION 28-31(26) – PROHIBITED ACTIVITIES; AMENDING SECTION 28-36 TO ADD SPECIAL USE PERMIT REQUIRED; AMENDING SECTION 28-37 – APPLICATION FOR SPECIAL USE PERMIT; AMENDING SECTION 28-38 – STANDARDS FOR ISSUANCE OF SPECIAL USE PERMIT; AMENDING SECTION 28-39 – ADMINISTRATION OF SPECIAL USE PERMIT APPLICATION; AMENDING SECTION 28-40 – APPEAL OF DENIAL OF SPECIAL USE PERMIT; AMENDING SECTION 28-41 – DUTIES OF PERMITTEE; AMENDING SECTION 28-42 – INTERFERENCE; AMENDING SECTION 28-43 – REVOCATION OF PERMIT; AMENDING SECTION 28-44 – DISCRIMINATION PROHIBITED; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.
Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-003.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. PULLED AT THE REQUEST OF THE APPLICANT. Legislative Hearing - Ordinance 21-004 - extending the territorial limits of the City of Fort Pierce, to include two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida.

c. Legislative Hearing - Ordinance 21-005 seeking a Future Land Use Map Amendment for a property located at 2564 South Kings Highway from Mixed Use (MXD) to General Commercial (GC) SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

Ordinance 21-005
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF A PARCEL GENERALLY LOCATED AT OR NEAR 2564 SOUTH KINGS HIGHWAY FROM CITY OF FORT PIERCE MIXED USE (MXD) TO CITY OF FORT PIERCE GENERAL COMMERCIAL (GC); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-005.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 21-006 rezoning a property located at 2564 South Kings Highway from Residential Single Family, 2 du/ac (E-2) to General Commercial (C-3). SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

Ordinance 21-006
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING A PARCEL GENERALLY LOCATED AT OR NEAR 2564 SOUTH KINGS HIGHWAY FROM CITY OF FORT PIERCE RESIDENTIAL SINGLE FAMILY 2 UNITS PER ACRE, E-2 TO CITY OF FORT PIERCE GENERAL COMMERCIAL, C-3; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance No 21-006

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Legislative Hearing - Ordinance 21-007 Text Amendment of Chapter 4 and Chapter 125 to amend the minimum distance requirements for the consumption of alcoholic beverages on or off-premises and to make properties with C-6 Zoning eligible to obtain an alcoholic beverage license. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

Ordinance 21-007
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, PART II, CODE OF ORDINANCES; SUBPART A, GENERAL ORDINANCES; CHAPTER 4, ALCOHOLIC BEVERAGES; SECTION 4-6 AREAS FOR SALE OF ALCOHOLIC BEVERAGES - DISTANCE RESTRICTIONS ESTABLISHED FOR CONSUMPTION ON- OR OFF-PREMISES TO REDUCE OR ELIMINATE MINIMUM DISTANCE REQUIREMENTS FOR RESTAURANTS, BAR/LOUNGES, AND NIGHTCLUBS, ELIMINATING DISTANCE RESTRICTIONS FOR PROPERTIES FRONTING CERTAIN ROADWAYS, AND PROVIDING FOR THE SUBSEQUENT ESTABLISHMENT OF RELIGIOUS INSTITUTIONS OR SCHOOLS WITHIN 500 FEET OF AN EXISTING LICENSED VENDOR OF ALCOHOLIC BEVERAGES; AMENDING CHAPTER 125, SUBSECTION 125-401 AREAS FOR SALE OF ALCOHOLIC BEVERAGES - DESIGNATED, TO ALLOW FOR PROPERTIES IN THE MARINE COMMERCIAL ZONE (C-6) TO SELL ALCOHOLIC BEVERAGES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Commissioner Curtis Johnson, Jr. requested clarification on the ability for all to apply and recieved confirmation.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No 21-007.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

f. Legislative Hearing - Ordinance 21-008 Text Amendment of Chapter 125 to facilitate the construction of duplexes on nonconforming lots as well as clarify and correct the maximum density allowed in certain zoning districts. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

Ordinance 21-008
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, PART II - CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT ORDINANCES, CHAPTER 125 - ZONING, SECTION 125-70 - NONCONFORMING LOTS, TO ALLOW FOR DUPLEXES TO BE CONSTRUCTED; AMENDING CHAPTER 125, SUBSECTION 125-193(A) SINGLE-FAMILY MODERATE DENSITY ZONE (R-3), TO PROVIDE CLARIFICATION AS TO THE RESIDENTIAL PURPOSE OF THE ZONE AS WELL AS THE DENSITIES PERMITTED CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN, AMENDING SUBSECTION 125-243(E) TO PROVIDE FOR CLARIFICATION OF DENSITIES PERMITTED CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-008.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

g. Legislative Hearing - Ordinance 21-009 - Final Budget Amendment of the General Fund 2019-2020 Budget. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

Ordinance 21-009
AN ORDINANCE AMENDING THE 2019-20 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNATED AS THE 2019-20 FINAL BUDGET AMENDMENT. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance No 21-009.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

h. Legislative Hearing - Ordinance 21-010 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. SECOND READING.

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 21-010

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF SIX (6) MONTHS WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Jeremiah Johnson to approve Ordinance No 21-010.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

i. Legislative Hearing - Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020). FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

Ordinance 21-011
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 103, ARTICLE II, OF THE CODE OF ORDINANCES ENTITLED "BUILDING CODE"; PROVIDING FOR ADOPTION OF LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020); CORRECTING CODIFICATION ERRORS OF LOCAL TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-011.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution No. 21-R17 determining that the structure located at 515 N 14th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on May 3, 2021.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 21-R17

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 515 N 14TH STREET IN FORT PIERCE, FLORIDA, 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE DEMOLISHED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT PIERCE; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON MAY 3, 2021 AT 6:00 PM, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

Commissioner Jeremiah Johnson inquired if the applicant has any rebuttal or issue with May 3, 2021.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve resolution 21-R17 setting a hearing on May 3, 2021.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Resolution 21-R19 appointing members to the Sunrise Theatre Advisory Board.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 21-R19
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

By a vote of the City Commission, Dee Meely, James Taylor, Holly Theuns, Melanie George, Dennis DeVivo and Jessica Ching have been appointed to the Sunrise Theatre Advisory Board.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Resolution 21-R19.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Consideration of FPUA's FY2019 Final Budget Amendment

John Tompek, Director of Utilities and Barbara Mika, Financial Service Director presented the annual amended budget which includes the distribution to the City of $6,342,445, an increase from last year. The final Budget Amendment reflects revenues in the amount of $107,660,685, a decrease of $2,103,751(1.9%) as compared to the Amended FY 2020 Budget, which was approved by the Board July 21, 2020. The Final Budget Amendment reflects expenses in the amount of $104,281,145 (budget basis), a decrease of $7,906,764 (7.0%) from the Amended FY 2020 Budget figure of $112,187,909. Also presented is a recap of FPUA’s expenses as presented in the financial statements and the calculation of the Change in Net Position.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the FPUA’s FY 2020 Final Budget Amendment.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Acceptance of the FPUA Comprehensive Annual Financial Report for FY 2020.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve the FPUA Comprehensive Annual Financial Report for FY 2020.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Henry Schmidt

15. COMMENTS FROM THE CITY MANAGER

a. Reports

City Manager Nick Mimms presented Jennifer Hofmeister, Planning Director and Rebeca Guerra, Assistant Planning Director for an Interim Update on the Short -Term Rental Task Force.

Rebeca Guerra presented the task force members, schedule, plans, and process for vacation rentals. A Conference Agenda Meeting is scheduled for June 14 , 2021 which will include the state mandated/restrictions, keeping the Conditional

Use process or allow in all districts, pros and cons, process, registration, accountability, and enforcement.

Commissioner Thomas Perona inquired on the number of applications requiring approval prior to June 14th Conference Agenda Meeting. In addition, will current applicants be affected by the impending standards.Jennifer Hofmeister expects more applications prior to the Conference Agenda Meeting.
Attorney Pete Sweeney addressed the question from Commissioner Perona explaining that we cannot apply law that is not yet law.
Commissioner Jeremiah Johnson inquired on the fee schedule and structure.
Rebeca Guerra explained that the fee schedule and structure will be available at a later date and time.

City Manager Mimms provided updated information on the Strategic Action Plan for 2021 and the FPRA annual report. He discussed the meeting schedule for the Commission for the following week to include Conference Agenda and Parks Advisory Board.
Attorney Pete Sweeney has no comments.
City Clerk Linda Cox has no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson, Jr. commented on his excitement about the Highwayman plates and what it means to the City.
Commissioner Thomas Perona met with Dr. Tom Moore at Indian River State College regarding the Sunrise Theatre. He recommends staff to reach out as the college may be of assistance.
Commissioner Jeremiah Johnson spoke with Dr. Tom Moore as well about opportunities with the college. Commissioner Johnson is submitting an application for the Quincey Ave Field to be renamed in honor of Layne Chesney. In addition, Guardian Ad Litem has moved into the Sunrise Center Building.
Mayor Linda Hudson thanked Commissioner Thomas Perona for speaking with Dr. Moore.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at 7:59 pm

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 4:30 pm **6. a.**

Meeting Date: 04/19/2021

Re: Sexual Assault Awareness Proclamation

SUBJECT:

Sexual Assault Awareness Month Proclamation being received by Mindi, Fetterman, CEO and founder of The Inner Truth Project.

Attachments

Sexual Assault Awareness Week

Form Review

Form Started By: Linda Cox Started On: 04/01/2021 12:50 PM

Final Approval Date: 04/01/2021

WHEREAS, April is Sexual Assault Awareness Month and calls attention to the fact that sexual violence is a widespread public health problem; and

WHEREAS, every day, too many women, men, and children across Florida suffer the pain and trauma of sexual assault in all its forms; and

WHEREAS, during National Sexual Assault Awareness Month, we recommit ourselves to lifting the veil of secrecy and shame surrounding sexual violence, expanding support, and understanding for survivors, and strengthening our response; and

WHEREAS, at every level we must work to provide necessary resources to survivors of sexual assault, without judgment and with dignity, including medical attention, mental health services, relocation and housing assistance, and advocacy during the criminal justice process.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April as:

Sexual Assault Awareness Month

in Fort Pierce Florida. Further, the commission encourages all residents, law enforcement agencies, health care providers, and community and private organizations to support survivors of sexual assault and to work together to prevent these crimes in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 5th day of April, 2021.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 4:30 pm **7. a.**

Meeting Date: 04/19/2021

Re: Letter from Sheriff Ken Mascara thanking Anne Satterlee, Marketing Director at th Sunrise Theatre

Submitted For: Sharon Engle, Executive Director, Sunrise Theatre

SUBJECT:

Sheriff Ken Mascara thanking Anne Satterlee, Marketing Director at the Sunrise Theatre for providing tickets to "first responders" requested by the show promoter to the H2O Project Hall and Oates performance at the Sunrise Theatre on March 5th.

Attachments

Sheriff Mascara

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/14/2021 12:45 PM

Form Started By: Anne Satterlee Started On: 03/26/2021 12:17 PM

Final Approval Date: 04/14/2021

Ken J. Mascara

SHERIFF · ST. LUCIE COUNTY

To Protect and Serve

DEAR ANNE,

"THANK YOU" SO MUCH FOR THINKING OF US WITH THE 10 TICKETS TO THE H2O SHOW.

THE RECIPIENTS WERE GRATEFUL FOR YOUR KINDNESS. AGAIN, THANKS.

KEN

City Commission Regular Meeting - 4:30 pm **10. a.**

Meeting Date: 04/19/2021

Re: City of Fort Pierce Fiscal Year 2020 Audit Presentation

Submitted For: Karen Logue, Chief Accountant, Finance Department

SUBJECT:

Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2020, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A

SUMMARY:

The audit report presented includes the financial statements for all Governmental, Proprietary and Fiduciary Funds for the period ending September 30, 2020. Also included are Notes to the Financials and the Auditor's Reports on the statements.

RECOMMENDATION:

Accept the 2020 Audit Report

ALTERNATIVES:

Accept with reccommendations

RESPONSIBLE STAFF:

Finance Department Staff

COORDINATED WITH:

Finance Department and DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2020

OTHER INFORMATION:

Audit of all accounts. Audit services to produce report have been budgeted.

Attachments

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/07/2021 05:18 PM
City Manager	Nick Mimms	04/14/2021 12:44 PM
Form Started By: Karen Logue		Started On: 04/07/2021 04:57 PM
Final Approval Date: 04/14/2021		

FINANCIAL ANALYSIS
SEPTEMBER 30, 2020

FORT PIERCE, FL
THE SUNRISE CITY

BALANCE SHEETS

	2020	2019	Increase (Decrease)	Percent Change
ASSETS				
Cash and investments	22,792,704	19,137,266	$ 3,655,438	19%
Cash and investments—restricted	374,487	177,335	197,152	111%
Receivables	8,460,613	9,444,366	(983,753)	-10%
Inventories & Prepaids	614,287	692,213	(77,926)	-11%
Fixed assets	194,613,374	192,920,332	1,693,042	1%
Other assets	3,349,081	3,984,545	(635,464)	-16%
Deferred outflows-Pension and OPEB	3,666,434	5,803,486	(2,137,052)	-37%
	233,870,980	232,159,543	1,711,437	1%
LIABILITIES				
Current liabilities	11,524,029	10,791,078	732,951	7%
Liabilities payable from restricted assets	374,487	234,323	140,164	60%
Long-term liabilities	77,525,919	86,616,006	(9,090,087)	-10%
Pension/OPEB Liability & Deferred Inflow	17,161,093	15,607,403	1,553,690	10%
	106,585,528	113,248,810	(6,663,282)	-6%
FUND EQUITY				
Net position	10,119,800	9,137,226	982,574	11%
Investment in Capital Assets, net of related debt	117,165,652	109,773,507	7,392,145	7%
	127,285,452	118,910,733	8,374,719	7%
	$ 233,870,980	$ 232,159,543	$ 1,711,437	1%

Restricted revenue fund cash increased by 2.5 million

Debt has been decreasing each year, approximately 12 million over the past 5 years

Governmental Fund Revenues

	2020	2019	2018	2017	2016
Taxes	$ 23,623,274	$ 22,402,679	$ 21,580,447	$ 20,347,337	$ 19,515,783
Licenses & permits	843,397	804,478	907,438	390,963	374,499
Intergovernmental revenues	14,750,257	12,875,765	13,198,242	10,448,502	9,899,947
Charges for services	302,697	431,027	382,717	285,520	288,911
Fines & forfeitures	387,801	363,464	552,145	189,139	301,765
Investment income	241,621	590,594	530,441	312,404	305,599
Contribution from component unit	6,276,267	6,125,454	6,138,645	5,968,785	5,809,302
Miscellaneous revenues	5,897,805	4,633,692	3,730,516	5,476,101	5,088,808
	$ 52,323,119	$ 48,227,153	$ 47,020,591	$ 43,418,751	$ 41,584,614
Population	**46,103**	**46,071**	**45,581**	**45,295**	**44,484**

	2020	2019	2018	2017	2016
Taxes	$ 512	$ 486	$ 473	$ 449	$ 439
Licenses & permits	18	17	20	9	8
Intergovernmental revenues	320	279	290	231	223
Charges for services	7	9	8	6	6
Fines & forfeitures	8	8	12	4	7
Investment income	5	13	12	7	7
Contribution from component unit	136	133	135	132	131
Miscellaneous revenues	128	101	82	121	114
	$ 1,135	$ 1,047	$ 1,032	$ 959	$ 935

Increase in Ad Valorem tax

Increase in FPRA revenue and state shared revenue

Increase of 2 million in disaster grants and funding

Governmental Fund Expenditures

	2020	2019	2018	2017	2016
Operating:					
General government	$ 13,869,729	$ 12,897,475	$ 12,259,917	$ 12,538,429	$ 10,409,135
Public safety	16,648,464	16,885,445	15,608,843	15,253,746	13,870,188
Transportation	3,078,572	3,145,704	3,074,578	3,068,423	2,747,800
Economic environment	1,469,508	1,679,942	1,435,852	1,021,717	1,182,662
Culture and recreation	2,464,639	2,530,491	2,444,590	2,217,612	1,902,214
Total operating expenditures	37,530,912	37,139,057	34,823,780	34,099,927	30,111,999
Capital outlay	5,566,761	2,034,264	3,032,948	3,263,816	3,253,508
Debt service	7,845,674	7,929,310	7,331,605	7,468,132	8,275,527
	$ 50,943,347	$ 47,102,631	$ 45,188,333	$ 44,831,875	$ 41,641,034
Population	**46,103**	**46,071**	**45,581**	**45,295**	**44,484**

	2020	2019	2018	2017	2016
Operating:					
General government	$ 301	$ 280	$ 266	$ 275	$ 230
Public safety	361	366	339	335	306
Transportation	67	68	67	67	61
Economic environment	32	36	31	22	26
Culture and recreation	53	55	53	49	42
Total operating expenditures	814	806	756	748	665
Capital outlay	121	44	66	72	72
Debt service	170	172	159	164	183
	$ 1,105	$ 1,022	$ 981	$ 984	$ 919

Police raises

1.4 million due to purchase of radios

1.4 million due to raises, hurricane related overhead, additional officers

1 million Melody lane, 2 million new vehicles

Community Redevelopment

	2020	2019	2018	2017	2016
Revenue:					
Taxes	$ 6,824,121	$ 6,321,663	$ 5,809,829	$ 5,141,458	$ 4,492,393
Other Revenue	668,528	759,908	223,835	681,243	2,242,783
	$ 7,492,649	$ 7,081,571	$ 6,033,664	$ 5,822,701	$ 6,735,176
Expenditures:					
Operating	515,932	556,372	329,019	319,426	412,790
Capital	32,753	81,091	87,469	83,909	1,082,579
Debt Service	-	261,779	654	441,886	1,004,529
	$ 548,685	$ 899,242	$ 417,142	$ 845,221	$ 2,499,898
Transfer In:					
Debt Service fund	$ -	$ -	$ -	$ -	$ 5,929
General Fund	-	-	274,994	1,526,901	1,451,422
	-	-	274,994	1,526,901	1,457,351
Transfer Out:					
General Fund	(3,263,585)	(2,734,449)	(2,783,939)	(2,694,762)	(2,637,095)
Ft. Pierce Redevelopment Bonds	(2,512,640)	(2,510,920)	(2,568,562)	(2,647,146)	(2,412,879)
CDBG	(25,000)	-	-	-	-
Sunrise Theatre	(450,000)	(450,000)	(450,000)	(450,000)	(450,000)
	(6,251,225)	(5,695,369)	(5,802,501)	(5,791,908)	(5,499,974)
	$ 692,739	$ 486,960	$ (185,979)	$ (814,428)	$ (1,264,696)

Increase due to reimbursements from the Utility Authority and State related to th HD King Power Plant Site

Increase relates to work at HD King Power Plant Site

Paid back TCRPC loan

Tax credits from the HD King Power Plant Site

Solid Waste Fund

	2020	2019	2018	2020/ 2019 Increase (Decrease)	2020/ 2019 Percent Change
Operating revenues	$ 7,681,585	$ 7,648,557	$ 7,806,315	$ 33,028	0%
Operating expenses	6,881,267	6,742,410	6,708,251	138,857	2%
Operating income (loss)	800,318	906,147	1,098,064	(105,829)	-12%
Net nonoperating revenues	(18,849)	(26,155)	(27,053)	7,306	-28%
Net income	$ 781,469	$ 879,992	$ 1,071,011	$ (98,523)	-11%
Operating Income(loss)	$ 800,318	$ 906,147	$ 1,098,064	$ (105,829)	-10%
Depreciation	602,910	508,933	487,631	93,977	19%
Interest-Capital Leases	(20,775)	(36,325)	(37,014)	15,550	0%
Principal-Capital Leases	(276,053)	(351,865)	(267,992)	75,812	0%
Net Cash Flows from operations	$ 1,106,400	$ 1,026,890	$ 1,280,689	$ 79,510	6%
Transfer to Other funds	$ 934,031	$ 882,491	$ 860,925		

Residential revenue increase by 436k, Commercial revenue increase by 423k

Payroll expenses increased by 325k due to the initial OPEB Adjustment.

Stormwater Fund

	2020	2019	2018	2020/ 2019 Increase (Decrease)	2020/ 2019 Percent Change
Operating revenues	3,888,785	$ 2,845,271	$ 2,691,049	$ 1,043,514	37%
Operating expenses	2,582,088	2,995,016	2,924,083	(412,928)	-14%
Operating income (loss)	1,306,697	(149,745)	(233,034)	1,456,442	-973%
Net nonoperating revenues (expenses)	(296,315)	2,585,376	1,142,281	(2,881,691)	-111%
Net income	$ 1,010,382	$ 2,435,631	$ 909,247	$ (1,425,249)	-59%
Operating Income(loss)	1,306,697	(149,745)	(233,034)	1,456,442	-625%
Depreciation	1,459,514	1,334,558	1,117,618	124,956	11%
Interest	(301,162)	(326,537)	(177,767)	25,375	-14%
Principal	-	-	-	-	#DIV/0!
transfers	113,331	-	-	113,331	100%
Net Cash Flows from operations	$ 2,578,380	$ 858,276	$ 706,817	$ 1,720,104	#DIV/0!

Increase in stormwater rates and utility reimbursements

Emergency watershed grant

Golf Course Fund

	2020	2019	2018	2020/ 2019 Increase (Decrease)	2020/ 2019 Percent Change
Operating revenues	$ 1,262,210	$ 1,151,369	$ 1,127,258	$ 110,841	10%
Operating expenses	1,653,957	1,628,188	1,432,238	25,769	2%
Operating income (loss)	(391,747)	(476,819)	(304,980)	85,072	18%
Net nonoperating revenues (expenses)	50	2,428	132	(2,378)	98%
Net income (loss)	$ (391,697)	$ (474,391)	$ (304,848)	$ 82,694	17%
Operating Income(loss)	$ (391,747)	$ (476,819)	$ (304,980)	$ 85,072	-28%
Depreciation	140,756	140,492	135,347	264	0%
Interest	(107,885) **	(114,392) **	(118,555)	6,507	-5%
Principal	(100,000) **	(95,000) **	(90,000)	(5,000)	6%
Net Cash Flows from operations	(458,876)	(545,719)	(378,188)	86,843	-23%
Transfers	-	351,000	351,000	(351,000)	-100%
Net Cash Flows after transfers	$ (458,876)	$ (194,719)	$ (27,188)	$ (264,157)	-28%

increase in rounds played

Increase due to increases in payroll and benefit costs

** Estimated Debt Service paid by the General Fund

Marina Fund

	2020	2019	2018	2020/ 2019 Increase (Decrease)	2020/ 2019 Percent Change
Operating revenues	$ 2,733,006	$ 3,470,692	$ 3,635,137	$ (737,686)	-21%
Operating expenses	3,330,761	3,994,412	3,967,445	(663,651)	-17%
Operating income (loss)	(597,755)	(523,720)	(332,308)	(74,035)	-14%
Net nonoperating revenues (expenses)	(299,133)	(370,559)	(201,168)	71,426	19%
Net income	$ (896,888)	$ (894,279)	$ (533,476)	$ (2,609)	0%
Operating Income(loss)	$ (597,755)	$ (523,720)	$ (332,308)	$ (74,035)	14%
Depreciation	1,140,270	1,126,095	1,117,618	14,175	1%
Interest	(316,068)	(381,434)	(212,628)	65,366	17%
Principal	(437,839)	(267,369)	(244,619)	(170,470)	-64%
Net Cash Flows from operations	(211,392)	(46,428)	328,063	(164,964)	-355%
Transfers	(250,000)	(250,000)	(250,000)	-	0%
Net Cash Flows after transfers	$ (461,392)	$ (296,428)	$ 78,063	$ (164,964)	-56%

Increase in interest expense

Decrease of 540k in fuel sales

Sunrise Theatre

	2020	2019	2018	2020/ 2019 Increase (Decrease)	2020/ 2019 Percent Change
Operating revenues	$ 1,845,847	$ 2,466,477	$ 2,415,352	$ (620,630)	-25%
Operating expenses	3,002,666	3,666,296	3,832,927	(663,630)	-18%
Operating income (loss)	(1,156,819)	(1,199,819)	(1,417,575)	43,000	-4%
Net nonoperating revenues (expenses)	166	2,841	780	(2,675)	-94%
Net income (loss)	$ (1,156,653)	$ (1,196,978)	$ (1,416,795)	$ 40,325	-3%
Operating Income(loss)	$ (1,156,819)	$ (1,199,819)	$ (1,417,575)	$ 43,000	4%
Depreciation	546,904	546,487	546,199	417	0%
Net Cash Flows from operations	$ (609,915)	$ (653,332)	$ (871,376)	$ 43,417	5%
Transfer from FPRA	$ 450,000	$ 450,000	$ 450,000		
Transfer from General Fund	-	-	156,000		
Transfer from Restricted Revenue Fund	37,821	30,338	96,825		

attendance down at events

closed due to pandemic

Building Department

	2020	2019	2018	2020/ 2019 Increase (Decrease)	2020/ 2019 Percent Change
Operating revenues	$ 2,624,479	$ 2,336,544	$ 2,158,592	$ 287,935	12%
Operating expenses	2,223,204	1,857,393	1,632,847	365,811	20%
Operating income (loss)	401,275	479,151	525,745	(77,876)	-16%
Net nonoperating revenues (expenses)	15,390	39,101	16,279	(23,711)	-61%
Net income (loss)	$ 416,665	$ 518,252	$ 542,024	$ (101,587)	-20%
Operating Income(loss)	$ 401,275	$ 479,151	$ 525,745	$ (77,876)	-16%
Depreciation	82,712	68,786	62,001	13,926	20%
Interest	-	-	-	-	0%
Principal	-	-	-	-	0%
Net Cash Flows from operations	$ 483,987	$ 547,937	$ 587,746	$ (63,950)	0%

Increase in permits issued

Increase in payroll of 164k and other small increases related to increase in permits issued

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2020

FORT PIERCE, FLORIDA

COMPREHENSIVE ANNUAL FINANCIAL REPORT of the CITY OF FORT PIERCE, FLORIDA

For Fiscal Year Ended September 30, 2020

Prepared by:

Johnna S. Morris
Director of Finance

City of Fort Pierce Finance Department

Fort Pierce City Hall

Mission Statement

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work."

I. *INTRODUCTORY SECTION*

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- City Commission
- City Officials and Department Heads
- Finance Director's Letter of Transmittal
- Organizational Chart
- Certificate of Achievement for Excellence in Financial Reporting

FORT PIERCE, FL
THE SUNRISE CITY

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CITY COMMISSION

Linda Hudson, Mayor

Rufus J. Alexander II

Jeremiah Johnson

Thomas K. Perona

Reginald Sessions

FORT PIERCE, FL
THE SUNRISE CITY

CITY OFFICIALS

Nicholas Mimms, City Manager

Peter Sweeney
City Attorney

Linda Cox
City Clerk

Johnna S. Morris, *Director of Finance*
Diane Hobley-Burney, *Chief of Police*
John R. Andrews, *City Engineer*
DeVoshay Johnson, *Information Technology Manager*
Paul Thomas *Building Official*
Jennifer Hofmeister, *Director, Planning Department*
Robert Reals, *Director, Public Works/Solid Waste*
Dean Kubitschek, *Marina Manager*
Peggy Arraiz, *Code Compliance Manager*
Daniel Visconti, *Golf Course Manager*
Sharon Engle, *Director, Sunrise Theatre*
Kevin Browning, Human Resources Manager

THE SUNRISE CITY
FORT PIERCE
FINANCE DEPARTMENT
Florida

March 29, 2021

Honorable Mayor, Members of the
City Commission and Citizens
of the City of Fort Pierce, Florida

Dear Mayor, Commissioners, and Citizens:

It is our pleasure to submit this *Comprehensive Annual Financial Report* for the City of Fort Pierce, Florida for the fiscal year ended September 30, 2020. The report fulfills the requirements set forth in the *City Code of Ordinances*, *Florida Statutes*, Chapter 166.241; and the *Rules of the Florida Auditor General*, Chapter 10.550. The organization, form, and contents of this report, plus the accompanying financial statements and statistical tables, are formulated in accordance with the principles prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the State of Florida, the city Code of Ordinances, and the Government Finance Officers Association.

This report consists of management's representations concerning the finances of the City of Fort Pierce. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Florida Statutes and the *City Code of Ordinances* require that an annual financial audit be performed by independent certified public accountants. This year the audit was performed by DiBartolomeo, McBee, Hartley & Barnes. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2020, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements,

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but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

The Reporting Entity and Its Services

The City of Fort Pierce, Florida was incorporated in 1901 and covers an area of approximately 35.16 square miles. The City operates under an elected City Commission (5 members) and provides a full range of municipal services including general government, public safety, public improvements, planning and zoning, and related general and administrative services to over 46,103 residents. In addition, the City operates a solid waste enterprise activity, a marina, a golf course, a theatre, a building department and a stormwater utility fund. This report includes two component units and one related organization.

Component Units. The financial data of the City's two component units, the Fort Pierce Utilities Authority (FPUA), a proprietary fund, is discreetly presented, and the Community Redevelopment Agency (CRA), a governmental fund, is blended in the Combined Financial Statement. The FPUA is reported in a separate column to emphasize that it is legally separate from the City.

The FPUA provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce. The CRA was established for the purpose of carrying out redevelopment activities for areas existing in the City that are defined as slum or blighted. The members of the FPUA governing board are appointed or removed from office by the Fort Pierce City Commission. The members of the governing board of the CRA are the Fort Pierce City Commissioners. The CRA's budget and the FPUA's budget and rates for service are subject to the approval of the City Commission. The CRA issues separate stand-alone financial statements which can be obtained from the CRA at 100 North US 1, P.O. Box 1480, Fort Pierce, Florida 34954. Complete financial statements of the FPUA can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

Fort Pierce Retirement and Benefit System and the Municipal Police Officers' Retirement Trust Fund. The accounts of these two retirement plans are included in the comprehensive annual financial report as the General Employees' Retirement and Benefits System, and the Municipal Police Officers' Retirement Trust Fund. Both pension trust funds are governed by a separate Board of Trustees subject to the requirements of local ordinances and by applicable provisions of Florida Law which require participation in the respective governing authorities by certain key City officials. Additional criteria include the scope of public service provided by organizations which exist for the benefit of the employees of the City of Fort Pierce.

Related Organizations. The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are funded entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates and has no obligation for FPHA's outstanding debt.

Economic Condition and Outlook

The City of Fort Pierce, Florida is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area.

The major factors in the economy of Fort Pierce and surrounding St. Lucie County are agri-business, construction, retail and wholesale trade, light manufacturing, tourism, and sport and commercial fishing.

The continued increase in the real estate market and the construction industry has had a positive impact on the local economy. The unemployment rate has been impacted along with the revenues generated by the businesses associated with the real estate and construction activities, continual, steady increases in these areas is still being experienced. The tourism industry in response to the COVID 19 pandemic is experiencing a significant downturn.

For years, the local economy has counted on construction as the number one industry in the county. The downturn of the housing market, experienced in the prior years, had a significant impact on the percentage of unemployment. The current unemployment rate of 8.7% is up from 5.7% last year. The sudden increase in unemployment relates directly to the pandemic.

Local business and community leaders continue to recruit new light industrial activity to the area. It is anticipated this type of activity will assist in improving the unemployment rate and the overall economy.

Significant progress is being made on expanding the capabilities of both the St. Lucie County Airport and the Port of Fort Pierce, and ecotourism activities which will act as catalysts in promoting future business and industrial growth.

The City continues its pursuit of an aggressive annexation program which in the past has increased the tax base, and also provided additional customers for the City's owned and operated utility systems. The City has annexed mostly agricultural land which was massive in area but provided very little tax base. All the enhanced activity resultant of the area's growth, while having a positive impact, also presents challenges for the future. The City will need to maintain the high level of service standards that are in effect through effective utilization of both natural and financial resources. A comprehensive plan has been developed to establish goals, objectives, and policies for growth management.

Major Initiatives

In response to the pandemic the City hosted testing sites, assisted in food drives, and assisted residents to secure grant funding for food, shelter, and utilities. The City also helped businesses secure financial assistance through grant funding. The City purchased structural barriers allowing businesses to utilize the street for outdoor dining. The environmental cleanup of the H.D. King power plant downtown is complete. Using a $1,700,000 brownfield grant the old plant was demolished and the property was cleaned-up. The city has contracted with a land developer to develop this site. Development plans include a hotel, retail space, and residential housing. Due to the pandemic, development of the site has been placed on hold, but the developer and the City are diligently working to move the project forward. The City installed outdoor fitness stations at Indian River Drive and Seaway Drive. The City used restricted revenue to complete the project. The City completed a full replacement of the seawall on Melody Lane, which was damaged during the 2017 hurricane season. Funding for the project came from general funds. Also, using general funds the City completed structural rehabilitation on the 5-story free public parking garage. Using infrastructure revenue and stormwater funds the road work including realignment and signal work was finalized on Ohio Ave. Other completed projects include the major stormwater and road improvements with the addition of some sidewalks on Ave A & B, 7th Street and Surfside Road. The City's Engineering Department continues to manage road improvements and stormwater projects throughout the City. Some projects in progress include the lights and roadway improvements on North 17th St. Funding for this project is from restricted revenue, stormwater, and grant funds. Another significant project in the initial stage is the North 8th roadway design. Using restricted funds, the City has begun the structural rehabilitation project on the Citrus Avenue bridge. The Stormwater Utility Fund completed the installation of a new pump station at 8th and Edwards Road. The City Marina completed construction of a new fuel dock and fuel dock building. The Marina also completed some dredging projects. The Building department is in the final stages of the buildout of a permitting hub.

As a result of maintaining the millage rate, the 2020 budget included funding for capital equipment, which prior to FY 2016, because of limited resources, little was budgeted to capital equipment. In 2020, the City was able to

replace approximately 40 fleet vehicles, secure 5 refuse trucks in the Solid Waste division, update some technological equipment, and continue road resurfacing. The capital additions were through leasing proceeds and operating revenue. The City's long-term debt at 9/30/2020 was $81,648,921.

2020-2021 Budget Issues

The City of Fort Pierce budget for fiscal 2021 increased from fiscal 2020. The budget for 2021 is $43,323,874 and 2020 was $42,429,972, an increase of $893,902. The increase is attributable to the approximately $1,000,000 increase in ad valorem revenue off set by anticipated decreases in sale and use tax and franchise tax..

The City's taxable valuation is $2,718,065,331 compared to last year's final valuation of $2,562,069,386. This represents an increase of approximately 6.09% or $155,995,945. The City Commission elected to maintain the millage rate at 6.9000. The continued increase in property values and maintaining the millage rate helped balance the budget.

In 2016, the City Commission established an annual restricted amount to be used for capital projects and approved an interfund loan to fund a new capital improvement plan. The 2021 budget includes $600,000 restricted revenue; $400,000 to be used to finance capital improvements and purchases and $200,000 to be used to repay the interfund loan.

There was no appropriation from fund balance to balance General Fund's budget.

The 2021 budget (General Fund) included a $451,288 cost of living increase for sworn officers. A hiring freeze was instituted, and 9 positions were unfunded. Retirement rates for general members are 16.82%, up from 16.77%, Police officers' retirement rates increased to 13.31% up from 11.99%. The budget also assumes a slight increase in health insurance and a decrease in dental insurance. These wage and benefit changes equated to an increase of $384,988.

During FY 2018, 2019 & 2020, the City entered into capital leases to assist in the acquisition of capital assets. In FY 20 the City also refinanced some debt. These transactions resulted in a budget increase in debt payments of $321,692.

The budget includes a $273,227 increase in tax increment financing relating to the increase in property values.

Reserve Policy

The City adopted a formal policy setting the requirement as to the level of unreserved funding that should be set aside for unforeseen expenditures. The policy established and requires ten percent (10%) of General Fund's annual budget be set aside and held for any unexpected costs.

Fiscal Year	Budget	10% Reserve	Beginning Fund Balance
2019	38,909,613	3,890,962	9,650,552
2020	42,429,972	4,242,997	8,740,349

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fort Pierce, Florida for its comprehensive annual financial report for the fiscal year ended September 30, 2019. This was the thirty-first consecutive year the City of Fort Pierce has achieved this prestigious award.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

Acknowledgments

I thank the Mayor and members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

The preparation of the comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Special recognition is given to Karen Logue, the City's Chief Accountant and Wendy Rydzewski, Accountant.

Sincere appreciation is extended to the firm of DiBartolomeo, McBee, Hartley & Barnes for their professional approach and high standard in the conduct of their independent audit of the City's financial records and transactions.

Respectfully submitted,

Johnna S. Morris
Director of Finance

CITY OF FORT PIERCE , FLORIDA
ORGANIZATIONAL CHART

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Fort Pierce Florida

For its Comprehensive Annual Financial Report
For the Fiscal Year

Ended September 30,

2019

Christopher P. Morrill

Executive Director/CEO

FORT PIERCE, FL
THE SUNRISE CITY

I. *FINANCIAL SECTION*

- Report of Independent Certified Public Accountants
- Management Discussion and Analysis
- Basic Financial Statements
- Notes to the Basic Financial Statements
- Combining and Individual Fund Financial Statements and Schedules

FORT PIERCE, FL
THE SUNRISE CITY

Independent Auditors' Report

To the City Commission
Fort Pierce, Florida

March 22, 2021

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2020, and the related notes to the financial statements which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

To the City Commission March 22, 2021
Fort Pierce, Florida

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida as of September 30, 2020, and the respective changes in financial position and where applicable, cash flows, thereof and the respective budgetary comparisons for the General Fund, and Community Redevelopment Agency Fund, for the year ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United State of America require that the management's discussion and analysis, and pension and post-employment benefit information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund statements, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. Additionally, the accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and Chapter 10.550, Rules of the Auditor General, and is also not a required part of the basic financial statements.

To the City Commission
Fort Pierce, Florida

March 22, 2021

The combining and individual nonmajor fund financial statements, schedule of expenditures of federals awards and state financial assistance, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, and the schedule of expenditures of federal awards and state assistance are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The introductory section and the statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 22, 2021 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
City of Fort Pierce

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Fort Pierce (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2020. Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial positions, (d) identify any material deviations from the financial plans, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found at the front of this report and the City's financial statements which follow this section.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the fiscal year by $127,285,452 of which $58,696,813 is governmental and $68,588,639 is the total for business-type activities.

- The City's revenues for Governmental Activities at year end were $50,574,133 an 8.08% increase, and expenses were $44,240,556 a (3.61%) decrease before transfers in of $701,604. Revenues exceeded expenses by $6.33 million before transfers. The revenue increase from 2019 was $3.78 million; this can be attributed to increases in the following: ad valorem and other taxes of $1.29 million, intergovernmental revenue of $0.72 million, charges for service of $1.75 million, operating grants and contributions of $0.41 million, and contribution from component unit of $0.15 million offset by the ($0.35 million) decrease in unrestricted investment earnings, ($0.07) million in other taxes, and ($0.12) million decrease in miscellaneous revenue. The decrease in expenses in comparison to last year was ($1.66) million, resulting from decreases in the following: public safety ($0.89) million, transportation ($0.51) million, economic environment ($0.22) million, culture and recreation ($0.16) million and interest on long-term debt ($0.72) million offset by an increase in general government of $0.84 million.

- Business-type funds revenues were $20,188,557 a decrease of (11.83%) or ($2,707,681) before transfers out of $701,604, and expenses were $20,311,948, a decrease of (6.08%) or ($1,316,063) from the previous year. The decrease in revenue from the prior year is attributable to the decrease in operating and capital grants and contributions of ($2.78) million and the decrease in unrestricted investment earnings of ($0.05) million off set by the increase in charges for services of $0.12 million. The decrease in expenses in comparison to the prior year is attributable to decreases in the following: marina of ($0.73) million, storm water of ($0.44) million, and sunrise theatre of ($0.66) million off set by the increase in solid waste of $0.12 million, building department of $0.37 and golf course of $0.03 million.

- At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of $25,492,020, an increase of $3,894,523. There were increases in the General Fund of $1.09 million, special revenue fund of $3.31 million, including an increase in the restricted revenue fund of $2.38 million and the community redevelopment agency fund of $0.69 million. These increases were offset by a decrease in the debt service of ($0.50 million).

The long-term debt, net of current portion, of the City on 9/30/20 was $73,865,350, a decrease of $4.52 million or 5.77%. The debt services requirements were met financially.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all the City's assets plus deferred outflows of resources and liabilities plus deferred inflow of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused sick leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities)*. The governmental activities of the City include general government, public safety, transportation, economic environment, culture and recreation, and interest on long-term debt. The business-type activities include refuse collection, a marina, a golf course, a theatre, and a stormwater utility and building fund.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a

government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Proprietary funds. The City maintains one of the two different types of proprietary funds.

Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains six enterprise funds to account for the following operations: a solid waste collection and disposal system, a marina, a golf course, a theatre, a stormwater utility, and a building fund.

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's compliance with its General Fund budget and the City's progress in funding its obligation to provide pension benefits to its employees. The combining and individual fund statements are included along with statistical, historic and trend information about the government's operations.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $127,285,452 at the close of the most recent fiscal year.

Approximately 92% of the City's net position reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Fort Pierce Net Position - FY 2020 and 2019

	Governmental Activities		Business Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other Assets	30,364,950	26,784,126	1,917,989	5,042,977	32,282,939	31,827,103
Capital Assets	104,838,069	103,603,617	89,775,305	87,944,780	194,613,374	191,548,397
Total Assets	135,203,019	130,387,743	91,693,294	92,987,757	226,896,313	223,375,500
Deferred Outflows	6,303,314	6,415,785	671,353	1,134,565	6,974,667	7,550,350
Long-term Liabilities O/S	74,048,975	77,283,476	20,034,384	20,528,987	94,083,359	97,812,463
Other Liabilities	8,212,587	7,558,420	3,685,929	3,635,505	11,898,516	11,193,925
Total Liabilities	82,261,562	84,841,896	23,720,313	24,164,492	105,981,875	109,006,388
Deferred Inflows	547,958	300,000	55,695	544,196	603,653	844,196
Net Position:						
Net Invested in Capital Assets	46,251,077	43,122,969	70,914,575	68,807,409	117,165,652	111,930,378
Restricted	2,930,970	3,428,020	-	2,387,689	2,930,970	5,815,709
Unrestricted	9,514,766	5,110,643	(2,325,936)	(1,781,464)	7,188,830	3,329,179
Total Net Position	58,696,813	51,661,632	68,588,639	69,413,634	127,285,452	121,075,266

The City's net position increased by $6,210,186 during the fiscal year. The net position of the Governmental Funds increased by $7.03 million and business type funds decreased by ($0.82) million. Assets of the Governmental Funds increased $4.82 million, and liabilities decreased by $2.58 million. Deferred outflows of the Governmental Funds decreased by ($0.11) million and deferred inflows increased by $0.25 million. In the enterprise funds, the assets decreased (1.39%) or approximately ($1.29) million and liabilities decreased (1.84%) or approximately ($0.44) million. Deferred outflows of the enterprise funds decreased by ($0.46) million and deferred inflows decreased by ($0.49) million.

City of Fort Pierce Statement of Activities- FY 2020 and 2019

	Governmental Activities		Business Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues						
Program Revenues						
Charges for Services	13,202,433	11,455,586	20,035,912	19,918,910	33,238,345	31,374,496
Operating grants and Contributions	1,245,979	832,985	-	-	1,245,979	832,985
Capital Grants and Contributions	-	-	113,331	2,890,929	113,331	2,890,929
General Revenues:						
Ad Valorem Taxes	17,112,787	15,823,291	-	-	17,112,787	15,823,291
Other Taxes	6,510,487	6,579,389	-	-	6,510,487	6,579,389
Unrestricted grants and contributions	-	-	-	-	-	-
Intergovernmental	5,684,209	4,962,932	-	-	5,684,209	4,962,932
Miscellaneous	300,350	423,093	-	-	300,350	423,093
Contributions from Component Units	6,276,267	6,125,454	-	-	6,276,267	6,125,454
Unrestricted investment earnings	241,621	590,597	39,314	86,399	280,935	676,996
Total Revenues	50,574,133	46,793,327	20,188,557	22,896,238	70,762,690	69,689,565

City of Fort Pierce Statement of Activities- FY 2020 and 2019 (Cont.)

	Governmental Activities		Business Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Expenses						
General government	13,317,064	12,478,803	-	-	13,317,064	12,478,803
Public safety	17,827,436	18,718,692	-	-	17,827,436	18,718,692
Transportation	6,238,070	6,743,878	-	-	6,238,070	6,743,878
Economic Environment	1,561,735	1,779,196	-	-	1,561,735	1,779,196
Culture & recreation	2,849,467	3,013,258	-	-	2,849,467	3,013,258
Interest on long-term debt	2,446,784	3,163,194	-	-	2,446,784	3,163,194
Solid Waste	-	-	6,902,042	6,778,735	6,902,042	6,778,735
Marina	-	-	3,646,829	4,375,846	3,646,829	4,375,846
Stormwater	-	-	2,883,250	3,321,553	2,883,250	3,321,553
Golf Course	-	-	1,653,957	1,628,188	1,653,957	1,628,188
Sunrise Theatre	-	-	3,002,666	3,666,296	3,002,666	3,666,296
Building Department	-	-	2,223,204	1,857,393	2,223,204	1,857,393
Total Expenses	44,240,556	45,897,021	20,311,948	21,628,011	64,552,504	67,525,032
Increase (Decrease) in net position before transfers	6,333,577	896,306	(123,391)	1,268,227	6,210,186	2,164,533
Transfers In (Out)	701,604	657,539	(701,604)	(657,539)	-	-
Changes in net position	7,035,181	1,553,845	(824,995)	610,688	6,210,186	2,164,533
Net Position - Beginning	51,661,632	50,107,787	69,413,634	68,802,946	121,075,266	118,910,733
Net Position – Ending	58,696,813	51,661,632	68,588,639	69,413,634	127,285,452	121,075,266

Governmental activities. Governmental activities accounted for a positive increase of $6,333,577 in net position of the City.

Revenues increased $3.78 million or 8.08% in Fiscal Year 2020. There are increases in the several categories. Charges for service increased by $1.75 million relating to the increase in tax incremental financing and impact fees. Property values continue to increase, resulting in an increase of $1.29 million in ad valorem revenue. Intergovernmental revenues increased by $0.72 million relating to the infrastructure sales tax. Operating grants and contributions increased by $0.41 million related to pandemic relief. Contributions from component unit increased by $0.15 million in direct relation to unit's increase in revenues. The above increases are offset by a ($0.35 million) decrease in unrestricted investment earnings reflective of the decline in interest rates and a ($0.12) million decrease in miscellaneous revenue. The (3.61%) or ($1.66) million decrease in expenses was attributed to decreases in the following categories: public safety ($0.89) million in relation to a reduction in general spending, and the change in pension and other employment benefit liabilities, transportation ($0.51) million related to a decrease in depreciation expense and contract services, economic environment ($0.22) million related to a reduction in rehabilitation grants, culture and recreation ($0.16) million related to a reduction in youth activities, and interest on long-term debt ($0.72) million related to refinancing. The above decreases are offset by an increase of $0.84 million in general government related to increases in wages, insurance, and payment of local government obligations.

Business-type activities. The business-type activities include the activities of a stormwater utility program, golf course, city marina, theatre, solid waste operation and the building department. Revenues decreased ($2.71) million, operating and capital grants services accounted for ($2.78) million of the decrease, and unrestricted investment earnings accounted for ($0.05) million, these decreases were offset by an increase of $0.12 million relating to charges for services. Expenses decreased ($1.32) million. The marina's decreased ($0.73) million, the theatre's ($0.66) million, the stormwater utility ($0.44) million; offset by increases of $0.37 million in the building department, $0.12 million in solid waste operations and $0.03 million in the golf course.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of a fiscal year.

The City maintains 21 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund, Community Redevelopment Agency Fund, and the Restricted Revenue Fund. As of the end of the current fiscal year, the City's *governmental funds* reported combined ending fund balances of $25,492,020 an increase of $3,894,523 in comparison with the prior year. The non-spendable portion is $404,876, restricted is $14,684,258, $5,213,346 is assigned and $5,189,540 is unassigned and available for spending at the government's discretion.

The *general fund* is the chief operating fund of the City. The ending fund balance in 2020 is $9,826,140, which increased $1.01 million. The 12% increase relates to increases in tax and intergovernmental revenues while maintaining a tight control over expenditures. The increase in fund balance is reflective mainly in the change in the nonspenable, committed and unassigned portions, which represents an increase in prepaid expenses and a reduction in budget appropriations. The debt service fund balance is $2,930,970 a decrease of $0.50 million, which represents payment of principal and interest on debt. Finally, the fund balance in the special revenue funds at 9/30/2020 is $12,734,910 an increase of $3.31 million, $3.10 million of the increase relates to the increase in funds reserved for special purposes and projects.

The city accounts for the community redevelopment agency fund as a special revenue fund. The activity in this fund represents redevelopment activities for certain areas existing in the City of Fort Pierce. The ending fund balance in 2020 is $1,507,899 an increase of $0.70 million from the prior year. The increase in fund balance is reflective in the restricted, which represents the increase in the tax incremental financing restricted for special projects.

The restricted revenue fund, also a special revenue fund, accounts for revenue that is restricted as to the purpose the money generated can be utilized. The fund balance is $9,441,765 an increase of $2.38 million compared to the prior year. The increase in fund balance is reflective in the change in the restricted, which represents increases of $0.50 million in impact fees restricted for capital improvements, $1.31 million in the ½ cent infrastructure revenue restricted for infrastructure projects, $0.30 million in special projects revenue restricted for special projects, and

$0.27 million in park municipal service taxing revenue restricted for improvements in parks and community areas.

Business Type Funds. The enterprise funds have unrestricted net position of ($2,325,936). Net investment in capital assets is $70,914,575. There is no restricted fund balance. The combined net position totals $68,588,639. The decrease in net position of ($0.82) million compared to the prior year is reflective of the combined ($2.36) million operating loss in solidwaste, marina, golf course, and sunrise theatre offset by the combined $1.53 million operating gain in stormwater utility and building department.

General Fund Budgetary Highlights

The General Fund 2020 budget revenue was $42,567,022; the amount realized was $47,023,763, an increase of $4,456,741 or 10.47%. The expenditure budget was $42,429,973, and the actual amount was $45,937,972, an increase of $3,507,999 or 8.27%. All the budget numbers are presented without the netting of transfers in this section. Differences between the original and final revenue and expenditure budget increased fund balance by $1,085,791; listed below are the major notable amendments:

- $543,409 or 2.35% increase in taxes; increases in ad valorem taxes $283,422, local option taxes $12,075, and utility and other taxes $247,912.

- $1,161,891 or 21.94% increase in intergovernmental revenue; $569,716 increase in state and federal grants relating to emergency mitigation reimbursement, $583,180 increase in state shared revenue, relating mainly to the ½ sales tax and the ½ infrastructure sales tax, $62,335 more in state retirement contribution, $65,000 decrease in payments in lieu and $11,660 increase in other intergovernmental.

- $2,682,962 increase in other revenues and other financing sources; $1,635,685 in capital lease proceeds were not budgeted, $19,422 increase in special assessments, $1,633 increase in rents received, $8,166 increase in contribution from component unit, $1,023,410 in administrative and contractual services relating mainly to traffic and signal maintenance and reimbursement of expenditures, $141,006 increase in other miscellaneous revenues mainly from contributions, sale of scrap, and rebates, off-set by $122,391 decrease in reimbursements by other funds, $12,895 decrease in interest and $57,388 decrease in transfer from other funds.

- $3,507,999 or 8.27% increase in expenditures from various departments. The major increases were: Administration $1,825,815 primarily relating to increases in capital outlay, software maintenance and insurance, Public Safety $835,464 relating to personal services and benefits, and transfers out $1,247,317 relating to transfers for debt and transfer to restricted revenue for infrastructure sales tax. These increases were offset by decreases in personnel and benefits in City Attorney of $209,055 and Garage of $116,176.

Capital Asset and Debt Administration

Capital assets. The City's investments in *capital assets* for its governmental and business type activities as of September 30, 2020 amounts to $194,613,374 (this is net of accumulated depreciation). Significant additions during the year consisted of major stormwater projects, street reconstruction and infrastructure projects, 43 new vehicles, 4 side loaders and 1 front loader in

solid waste, seawall replacement, completion of dredging at the Marina as well as completion of the construction for the fuel building and fuel dock, significant progress in the construction of a new permitting hub for the Building department, the start of reconstruction and infrastructure improvements on several storm water and engineering projects, and various equipment and machinery. Notable disposals consisted of old computer equipment and old vehicles. See Note H for detail information on the primary government's Capital Assets.

City of Fort Pierce Capital Assets - FY 2020 and 2019
(net of depreciation)

	Governmental Activities		Business Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land & CIP	28,180,841	28,209,333	2,253,115	1,854,278	30,433,956	30,063,611
Buildings	25,129,143	25,998,601	7,794,508	9,507,672	32,923,651	35,506,273
Improvements Other than Buildings	23,143,610	20,676,466	76,383,693	74,072,098	99,527,303	94,748,564
Machinery & Equipment	6,378,335	5,521,133	3,343,989	2,510,732	9,722,324	8,031,865
Infrastructure	22,006,140	23,198,084	-	-	22,006,140	23,198,084
Total	104,838,069	103,603,617	89,775,305	87,944,780	194,613,374	191,548,397

Debt. At the end of the current fiscal year, the City had total long-term debt outstanding, net of current portion of $73,865,350.

City of Fort Pierce Outstanding Debt
Revenue Bonds, Revenue Notes, Intergovernmental Notes & Capital Leases

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenue bonds, revenue notes, intergovernmental notes & capital leases	62,788,191	66,086,864	18,860,730	19,137,371	81,648,921	85,224,235
Less current portion	(5,877,239)	(5,214,678)	(1,906,332)	(1,620,847)	(7,783,571)	(6,835,525)
Long-term debt, net of current portion	56,910,952	60,872,186	16,954,398	17,516,524	73,865,350	78,388,710

The City's long-term debt, net of current portion debt decreased during the year by a net $4.52 million. The Notes to the Financial Statements (Note I) has additional information on all debt activity.

All bonded debt is insured and carries ratings from Moody's of A/1 issuer rating, as of September 30. 2020. No direct ad valorem tax-supported debt exists currently.

Economic Factors and Next Year's Budgets and Rates

The budget process for the 2021 budget began with a 2.11% increase or $893,902 in the General Fund Budget, of which $600,000 was restricted, the budget is balanced at $43,323,874.

Some of the significant factors considered in preparing the City's Annual General Fund Budget for Fiscal Year 2021, that caused and closed the budget gap are listed below:

- In the General Fund, the City's taxable valuation is $2,718,065,331 compared to last year's final valuation of $2,562,069,386. This represents an increase of approximately 6.09% or $155,995,945 in taxable values. This increase in property values and the City Commission electing to maintain the millage rate at 6.9000 helped to balance the budget. Maintaining the millage rate generated $1.02 million in property tax revenue, of which $400,000 was restricted to be used to finance much needed future capital projects and purchases and an additional $200,000 is restricted to repay the interfund loan from FY 2016.

- The City budgeted a reduction in general sales and use tax and franchise tax of $0.3 million.

- The City budgeted an increase of $0.2 million in miscellaneous revenues relating to reimbursements. All other budgeted revenue items remained substantially the same as the prior year.

- In the 2021 budget the retirement rate for general members is 16.82%, up from 16.77%, Police officers' retirement rate increased to 13.31% up from 11.99%. Health insurance premiums increased 0.50% and dental insurance decreased 8%. These benefit changes equated to an increase of $124,016.

- In the 2021 General Fund budget, to contain costs a hiring freeze was initiated, and 7 positions were unfunded: 1 in the city attorney's office, 1 in information technology, 1 in code enforcement, 2 civilian positions in the police department and 2 positions in public works. To maintain personnel the budget contains a cost-of-living adjustment for all sworn officers. These wage and personnel changes equated to an increase of $609,770.

- The 2021 budget (General Fund) included a decrease of $387,240 in capital projects relating to building improvements.

- The 2021 budget included an increase of $321,692 relating to the payment of debt, the increase relates to higher principal payments on refinanced debt and capital leases.

- The 2021 budget included an increase in the tax incremental financing expense of $273,227.

- The Fort Pierce Redevelopment Agency tax increment financing (TIF) continues to increase. The increase in property tax values and maintaining the millage rate resulted in an increase of $511,158; from $6.7 million to $7.2 million. In the past, the budget was unable to support a number of special projects under historic preservation and restoration; funding for neighborhood and business grants; and other cultural and community events and functions. In prior years, to help balance the budget, transfers from General were used. In FY 2021, because of the increase in tax revenues, no transfer was budgeted but $71,907 was allocated from fund balance to the budget. In the 2021 budget, the Agency continues to allocate $350,000 to fund school resources officers in schools within City boundaries. The 2021 budget also includes an increase of $149,000 in contractual fees relating to projects.

- As for the business-type activities, the Marina and the Stormwater Utility had to make up their budget shortfalls by appropriating retained earnings of $680,849 and $47,100 respectively in FY 2021. Transfers from other funds were used to balance the budget of the Sunrise Theatre ($450,000 from Redevelopment Agency). Solid Waste, Building Department, and Golf Course were able to sufficiently fund their budgets with budgeted revenues.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information in this report or requests for additional financial information should be addressed to the Finance Director, 100 North US 1, P. O. Box 1480, Fort Pierce, Florida 34954.

FORT PIERCE, FL
THE SUNRISE CITY

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

City of Fort Pierce, Florida
STATEMENT OF NET POSITION
September 30, 2020

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
ASSETS				
Current assets:				
Cash and investments	$ 20,276,183	$ 2,516,521	$ 22,792,704	$ 24,808,295
Receivables (net of allowance for uncollectibles)	1,434,495	2,318,822	3,753,317	14,001,101
Due from component unit	260,836	1,036,142	1,296,978	-
Internal balances	4,540,949	(4,540,949)	-	-
Due from other governments	1,532,308	117,361	1,649,669	1,418,112
Inventories and other current assets	404,876	209,411	614,287	5,345,714
Restricted Assets:				
Temporarily restricted:				
Cash and investments	128,726	245,761	374,487	26,089,375
Total current assets	28,578,373	1,903,069	30,481,442	71,662,597
Noncurrent assets:				
Prepaid Insurance	25,928	14,920	40,848	-
Notes Receivable	1,760,649	-	1,760,649	-
FMPA working capital receivable	-	-	-	1,918,608
Investment in Public Gas Partners Pool	-	-	-	34,439
Capital assets, not being depreciated:				
Land	27,796,483	674,008	28,470,491	9,556,000
Construction in progress	384,358	1,579,107	1,963,465	24,976,921
Capital assets (net of accumulated depreciation):				
Buildings	42,764,354	17,903,077	60,667,431	-
Improvements other than buildings	49,282,203	106,710,413	155,992,616	-
Equipment	21,249,695	12,979,378	34,229,073	-
Infrastructure	108,924,361	-	108,924,361	459,064,710
Accumulated depreciation	(145,563,385)	(50,070,678)	(195,634,063)	(276,798,591)
Total noncurrent assets	106,624,646	89,790,225	196,414,871	218,752,087
Total assets	$ 135,203,019	$ 91,693,294	$ 226,896,313	$ 290,414,684
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	3,070,199	238,034	3,308,233	80,545
Pensions	2,946,813	380,014	3,326,827	1,504,894
Other post employment benefits	286,302	53,305	339,607	338,912
Total deferred outflows of resources	6,303,314	671,353	6,974,667	1,924,351

The accompanying notes are an integral part of this statement.

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	$ 1,269,128	$ 1,162,448	$ 2,431,576	$ 9,545,591
Unearned revenue	189,727	257,332	447,059	597,541
Accrued compensated absences	261,067	79,176	340,243	-
Capital leases payable	788,549	527,662	1,316,211	33,879
Due to other governments	135,140	-	135,140	942,301
Notes and revenue bonds-current	5,088,690	1,378,670	6,467,360	6,015,000
Accrued interest payable	351,560	34,880	386,440	822,536
Liabilities payable from restricted assets:				
Customer deposits	128,726	245,761	374,487	8,735,070
Total current liabilities	8,212,587	3,685,929	11,898,516	26,691,918
Noncurrent liabilities:				
Notes and bonds payable, net	54,951,024	15,809,378	70,760,402	52,811,770
Capital Leases	1,959,928	1,145,020	3,104,948	51,010
Accrued compensated absences	3,155,588	504,981	3,660,569	2,181,032
Other post employment benefits	2,370,405	441,327	2,811,732	1,227,936
Net Pension Liability	11,612,030	2,133,678	13,745,708	10,485,991
Total noncurrent liabilities	74,048,975	20,034,384	94,083,359	66,757,739
Total liabilities	82,261,562	23,720,313	105,981,875	93,449,657
DEFERRED INFLOWS OF RESOURCES				
Payments received in advance	-	-	-	3,132,704
Pensions	509,352	48,507	557,859	673,797
Other post employment benefits	38,606	7,188	45,794	29,299
Total deferred inflows of resources	547,958	55,695	603,653	3,835,800
NET POSITION				
Net Invested in capital assets	46,251,077	70,914,575	117,165,652	167,217,708
Restricted for:				
Capital improvement charges	-	-	-	3,659,943
Debt service and other	2,930,970	-	2,930,970	6,856,825
Unrestricted	9,514,766	(2,325,936)	7,188,830	17,319,102
Total net position	$ 58,696,813	$ 68,588,639	$ 127,285,452	$ 195,053,578

City of Fort Pierce, Florida
STATEMENT OF ACTIVITIES
Year ended September 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 13,317,064	$ 1,477,614	$ 97,850	$ -
Public safety	17,827,436	648,949	233,609	-
Transportation	6,238,070	949,025	-	-
Economic environment	1,561,735	9,723,818	914,520	-
Culture and recreation	2,849,467	403,027	-	-
Interest on long-term debt	2,446,784	-	-	-
Total governmental activities	44,240,556	13,202,433	1,245,979	-
Business-type activities:				
Solid waste	6,902,042	7,681,585	-	-
Marina	3,646,829	2,733,006	-	-
Storm Water	2,883,250	3,888,785	-	113,331
Golf Course	1,653,957	1,262,210	-	-
Sunrise Theatre	3,002,666	1,845,847	-	-
Building Fund	2,223,204	2,624,479	-	-
Total business-type activities	20,311,948	20,035,912	-	113,331
Total primary government	$ 64,552,504	$ 33,238,345	$ 1,245,979	$ 113,331
Component units:				
Fort Pierce Utilities Authority	$ 96,440,195	$ 101,295,680	$ 159,207	$ 3,392,372
Total component units	$ 96,440,195	$ 101,295,680	$ 159,207	$ 3,392,372
General revenues:				
Ad valorem taxes				
General sales and use taxes				
Utility service and franchise taxes				
State revenue sharing-unrestricted				
Additional one cent sales taxes				
Insurance premium tax				
Contributions from component unit				
Miscellaneous				
Unrestricted investment earnings				
Transfers				
Total general revenues,and transfers				
Change in net position				
Net position - beginning				
Net position - ending				

The accompanying notes are an integral part of this statement.

Net (expense) Revenue and Change in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
$ (11,741,600)	$ -	$ (11,741,600)	$ -
(16,944,878)	-	(16,944,878)	-
(5,289,045)	-	(5,289,045)	-
9,076,603	-	9,076,603	-
(2,446,440)	-	(2,446,440)	-
(2,446,784)	-	(2,446,784)	-
(29,792,144)	-	(29,792,144)	-
-	779,543	779,543	-
-	(913,823)	(913,823)	-
-	1,118,866	1,118,866	-
-	(391,747)	(391,747)	-
-	(1,156,819)	(1,156,819)	-
-	401,275	401,275	-
-	(162,705)	(162,705)	-
$ (29,792,144)	$ (162,705)	$ (29,954,849)	$ -
$ -	$ -	$ -	$ 8,407,064
$ -	$ -	$ -	$ 8,407,064
$ 17,112,787	-	$ 17,112,787	$ -
2,062,075	-	2,062,075	-
4,448,412	-	4,448,412	-
1,413,886	-	1,413,886	-
3,857,988	-	3,857,988	-
412,335	-	412,335	-
6,276,267	-	6,276,267	(6,276,267)
300,350	-	300,350	3,974
241,621	39,314	280,935	2,809,507
701,604	(701,604)	-	-
36,827,325	(662,290)	36,165,035	(3,462,786)
7,035,181	(824,995)	6,210,186	4,944,278
51,661,632	69,413,634	121,075,266	190,109,300
$ 58,696,813	$ 68,588,639	$ 127,285,452	$ 195,053,578

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FUND FINANCIAL STATEMENTS

- **Governmental Funds**
- **Proprietary funds**
- **Fiduciary funds**

City of Fort Pierce, Florida
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2020

	General Fund	Community Redevelopment Agency
ASSETS		
Cash and investments	$ 5,839,242	$ 1,507,803
Accounts receivables	4,486,517	300,888
Liens receivables	4,813,736	-
Due from component unit	260,836	-
Due from other funds	4,285,361	-
Advances to other funds	-	-
Due from other governments	963,681	-
Prepaid items	341,118	9,992
Inventories	52,485	-
Notes receivable	-	-
Total assets	$ 21,042,976	$ 1,818,683
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 1,022,919	$ 8,420
Contracts payable - retainage	-	-
Deposits	128,726	-
Due to other funds	-	22,691
Advances from other funds	567,517	-
Revenue in advance	189,727	-
Total liabilities	1,908,889	31,111
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue	9,307,947	279,673
Total Deferred Inflows	9,307,947	279,673
FUND BALANCES		
Nonspendable	393,603	9,992
Restricted	-	1,497,907
Committed	-	-
Assigned	4,242,997	-
Unassigned	5,189,540	-
Total fund balances	9,826,140	1,507,899
Total liabilities, deferred inflows of resources, and fund balances	$ 21,042,976	$ 1,818,683

The accompanying notes are an integral part of this statement.

Restricted Revenue Fund	Other Governmental Funds	Totals
$ 9,658,756	$ 3,399,108	$ 20,404,909
32,278	25,026	4,844,709
-	-	4,813,736
-	-	260,836
-	-	4,285,361
-	965,766	965,766
27,034	541,593	1,532,308
-	1,281	352,391
-	-	52,485
-	1,760,649	1,760,649
$ 9,718,068	$ 6,693,423	$ 39,273,150
$ 263,213	$ 96,618	$ 1,391,170
13,090	-	13,090
-	-	128,726
-	119,970	142,661
-	-	567,517
-	-	189,727
276,303	216,588	2,432,891
-	1,760,619	11,348,239
-	1,760,619	11,348,239
-	1,281	404,876
9,437,182	3,749,169	14,684,258
-	-	-
4,583	965,766	5,213,346
-	-	5,189,540
9,441,765	4,716,216	25,492,020
$ 9,718,068	$ 6,693,423	$ 39,273,150

City of Fort Pierce, Florida

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO NET POSITION OF GOVERNMENTAL ACTIVITIES

September 30, 2020

Total fund balance per this statement	$	25,492,020
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are reported in the funds. The cost of the assets is $250,401,454 and the accumulated depreciation is $145,563,385		104,838,069
Deferred inflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in governmental funds		(547,958)
Long-term liabilities (capital lease obligations, intergovernmental notes, other post employment benefits, accrued compensated absences, and pension liability) of $83,110,080 plus unamortized premiums of $2,922,798 are not due and payable and therefore, are not reported in the funds.		(80,187,281)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		(351,560)
Insurance costs related to debt issuances and deferred charges on refundings are financial uses in the fund statement; for full accrual, however these expenses are reported as non-current assets in the government-wide financial statements.		3,096,127
Deferred outflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in governmental funds		3,233,115
Various receivables, (liens receivable, loans receivable, notes receivable, and due from other governments are not financial resources in the current period and therefore, are reported as unavailable revenue in the funds.		3,124,281
Net position of governmental activities	$	58,696,813

The accompanying notes are an integral part of this statement.

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City of Fort Pierce, Florida
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year ended September 30, 2020

	General Fund	Community Redevelopment Agency
Revenues		
Taxes	$ 23,623,274	$ -
Licenses and permits	486,781	1,048
Intergovernmental	6,456,891	6,824,121
Charges for services	302,697	-
Fines and forfeitures	337,801	-
Contributions from component unit	6,276,267	-
Investment income	77,105	22,264
Other	3,271,206	645,216
Total revenues	40,832,022	7,492,649
Expenditures		
Current		
General government	13,869,729	-
Public safety	16,409,387	-
Transportation	3,078,572	-
Economic environment	-	515,932
Culture and recreation	2,464,639	-
Capital outlay	3,595,203	32,753
Debt service		
Principal	-	-
Interest and fees	20,294	-
Other	-	-
Total expenditures	39,437,824	548,685
Excess of revenues over (under) expenditures	1,394,198	6,943,964
Other financing sources (uses)		
Transfers in	4,556,668	-
Debt issuance	-	-
Capital lease issuance	1,635,073	-
Payment on Advance Refunding	-	-
Transfers out	(6,500,148)	(6,251,225)
Total other financing sources (uses)	(308,407)	(6,251,225)
Net change in fund balances	1,085,791	692,739
Fund balances - beginning of year	8,740,349	815,160
Fund balances - end of year	$ 9,826,140	$ 1,507,899

The accompanying notes are an integral part of this statement.

Restricted Revenue Fund	Other Governmental Funds	Totals
$ -	$ -	$ 23,623,274
355,568	-	843,397
290,067	1,179,178	14,750,257
-	-	302,697
-	50,000	387,801
-	-	6,276,267
52,819	89,433	241,621
1,805,323	176,060	5,897,805
2,503,777	1,494,671	52,323,119
-	-	13,869,729
-	239,077	16,648,464
-	-	3,078,572
8,430	945,146	1,469,508
-	-	2,464,639
1,838,829	99,976	5,566,761
-	5,325,842	5,325,842
-	2,318,585	2,338,879
-	180,953	180,953
1,847,259	9,109,579	50,943,347
656,518	(7,614,908)	1,379,772
1,862,508	9,261,017	15,680,193
-	12,302,111	12,302,111
-	-	1,635,073
-	(12,124,037)	(12,124,037)
(141,479)	(2,085,737)	(14,978,589)
1,721,029	7,353,354	2,514,751
2,377,547	(261,554)	3,894,523
7,064,218	4,977,770	21,597,497
$ 9,441,765	$ 4,716,216	$ 25,492,020

City of Fort Pierce, Florida

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year ended September 30, 2020

Net change in fund balances-total governmental funds	$	3,894,523
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay ($5,566,761) exceeds depreciation ($4,329,502) in the current period.		1,237,259
Governmental funds report the sale of general capital assets as financial resources, the deletions of general capital assets is not reflected in the fund statement. This is the net amount of the proceeds and the adjusted basis of the assets deleted.		(2,807)
Repayment of bond and note principal ($5,325,842) are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Assets.		5,325,842
Debt issuance ($12,302,111) used to refund bonds ($12,124,037) are other financing sources(uses) in the governmental funds, but increase(decrease) long-term liablities in the Statement of Net Assets.		(178,074)
Capital lease issuance ($1,635,073) used for capital asset acquisition are other financing sources(uses) in the governmental funds, but increase(decrease) long-term liabilities in the Statement of Net Assets.		(1,635,073)
Compensated Absences of ($181,971) reported in the Statement of Activities, do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.		(181,971)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds interest expenditures are reported when due. This is the net amount between the prior and current year.		76,085
Governmental funds do not recognize expenditures for the Change in Net Pension Liability and OPEB each year. This represents the change in the Net Pension Liability and OPEB in the current year.		(1,060,641)
Bond insurance costs and discounts are reported as expenditures when paid. In the Statement of Net Position these costs are amortized. Current year amortization expense was ($4,056)		(4,056)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This is the net amount between the prior and current year.		(435,906)
Change in Net position of governmental activities	$	7,035,181

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Taxes	$ 23,079,865	$ 23,623,274	$ 23,623,274	$ -
Licenses and permits	395,000	486,781	486,781	-
Intergovernmental	5,295,000	6,456,891	6,456,891	-
Charges for services	369,300	302,697	302,697	-
Fines and forfeitures	294,500	337,801	337,801	-
Contributions from component unit	6,268,101	6,276,267	6,276,267	-
Investment income	90,000	77,105	77,105	-
Other	2,161,200	3,271,206	3,271,206	-
Total revenues	37,952,966	40,832,022	40,832,022	-
Expenditures				
General government	15,684,065	17,159,182	17,159,182	-
Public safety	15,845,343	16,680,807	16,680,807	-
Transportation	3,117,008	3,078,572	3,078,572	-
Culture and recreation	2,530,726	2,519,263	2,519,263	-
Total expenditures	37,177,142	39,437,824	39,437,824	-
Excess of revenues over expenditures	775,824	1,394,198	1,394,198	-
Other financing sources (uses)				
Capital lease proceeds	-	1,635,073	1,635,073	-
Transfers in	4,614,056	4,556,668	4,556,668	-
Transfers out	(5,252,831)	(6,500,148)	(6,500,148)	-
Total other financing sources (uses)	(638,775)	(308,407)	(308,407)	-
Net change in fund balances	137,049	1,085,791	1,085,791	-
Fund balance - beginning of year	8,740,349	8,740,349	8,740,349	-
Fund balance - end of year	$ 8,877,398	$ 9,826,140	$ 9,826,140	$ -

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY
Year ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 6,700,934	$ 6,824,121	$ 6,824,121	$ -
Investment income	500	22,264	22,264	-
Other	203,600	646,264	646,264	-
Total revenues	6,905,034	7,492,649	7,492,649	-
Expenditures				
Current				
Economic environment	871,338	515,932	515,932	-
Capital outlay	-	32,753	32,753	-
Total expenditures	871,338	548,685	548,685	-
Excess of revenues over expenditures	6,033,696	6,943,964	6,943,964	-
Other financing sources (uses)				
Transfers out	(6,033,696)	(6,251,225)	(6,251,225)	-
Total other financing sources (uses)	(6,033,696)	(6,251,225)	(6,251,225)	-
Net change in fund balances	-	692,739	692,739	-
Fund balance - beginning of year	815,160	815,160	815,160	-
Fund balance - end of year	$ 815,160	$ 1,507,899	$ 1,507,899	$ -

The accompanying notes are an integral part of this statement.

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City of Fort Pierce, Florida
STATEMENT OF NET POSITION -
PROPRIETARY FUNDS
September 30, 2020

	Business-type Activities		
	Solid Waste	Marina	Storm Water
ASSETS			
CURRENT ASSETS			
Cash and investments	$ 24,542	$ 507,026	$ -
Receivables - net of allowances:			
Accounts	774,580	111,576	1,238,589
Unbilled services	187,488	-	-
Due from component units	727,370	-	307,997
Due from other governments	-	-	117,361
Inventories and other current assets	70,605	40,233	-
Restricted Assets			
Cash and investments	-	175,238	-
Total current assets	1,784,585	834,073	1,663,947
NON-CURRENT ASSETS			
Prepaid Insurance	-	-	14,920
Non-depreciable capital assets			
Land	-	9,197	-
Construction in progress	-	58,713	541,483
Depreciable capital assets			
Buildings	122,858	843,196	-
Improvements other than buildings	47,243	47,223,544	56,664,795
Equipment	10,503,982	187,436	1,085,563
Accumulated depreciation	(7,823,428)	(14,117,310)	(17,731,800)
Total non-current assets	2,850,655	34,204,776	40,574,961
Total assets	4,635,240	35,038,849	42,238,908
DEFERRED OUTFLOWS			
Deferred charge on refunding	-	238,034	-
Pensions	174,980	32,089	-
OPEB	24,717	4,985	-
Total deferred outflows	199,697	275,108	-

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 950	$ 3,600	$ 1,980,403	$ 2,516,521
-	6,589	-	2,131,334
-	-	-	187,488
-	-	775	1,036,142
-	-	-	117,361
31,476	59,425	7,672	209,411
-	70,523	-	245,761
32,426	140,137	1,988,850	6,444,018
-	-	-	14,920
314,811	350,000	-	674,008
-	-	978,911	1,579,107
877,676	16,059,347	-	17,903,077
2,774,831	-	-	106,710,413
466,831	234,635	500,931	12,979,378
(2,225,031)	(7,816,998)	(356,111)	(50,070,678)
2,209,118	8,826,984	1,123,731	89,790,225
2,241,544	8,967,121	3,112,581	96,234,243
-	-	-	238,034
23,577	20,828	128,540	380,014
3,083	3,341	17,179	53,305
26,660	24,169	145,719	671,353

City of Fort Pierce, Florida
STATEMENT OF NET POSITION- (CONTINUED)
PROPRIETARY FUNDS
September 30, 2020

	Business-type Activities		
	Solid Waste	Marina	Storm Water
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts payable and accrued liabilities	$ 479,618	$ 111,758	$ 180,555
Contracts payable - retainage	-	-	73,460
Due to other funds	6,666	3,838	2,064,240
Accrued compensated absences	63,257	3,536	-
Revenue bonds and notes - current	-	458,670	920,000
Capital Lease Payable-current	527,662	-	-
Accrued interest - revenue bonds and notes	-	34,880	-
Liabilities payable from restricted assets			
Customer deposits	-	175,238	-
Revenue in Advance	-	-	-
Total current liabilities	1,077,203	787,920	3,238,255
NON-CURRENT LIABILITIES			
Advances from other funds	-	398,249	-
Other Post Employment Benefits	204,638	41,271	-
Accrued compensated absences	205,555	85,823	-
Net Pension Liability	982,469	180,175	-
Capital Lease Payable	1,145,020	-	-
Revenue bonds and notes payable, net	-	7,412,400	8,396,978
Total non-current liabilities	2,537,682	8,117,918	8,396,978
Total liabilities	3,614,885	8,905,838	11,635,233
DEFERRED INFLOWS			
Pensions	22,334	4,096	-
OPEB	3,333	672	-
Total deferred inflows	25,667	4,768	-
NET POSITION			
Net Invested in capital assets	1,177,973	26,333,706	31,243,063
Unrestricted	16,412	69,645	(639,388)
Total net position	$ 1,194,385	$ 26,403,351	$ 30,603,675

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 39,288	$ 27,142	$ 197,808	$ 1,036,169
-	-	52,819	126,279
867,060	1,190,740	10,156	4,142,700
4,705	2,246	5,432	79,176
-	-	-	1,378,670
-	-	-	527,662
-	-	-	34,880
-	70,523	-	245,761
-	257,332	-	257,332
911,053	1,547,983	266,215	7,828,629
-	-	-	398,249
25,526	27,662	142,230	441,327
14,785	49,696	149,122	504,981
132,381	116,941	721,712	2,133,678
-	-	-	1,145,020
-	-	-	15,809,378
172,692	194,299	1,013,064	20,432,633
1,083,745	1,742,282	1,279,279	28,261,262
3,011	2,659	16,407	48,507
416	450	2,317	7,188
3,427	3,109	18,724	55,695
2,209,118	8,826,984	1,123,731	70,914,575
(1,028,086)	(1,581,085)	836,566	(2,325,936)
$ 1,181,032	$ 7,245,899	$ 1,960,297	$ 68,588,639

City of Fort Pierce, Florida
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PROPRIETARY FUNDS
Year ended September 30, 2020

	Business-type Activities		
	Solid Waste	Marina	Storm Water
Operating revenues			
Sales and charges for services	$ 7,625,711	$ 1,676,575	$ 3,457,743
Gas and oil sales	-	591,713	-
Other	55,874	464,718	431,042
Total operating revenues	7,681,585	2,733,006	3,888,785
Operating expenses			
Personal services	2,313,356	362,437	-
General and administrative	80,000	-	315,634
Cost of goods and services sold	2,402,156	502,157	-
Depreciation	602,910	1,140,270	1,459,514
Other operating expenses	1,482,845	1,325,897	806,940
Total operating expenses	6,881,267	3,330,761	2,582,088
Operating income (loss)	800,318	(597,755)	1,306,697
Non-operating revenues (expenses)			
Investment income	1,926	16,935	4,847
Interest expense	(20,775)	(316,068)	(301,162)
Total non-operating revenues (expenses)	(18,849)	(299,133)	(296,315)
Income (loss) before transfers and capital contributions	781,469	(896,888)	1,010,382
Capital Contributions	-	-	113,331
Transfers in	-	-	-
Transfers out	(934,031)	(250,000)	-
CHANGE IN NET POSITION	(152,562)	(1,146,888)	1,123,713
Total net position - beginning	1,346,947	27,550,239	29,479,962
Total net position - end of year	$ 1,194,385	$ 26,403,351	$ 30,603,675

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 1,254,944	$ 1,787,289	$ 2,594,714	$ 18,396,976
-	-	-	591,713
7,266	58,558	29,765	1,047,223
1,262,210	1,845,847	2,624,479	20,035,912
390,837	221,085	1,505,688	4,793,403
64,875	86,879	-	547,388
47,407	602,389	-	3,554,109
140,756	546,904	82,712	3,973,066
1,010,082	1,545,409	634,804	6,805,977
1,653,957	3,002,666	2,223,204	19,673,943
(391,747)	(1,156,819)	401,275	361,969
50	166	15,390	39,314
-	-	-	(638,005)
50	166	15,390	(598,691)
(391,697)	(1,156,653)	416,665	(236,722)
-	-	-	113,331
-	487,821	-	487,821
-	-	(5,394)	(1,189,425)
(391,697)	(668,832)	411,271	(824,995)
1,572,729	7,914,731	1,549,026	69,413,634
$ 1,181,032	$ 7,245,899	$ 1,960,297	$ 68,588,639

City of Fort Pierce, Florida
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
Year ended September 30, 2020

	Business-type Activities	
	Solid Waste	Marina
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 7,740,778	$ 2,720,750
Receipts from rental property	-	64,390
Payments to suppliers for goods and services	(4,130,010)	(1,992,274)
Payments to employees for services	(1,417,514)	(261,042)
Payments for benefits on behalf of employees	(732,625)	(110,156)
Net cash provided (used) by operating activities	1,460,629	421,668
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers in	-	-
Transfers (out)	(934,031)	(250,000)
Net cash provided (used) by noncapital financing activities	(934,031)	(250,000)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(396,413)	(1,528,672)
Receipts from Intergovernmental	-	-
Bond and loan principal payments	(276,053)	(437,839)
Bond proceeds	-	-
Bond and loan interest payments	(20,775)	(297,230)
Net cash provided (used) by capital and related financing activities	(693,241)	(2,263,741)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest on cash and investments	1,926	16,935
Net cash provided (used) by investing activities	1,926	16,935
Net increase (decrease) in cash and investments	(164,717)	(2,075,138)
Cash and investments at beginning of year	189,259	2,757,402
Cash and investments at end of year	$ 24,542	$ 682,264
Cash and investments-unrestricted	$ 24,542	$ 507,026
Cash and investments-restricted	-	175,238
	$ 24,542	$ 682,264

The accompanying notes are an integral part of this statement.

Storm Water	Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 3,821,467	$ 1,257,760	$ 1,743,310	$ 2,626,119	$ 19,910,184
-	-	-	-	64,390
(1,314,782)	(904,251)	(1,862,208)	(522,296)	(10,725,821)
-	(158,473)	(253,433)	(850,414)	(2,940,876)
-	(193,340)	(64,946)	(438,693)	(1,539,760)
2,506,685	1,696	(437,277)	814,716	4,768,117
-	-	487,821	-	487,821
-	-	-	(5,394)	(1,189,425)
-	-	487,821	(5,394)	(701,604)
(1,720,604)	(8,500)	(21,000)	(1,031,486)	(4,706,675)
410,237	-	-	-	410,237
(900,000)	-	-	-	(1,613,892)
-	-	-	-	-
(301,165)	-	-	-	(619,170)
(2,511,532)	(8,500)	(21,000)	(1,031,486)	(6,529,500)
4,847	50	166	15,390	39,314
4,847	50	166	15,390	39,314
-	(6,754)	29,710	(206,774)	(2,423,673)
-	7,704	44,413	2,187,177	5,185,955
$ -	$ 950	$ 74,123	$ 1,980,403	$ 2,762,282
$ -	$ 950	$ 3,600	$ 1,980,403	$ 2,516,521
-	-	70,523	-	245,761
$ -	$ 950	$ 74,123	$ 1,980,403	$ 2,762,282

City of Fort Pierce, Florida
STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUNDS
Year ended September 30, 2020

	Business-type Activities	
	Solid Waste	Marina
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income (loss)	$ 800,318	$ (597,755)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation expense	602,910	1,140,270
(Increase) decrease in accounts receivable	74,785	13,855
(Increase) decrease in due from component unit	(15,592)	-
(Increase) decrease in inventories and other current assets	(70,605)	33,734
(Increase) decrease in deferred outflows	63,569	36,634
Increase (decrease) in accounts payable and accrued liabilities	(77,635)	(50,648)
Increase (decrease) in due to other funds	-	(143,644)
Increase (decrease) in customer deposits	-	38,279
Increase (decrease) in other post employment benefits	19,738	(1,112)
Increase (decrease) in Net Pension Liability	30,715	(41,795)
Increase (decrease) in Deferred Inflows	28,873	(6,888)
Increase (decrease) in accrued compensated absences	3,553	738
Net cash provided (used) by operating activities	$ 1,460,629	$ 421,668
NONCASH INVESTING,CAPITAL AND FINANCING ACTIVITIES		
Defeasance of debt-proceeds deposited directly into an irrovocable trust	$ -	$ 1,945,394
Equipment purchased with capital leases	1,096,915	-
	$ 1,096,915	$ 1,945,394

The accompanying notes are an integral part of this statement.

Storm Water	Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 1,306,697	$ (391,747)	$ (1,156,819)	401,275	$ 361,969
1,459,514	140,756	546,904	82,712	3,973,066
(10,833)	2,303	-	-	80,110
(56,489)	-	-	1,640	(70,441)
4,202	(16,107)	(59,425)	(7,672)	(115,873)
-	2,437	60,433	(3,023)	160,050
(172,178)	4,172	(21,394)	131,482	(186,201)
(24,228)	231,592	450,095	(901)	512,914
-	(6,754)	(102,537)	-	(71,012)
-	3,180	(16,070)	18,584	24,320
-	15,904	(94,541)	118,492	28,775
-	6,903	(21,942)	45,749	52,695
-	9,057	(21,981)	26,378	17,745
$ 2,506,685	$ 1,696	$ (437,277)	$ 814,716	$ 4,768,117
$ -	$ -	$ -	$ -	$ 1,945,394
-	-	-	-	1,096,915
$ -	$ -	$ -	$ -	$ 3,042,309

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TRUST FUNDS

♦ Pension Trust

General Employees
To account for the accumulation of resources to be used for retirement benefits of all City employees. The City has a multi-employer plan; therefore, other governmental units are included in the Fund.

Police Officers
To account for State and police officer's contributions to be used for future retirement benefits of all police officers.

City of Fort Pierce, Florida
STATEMENT OF FIDUCIARY FUNDS NET POSITION
September 30, 2020

	Pension Trusts
ASSETS	
Cash and cash equivalents	$ 3,084,265
Investments, at fair value:	
U.S. Government Securities	25,757,859
Mutual Funds	130,174,999
Municipal Bonds	328,518
Certificates of Deposit	174,958
Common Stock	11,461,964
Corporate Bonds	36,126,375
Real Estate Trust L.P.	20,039,072
Common Trust Fund	935,263
Money Market	3,563,137
Total investments	228,562,145
Total cash and investments	231,646,410
Accounts receivable	221,144
Accrued interest receivable	414,935
Total assets	232,282,489
LIABILITIES AND NET POSITION	
LIABILITIES	
Accounts payable and accrued liabilities	15,131
Total liabilities	15,131
NET POSITION-RESTRICTED FOR PENSION BENEFITS	$ 232,267,358

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF CHANGES IN FIDUCIARY FUNDS NET POSITION
Year ended September 30, 2020

		Pension Trusts
ADDITIONS		
Contributions		
Employer	$	5,343,484
Employees		2,406,609
State-Via the General Fund		412,335
Total contributions		8,162,428
Investment income		
Interest		2,171,042
Dividends		1,804,020
Net appreciation in fair value of investments		17,123,263
Total investment income		21,098,325
Investment expenses		(815,023)
Net investment income		20,283,302
Total additions		28,445,730
DEDUCTIONS		
Retirement benefits paid		15,469,233
Refunds of employee contributions		574,347
Administrative expenses		281,557
Insurance expense		20,651
Total deductions		16,345,788
Net Increase(Decrease)		12,099,942
NET POSITION-RESTRICTED FOR PENSION BENEFITS		
Beginning of year		220,167,416
End of year	$	232,267,358

The accompanying notes are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the City of Fort Pierce, Florida (City) have been prepared in conformity with accounting principles ("GAAP") generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting.

1. REPORTING ENTITY

The City of Fort Pierce, Florida was incorporated in 1901 under the general law. This incorporation was validated by Act of the State Legislature, Chapter 5100, Acts 1901. The City covers an area of approximately 35.16 square miles and is located in St. Lucie County, Florida. The City operates under an elected City Commission (5 members) and provides services to its more than 46,103 residents in the form of law enforcement, street maintenance, solid waste, culture and recreation, planning and zoning, human resources and general administrative services.

The accompanying financial statements present the primary government and its component units. Component units are legally separate entities for which the primary government is financially accountable or entities which should be included in the City's financial statements because of the nature and significance of their relationship with the primary government.

The decision to include a potential component unit in the City's reporting entity is based on the criteria stated in GASB Statement No. 14 – *The Financial Reporting Entity*, as amended by GASB 39,"*Determining Whether Certain Organizations are Component Units"* and GASB 61, "*The Financial Reporting Entity; Omnibus an Amendment of GASB Statements No. 14 and No. 34"* which includes the ability to appoint a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burden on the City, or the nature and significance of the relationship between the City and the organization is such that exclusion would cause the City's financial statements to be incomplete.

Blended component units, although legally separate entities, are, in substance, part of the City's operations. Accordingly, data from these component units are included with data of the primary government. The discretely presented component unit, on the other hand, is reported in a separate column in the financial statements to emphasize that it is legally separate from the City. The financial activities and balances for each blended and discretely presented component units are as of and for the period ended September 30, 2020.

A. BLENDED COMPONENT UNITS

Community Redevelopment Agency

The Community Redevelopment Agency (CRA) was established for the purpose of carrying out redevelopment activities for certain areas existing in the City of Fort Pierce. The members of the governing board are comprised of the Fort Pierce City Commission. The CRA's budget is subject to approval by the City Commission and the primary government has operational responsibility for the CRA. Complete financial statements of the CRA can be obtained from the finance department office located at 100 North US #1, Fort Pierce, Florida 34950.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. REPORTING ENTITY (CONTINUED)

B. DISCRETELY PRESENTED COMPONENT UNIT

Fort Pierce Utilities Authority

The Fort Pierce Utilities Authority (Authority) provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce and is responsible for the management and operations of the Manatee Observation and Education Center. The members of the governing board are appointed and/or removed from office by the Fort Pierce City Commission. The budget and rates for services are subject to the approval of the Commission. Complete financial statements of the Authority can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

C. RELATED ORGANIZATION

Fort Pierce Housing Authority

The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are financed entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt. Hence, the FPHA is not considered a component unit of the City, and no financial information is included in these financial statements.

2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

The Government-Wide Statement of Net Position reports all financial and capital resources of the City, excluding those reported in the fiduciary funds. It is displayed in the format of assets and deferred outflows less liabilities and deferred inflows, equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is required to be displayed in three components: (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The restricted component of net position consists of restricted assets reduced by liabilities related to those assets. Restricted assets are those with constraints placed on their use that are either: (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation. The unrestricted component of net position is the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted component of net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. The City chooses to eliminate the general and administrative charges between governmental activities to avoid a "doubling up" effect.

Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis of accounting*, as are the proprietary fund, and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION(CONTINUED

The measurement focus of the governmental funds (in the Fund Financial Statements) is upon determination of financial position and changes in financial position rather than upon net income.

These governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considered property taxes as available if they are collected within 60 days after year-end. A six-month availability period is used for revenue recognition for all other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxpayer-assessed property and other taxes, and charges for regularly billed or routinely provided services, are recorded as revenue when earned, taxpayer liability has been established and collectability is assured, or losses can be reasonably estimated. Licenses and fees, fines and forfeitures, and miscellaneous revenues are recorded when received in cash, because they are generally not measurable until actually received. Investment income from cash deposits is recorded as revenue when earned, since it is measurable and available.

The city reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The c*ommunity redevelopment agency-special revenue fund* accounts for the redevelopment of designated areas within the City. Financing is provided by an incremental increase in ad valorem taxes levied each year.

The *restricted revenue fund-special revenue fund* accounts for all revenue that is restricted as to the purpose the money generated can be utilized such as impact fees, municipal service taxing unit revenue, and certain license and permit fees.

The government reports the following major proprietary funds:

Business type activities

The *solid waste fund* is used to account for the solid waste disposal services provided to the residents of the City.

The *marina fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

The *storm water fund* is used to account for the storm water drainage and control services provided to the residents of the City.

The *golf course fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *sunrise theatre fund* is used to account for the activities of a historic theatre for the residents of the City and the surrounding area.

The *building fund* is used to account for the activities of a building department for the residents of the City.

Governmental activities

Additionally, the government reports the following fund types:

Fiduciary funds

The two pension trust funds account for the activities of the General Employees and the Police Officers' Pension Plans, which accumulate resources for pension benefit payments to qualified employees of the respective plans.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's solid waste disposal function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources, as they are needed.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE

a. Deposits and investments

The City has defined cash and cash equivalents to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State statutes and local ordinances authorize the government and the component units to invest in various types of investments as discussed in a subsequent note.

Investments of the City, as well as for its component units, are reported at fair value within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application.*

Investments include the State Board of Administration Pooled Trust Fund which operates in accordance with appropriate state laws and regulations. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair value based on market indicators regarded as measures of equity or fixed income performance results. The City does not have a significant amount of investments valued at other than quoted market prices, except in the pension trust funds, amortization of premium and accretion of discount on investments purchased are not recorded over the term of the investment. The effect of this policy on the financial statements of the various funds is not significant. The reported value of the pool is the same as the fair value of the pool shares.

b. Receivables and payables

All trade receivables are shown net of an allowance for uncollectible accounts. Unbilled service receivables represent the estimated amount of accounts receivable for services that have not yet been billed. The amount represents a timing difference between the end of the financial statement cycle (month end) and the billing cycle (varying dates each billing period).

c. Due to/Due from

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans.) All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

d. Inventories and prepaid items

Inventories are valued at cost (using average cost) in governmental type funds and the lower of cost (weighted average) or market in business-type funds. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as expenditures when consumed rather than when purchased.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)

e. Restricted assets

Certain proceeds from bonds, notes, and loans, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants and restrictions. As a general rule these restricted assets are maintained in separate accounts.

The Fort Pierce Utilities Authority has similar restricted assets.

f. Capital assets

Capital assets, include property, plant, equipment, and infrastructure assets (e.g., road, bridges, sidewalks, and similar items), which are reported in the applicable governmental or business-type activities columns on the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, works of art, and similar items, and capital assets received in a service concession arrangement should be reported at acquisition value rather than fair value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated lives:

Buildings and improvements	3-55 years
Improvements other than buildings	20-25 years
Equipment	3-20 years
Public domain infrastructure	15-75 years

g. Deferred outflows/inflows of resources

The Statement of Net Position includes a separate section for Deferred Outflows of Resources. This represents the usage of net position applicable to future periods and will be recognized as expenditures in the future period to which it applies. This category includes Deferred Charge on Refunding reported on the Government-wide Statement of Net Position. The deferred charge on refunding is the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or the refunding debt. This category also contains amounts related to pensions and OPEB for certain actuarially determined differences projected and actual investment earnings.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)

g. Deferred outflows/inflows of resources(continued)

The Statement of Net Position also includes a separate section for Deferred Inflows of Resources. This represents the acquisition of net position applicable to future periods and will be recognized as revenue in the future period to which it applies. Currently, this category includes revenue received in advance, and amounts related to pensions and OPEB for certain actuarially determined differences between projected and actual experience.

Deferred Inflows of Resources in the Governmental Funds Balance Sheet include unavailable revenue. Unavailable revenue consists primarily of special assessment, loans and notes receivable. The city considers revenues available if they are collected within 60 days of the end of the fiscal year.

h. Compensated absences

Accumulated unpaid vacation and sick pay and the benefits associated with them are accrued when incurred in all proprietary fund types and in the component units. In governmental and Fiduciary fund types, the cost of vacation and sick pay is recognized when payments are made to employees or when matured, as a result of employee resignation or retirement.

All sick and vacation pay is accrued when incurred in the Government-Wide Financial Statements.

i. Other Post Employment Benefits

The City provides certain health care and life insurance benefits for retired employees. The primary government recognizes the costs associated with providing these benefits as claims are paid. In the Government-Wide Financial Statements and proprietary fund types in the Fund Financial statements, other post employment benefits are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

j. Long-term obligations

In the Government-Wide Financial Statements and propriety fund types in the Fund Financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as insurance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as deferred charges and amortized over the term of the related debt.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)

j. Long-term obligations (continued)

In the Fund Financial Statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

k. Fund equity

The City implemented GASB No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions", for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

l. New Accounting Pronouncements

In Fiscal Year 2020, the City implemented GASB Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements. This Statement improves the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. This statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. There is no financial impact to the City as a result of the implementation.

5. ACCOUNTING ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

1. Budgetary Information

The appropriated budget is the expenditure authority created by the appropriation ordinance which is signed into law along with related estimated revenues for the general fund, one major special revenue fund; community redevelopment agency fund, and the following non-major special revenue funds: police grant fund, state housing initiatives program fund, community development block grant fund, and hurricane housing recovery grant fund. The major special revenue fund; restricted revenue fund was not legally required to adopt a budget.

The amended budget reflects the appropriated budget for the general fund and certain special revenue funds. Budgets are not adopted for governmental funds other than the general fund and previously noted major and non-major special revenue funds. All annual appropriations lapse at fiscal year end.

The City follows these procedures in establishing the appropriated budget reflected in the financial statement:

a. Prior to August 15, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.

b. Public hearings are conducted to obtain taxpayer comments.

c. Prior to October 1, the budget is legally enacted through passage of an ordinance.

d. Formal budgetary integration is employed as a management control device during the year for the general fund, certain major and non-major special revenue funds. Formal budgetary integration is not employed for debt service funds because effective budgetary control is alternately achieved through general obligation bond indenture provisions.

e. Budgets for the general fund, certain major and non-major special revenue funds are adopted on a basis consistent with generally accepted accounting principles. (GAAP).

f. The level of control (level at which expenditures may not exceed budget) is the department. Department heads may move budget appropriations from one line item to another line item within his/her department with the approval of the Director of Finance. Transfers of budget appropriations between departments must be approved by the Director of Finance and the City Manager. Any increase in budget over what was appropriated must be approved by the City Commission. Unexpended balances of appropriations lapse at year end.

g. In accordance with past practices, after the close of the year, the budget has been amended to reflect changes in available revenues and transfers of appropriations between departments and programs.

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

"Total fund balances" as reported on the City's Governmental Funds Balance Sheet $25,492,020 differs from the "net position" of governmental activities $58,696,813 that are reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Funds Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings and improvements, infrastructure, machinery and equipment, and construction in progress that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the city as a whole:

Cost of capital assets, not being depreciated	$	28,180,841
Cost of capital assets, being depreciated		222,220,613
Accumulated depreciation		(145,563,385)
Total	$	104,838,069

Long-term debt transactions

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds and notes payable	$	(60,039,714)
Capital lease obligations		(2,748,477)
Other post employment benefits		(2,370,405)
Net Pension Liability		(11,612,030)
Compensated absences		(3,416,655)
Total	$	(80,187,281)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds and revenue notes.

Bond and revenue notes	$	(351,560)

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position (continued)

Prepaid Insurance and Deferred Charge on Refunding

Bond insurance costs and deferred charge on refunding in the Statement of Net Position differs from the amount reported in governmental funds because bond insurance costs and the difference between the carrying value of refunded debt and its reacquisition price are capitalized and amortized over the term of the bonds, whereas these costs are reported as expenditures in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance.

Net bond insurance costs	$	25,928
Net Deferred charge on refunding	$	3,070,199

Unavailable revenues

Unavailable revenues in the Statement of Net Position differ from the amount reported in governmental funds due to various receivables. Governmental fund financial statements report unearned revenues or revenues which are measurable but not available, as unavailable revenues. However, unavailable revenues in governmental funds are subject to full accrual on the government-wide financial statements.

Liens receivable	$	9,459,523
Loans receivable		56,966
Notes receivable		1,769,282
Due from other governments		62,460
Allowance for doubtful accounts		(8,223,950)
Deferred revenues	$	3,124,281

Deferred Inflows and Outflows from Pension Activity

Deferred inflows and outflows related to pensions are not financial resources and are not reported in governmental funds.

Deferred inflows/outflows

Deferred Inflows-Pensions and OPEB	$	(547,958)
Deferred Outflows-Pensions and OPEB	$	3,233,115

Elimination of inter-fund receivables/payables

Inter-fund receivables and payables in the amount of $401,249 between governmental funds have been eliminated for the Statement of Net Position.

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The "net change in fund balances" for government funds $3,894,523 differs from the "change in net position" for governmental activities $7,035,181 reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets are purchased or constructed for governmental activities, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Capital outlay	$	5,566,761
Depreciation expense		(4,329,502)
	$	1,237,259

In the Statement of Activities, only the gain and loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net assets differs from the change in fund balance by the adjusted basis of the capital assets sold. Also, governmental funds do not show contributions of capital assets. Thus, the change in net assets differs from the change in fund balance by the fair market value of the asset at date of contribution.

Net book value of capital assets disposed	$	(2,807)

Long-term debt transactions

Repayments of principal on bonds, notes, and capital leases are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Principal payments reduce the liabilities in the Statement of Net Position, but do not result in an expense in the Statement of Activities.

Bond, notes, and capital lease principal payments	$	5,325,842

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds. The amounts listed below are the net of prior and current fiscal years and are included in the Statement of activities.

Net change in other post employment benefits	$	(109,731)
Net change in compensated absences	$	(181,971)
Net interest adjustment	$	76,085
Net Change in Pension Liability	$	(950,910)

In the Statement of Activities, debt proceeds increase long-term liabilities. However, in the governmental funds, debt proceeds are treated as other financing sources (uses) since they provide current financial resources to governmental funds.

Debt Issuance	$	(12,302,111)
Payment on advance refunding		12,124,037
Capital lease proceeds		(1,635,073)
	$	(1,813,147)

Bond issuance costs

Bond issuance costs are reported as expenditures in the governmental funds. However, in the Statement of Activities, the bond issuance costs are amortized over the terms of the bond agreement.

Amortization expenses	$	(4,056)

Deferred revenues

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Net change in Deferred Revenue	$	(435,906)

Reclassification and Eliminations

The General Fund recognizes revenues in the amount of $1,310,275 for the general administrative charges to the various functions. These revenues and expenditures must be eliminated to avoid "double counting". Transfers in and transfers out in the amount of $14,978,589 between governmental activities are eliminated in the government-wide financial statements.

NOTE D – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments. The carrying amount of these deposits at September 30, 2020 was $23,167,191 and the bank balance was $23,618,980. The deposits are insured by federal depository insurance or collateralized under the provisions of Chapter 280, Florida Statutes.

Deposits - Florida statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2020, or with banks in which depository insurance was sufficient to cover the deposit balance.

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the City Finance Director. Cash equivalents consist of demand deposits, certificates of deposit, and money market accounts. Investments in the pooled fund consist of Repurchase agreements (overnight), Treasury notes, and Government securities.

The FPUA also invests in the SBA Florida PRIME Local Government Surplus Fund which are governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the SBA. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the SBA. Additional information regarding the Local Government Surplus Funds Trust Fund may be obtained from the State Board of Administration.

The Florida PRIME has met the criteria as a “2a7-like” pool; this pool was assigned a rating of AAAm by the Standards and Poor’s Rating Service. The FPUA has a $5,597,381 balance at September 30, 2020. The fair value of the position in the pool is valued the same as the pooled shares.

The Florida Municipal Investment Trust (Municipal Trust) was created under the laws of the State of Florida to provide eligible units of local government with an investment vehicle to pool their surplus funds and to reinvest such funds in one or more investment portfolios under the direction and daily supervision of an investment advisor. The Florida League of Cities serves as the administrator, investment manager and secretary-treasurer of the Trust. The Municipal Trust is not a registrant with the Securities and Exchange Commission (SEC); however the board has adopted operating procedures consistent with the requirements for a “2a-7 like” pool.

The City has implemented the GASB Statement No. 72 *Fair Value Measurement and Application* by categorizing its investments according to the fair market value hierarchy established by the statement. The hierarchy is based on the valuation input used to measure the fair value of the asset as follows:

Level 1- inputs are quoted prices for identical assets or liabilities in active markets that a government can access at the measurement date.
Level 2- inputs-other than quoted prices included within level 1-debt securities classified as level 2 are valued using a matrix pricing technique.
Level 3- unobservable inputs for an asset or liability.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

A summary of pooled cash and investments as of September 30, 2020 is as follows:

	Primary Government	Component Unit-FPUA
Cash	$ 4,340,518	$ 6,620,687
Investments:		
Certificates of Deposit	-	13,060,021
State Board of Administration pooled trust fund	-	5,597,381
Florida Municipal Investment trust	54,655	-
Repurchase agreements	18,772,018	25,619,581
Total investments	18,826,673	44,276,983
Total pooled cash and investments	$ 23,167,191	$ 50,897,670

All investments held in the primary government and component unit at September 30, 2020 have maturity dates less than one year.

A summary of investments held in pension trust funds as of September 30, 2020 is as follows:

	Fair Value Measurements		
	Level 1	Level 2	Level 3
U.S. Agencies	$ 25,757,859	$ -	$ -
Municipal Bonds	328,518	-	-
Certificates of Deposit	174,958	-	-
Corporate obligations	-	36,126,375	-
Common stock	11,461,964	-	-
Mutual funds-equity	130,174,999	-	-
Real estate trust L.P.	-	-	20,039,072
Common trust fund	-	-	935,263
Money market funds	3,563,137	-	-
	$ 171,461,435	$ 36,126,375	$ 20,974,335

NOTE D – CASH AND INVESTMENTS (CONTINUED)

	Investment Maturities in Years					
	under 1	1-5	6-10	10-20	over 20	total
U.S. Agencies	$ -	$ 1,925,887	$ 6,751,370	$ 2,420,852	$ 14,659,750	$ 25,757,859
Municipal Bonds	-	-	-	-	328,518	328,518
Certificates of Deposit	-	174,958	-	-	-	174,958
Corporate obligations	-	15,291,892	12,198,544	4,133,739	4,502,200	36,126,375
Common stock	11,461,964	-	-	-	-	11,461,964
Mutual funds-equity	130,174,999	-	-	-	-	130,174,999
Real estate trust L.P.	20,039,072	-	-	-	-	20,039,072
Common trust fund	935,263	-	-	-	-	935,263
Money market funds	3,563,137	-	-	-	-	3,563,137
	$ 166,174,435	$ 17,392,737	$ 18,949,914	$ 6,554,591	$ 19,490,468	$ 228,562,145

Credit Risk. State law limits investments in corporate notes to the top two ratings issued by nationally recognized statistical ratings organizations (NRSROs). It is the City's policy to limit its investments in these investment types to A or better, with a maximum 15% discretionary allocation to BBB by Standard and Poor's. Money Market securities rated A1/P1 by Standard and Poor's/Moody's are allowed. The City has certain investments in an unrated 2a7-like investment pool administered by the Florida League of Cities.

As of September 30, 2020, the pension plans had the following fixed income investments with corresponding credit ratings:

	Credit Rating	Amount
Corporate Bonds	A1	2,139,616
Corporate Bonds	A2	8,875,371
Corporate Bonds	A3	9,435,629
Corporate Bonds	Aaa	1,742,856
Corporate Bonds	Aa1	1,023,676
Corporate Bonds	Aa2	1,515,072
Corporate Bonds	Aa3	1,670,628
Corporate Bonds	Baa1	6,304,128
Corporate Bonds	Baa2	2,588,518
Corporate Bonds	not rated	830,881
		$ 36,126,375
Municipal Bonds	A2	$ 328,518

NOTE D – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy discourages long-term investments. For the City's pension plans, maturities are significantly longer. The pension system may invest in various mortgaged-backed securities, such as collateralized mortgage obligations. These securities are based on cash flows on underlying mortgages. Therefore, they are sensitive to prepayments by mortgagees, which may result from a decline in interest rates.

Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the city will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's pension funds consist of uninsured, unregistered investments held by a counterparty's trust department but not in the City's name.

Investments - The primary government, except for the Enterprise Fund and Expendable Pension Trust Funds, is authorized by Ordinance to invest in:

1. Local Governmental Surplus Trust Funds
2. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the City.
3. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions as may be required by contractual agreements when approved by the City Commission.
4. Negotiable direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by, the United States Government at the then prevailing price for such securities.
5. Repurchase Agreements, secured by the type of investment listed above, restricted as to acquisition, term, and market value.

The FPUA (a component unit) is authorized by resolution to invest in:

1. Local Government Surplus Trust Funds.
2. Negotiable direct obligations of the United States Government, or obligations, the principal and interest which are unconditionally guaranteed by the United States Government.
3. Obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U. S. Treasury, agencies, and instrumentalities.
4. Repurchase Agreements secured by the type of investment listed above, restricted as to acquisition, term and market value.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

5. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State, in national banks organized under the laws of the United States and doing business and situated in this State, in savings and loan associations which are under State supervision, or in federal savings and loan associations located in this State and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

6. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions insured by the FDIC.

7. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

The General Employees Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues.

2. Publicly traded Government, corporate, and agency bonds.

3. Publicly traded money market securities.

The Police Officers Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues. (Limited to holdings of less than five percent of any one entity's stock, and aggregate stock holdings of less than fifty percent of total plan assets.)

2. Publicly traded Government, corporate, and agency bonds.

3. Publicly traded money market securities.

4. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the Police Officers' Pension Trust Fund.

NOTE E - PROPERTY TAXES

The City's property tax is levied by St. Lucie County each November 1 on the assessed value listed as of the prior January 1 for real and personal property located in the City. Property taxes become a lien on the first day of the levy year and are due on or before March 31. Assessed values are established by the St. Lucie County Property Appraiser. The assessed value at January 1, 2020, upon which the 2019-2020 levy is based, was $2,562,069,386.

The City is permitted by State law to levy taxes of up to 10 mills of assessed valuation for the General Fund. Taxes are levied at 6.9 mills for the General Fund for the fiscal year ended September 30, 2020.

NOTE F - ACCOUNTS RECEIVABLE/NOTES RECEIVABLE

Accounts Receivable

Accounts receivable held by the primary government's enterprise funds and the FPUA (a component unit) are stated net of allowances for estimated uncollectibles of $15,639 for the marina, $27,235 for sanitation, $0 for storm water, $0 for golf course, and $681,117 the FPUA, respectively. The general fund accounts receivable is stated net of allowance for estimated uncollectibles of $8,223,950. No other allowance is provided for receivables held by governmental or fiduciary fund types because, in the opinion of management, all such accounts are collectible.

Notes Receivable

Notes Receivable is comprised of various down payment assistance loans as part of the City's redevelopment plan. The terms of the notes range from 5 to 30 years with interest rates from 0% to 5% based on the recipient's income level.

NOTE G - DUE FROM OTHER GOVERNMENTS

Amounts due from other governments include $409,462 from U.S. Department of Housing & Urban Development, $80,374 from Federal Department of Justice, $28,239 from the Florida Department of Law Enforcement, $113,331 from the Florida Division of Emergency Management, $738,530 from St. Lucie County, $62,460 from FEMA, $23,518 from Florida Attorney General, $72,500 from Florida Inland Navigation, $116,279 from Florida Department of Transportation, and $4,976 due from St. Lucie County Housing Authority.

NOTE H - CAPITAL ASSETS

Capital asset activity of the **primary government** for the year ended September 30, 2020 was as follows:

Governmental Activities:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 27,796,483	$ -	$ -	$ -	$ 27,796,483
Construction in Progress	412,850	374,691	-	(403,183)	384,358
Total capital assets, not being depreciated	28,209,333	374,691	-	(403,183)	28,180,841
Capital assets, being depreciated:					
Buildings	42,748,801	15,553	-	-	42,764,354
Improvements other than buildings	45,883,266	2,995,754	-	403,183	49,282,203
Equipment	19,572,458	2,180,763	(558,570)	55,044	21,249,695
Infrastructure	108,924,361	-	-	-	108,924,361
Total	217,128,886	5,192,070	(558,570)	458,227	222,220,613
Less accumulated depreciation for:					
Buildings	(16,750,200)	(885,011)	-	-	(17,635,211)
Improvements other than buildings	(25,206,800)	(931,793)	-	-	(26,138,593)
Equipment	(14,051,326)	(1,320,753)	555,763	(55,044)	(14,871,360)
Infrastructure	(85,726,276)	(1,191,945)	-	-	(86,918,221)
Total accumulated depreciation	(141,734,602)	(4,329,502)	555,763	(55,044)	(145,563,385)
Total capital assets, being depreciated, net	75,394,284	862,568	(2,807)	403,183	76,657,228
Total capital assets, net	$ 103,603,617	$ 1,237,259	$ (2,807)	$ -	$ 104,838,069

Depreciation expense charged to functions/programs of the **primary government** (governmental activities) for the year ended September 30, 2020 was as follows:

Governmental activities:

General government	$ 179,183
Public safety	697,319
Transportation	3,071,525
Economic environment	76,384
Culture and recreation	305,091
Total	$ 4,329,502

NOTE H - CAPITAL ASSETS (CONTINUED)

Business-type activities:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 674,008	$ -	$ -	$ -	$ 674,008
Construction in Progress	1,180,270	1,533,862	-	(1,135,025)	1,579,107
Total capital assets, not being depreciated	1,854,278	1,533,862	-	(1,135,025)	2,253,115
Capital assets, being depreciated:					
Buildings	17,903,077	-	-	-	17,903,077
Improvements other than buildings	102,926,308	2,649,080	-	1,135,025	106,710,413
Equipment	11,567,079	1,620,649	(153,306)	(55,044)	12,979,378
Total	132,396,464	4,269,729	(153,306)	1,079,981	137,592,868
Less accumulated depreciation for:					
Buildings	(9,523,161)	(585,408)	-	-	(10,108,569)
Improvements other than buildings	(27,726,454)	(2,600,266)	-	-	(30,326,720)
Equipment	(9,056,347)	(787,392)	153,306	55,044	(9,635,389)
Total accumulated depreciation	(46,305,962)	(3,973,066)	153,306	55,044	(50,070,678)
Total capital assets, being depreciated, net	86,090,502	296,663	-	1,135,025	87,522,190
Total capital assets, net	$ 87,944,780	$ 1,830,525	$ -	$ -	$ 89,775,305

Additions to accumulated depreciation and depreciation expense charged to functions/programs of the **primary government** (business-type activities) for the year ended September 30, 2020 was as follows:

Solid waste	$ 602,910
Marina	1,140,270
Stormwater	1,459,514
Golf course	140,756
Sunrise Theatre	546,904
Building Fund	82,712
Total	$ 3,973,066

NOTE H - CAPITAL ASSETS (CONTINUED)

Capital asset activity of the **FPUA** (a component unit) for the year ended September 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Utility Plant, not being depreciated:				
Land	$ 9,556,000	$ -	$ -	$ 9,556,000
Construction Work in Progress	17,483,427	16,951,494	(9,458,000)	24,976,921
Total Utility Plant, not being depreciated	27,039,427	16,951,494	(9,458,000)	34,532,921
Utility Plant, being depreciated:				
Transmission, distribution and collection systems	350,450,718	9,664,992	(264,000)	359,851,710
Equipment	56,613,000	1,802,000	(159,000)	58,256,000
Structures and improvements	40,972,000	56,000	(71,000)	40,957,000
Total Utility Plant being depreciated	448,035,718	11,522,992	(494,000)	459,064,710
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(200,599,377)	(10,191,214)	264,000	(210,526,591)
Equipment	(37,888,000)	(2,317,000)	159,000	(40,046,000)
Structures and improvements	(25,421,000)	(876,000)	71,000	(26,226,000)
Total accumulated depreciation	(263,908,377)	(13,384,214)	494,000	(276,798,591)
Total Utility Plant, being depreciated, net	184,127,341	(1,861,222)	-	182,266,119
Total Utility Plant, net	$ 211,166,768	$ 15,090,272	$ (9,458,000)	$ 216,799,040

Construction work in progress at September 30, 2020 consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection system, and gas distribution system.

The **FPUA** has entered into contracts for the construction or expansion of various system assets as follows.

	Project Total	Expended to Date	Remaining Commitment	Required Further Financing
Water	$ 2,994,000	$ 1,149,000	$ 1,845,000	None
Wastewater	1,491,000	592,000	899,000	None
Gas	20,000	5,000	15,000	None
Electric	1,185,000	372,000	813,000	None
Administration	354,000	339,000	15,000	None
	$ 6,044,000	$ 2,457,000	$ 3,587,000	

In addition, the component unit has entered into unit price contracts for the construction and renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2020, costs of $1,549,000 were authorized under these contracts, $1,373,000 has been spent, and authorized amounts of $176,000 remained.

NOTE I – LONG TERM OBLIGATIONS

Long-term liability activity of the **primary government** for the year ended September 30, 2020 was as follows:

	Beginning Balance 10/1/2019	Additions	Reductions	Ending Balance 9/30/2020	Amounts Due within One Year	Amounts Due after One Year
Governmental Activities:						
Notes, bonds payable, and loans:						
Revenue notes	$ 36,604,777	$ 12,302,111	$ 14,025,972	$ 34,880,916	$ 3,145,690	$ 31,735,226
Revenue bonds	23,030,111	-	1,925,111	21,105,000	1,660,000	19,445,000
Section 108 Loan	1,414,000	-	283,000	1,131,000	283,000	848,000
Unamortized items	3,363,751	-	440,953	2,922,798	-	2,922,798
	64,412,639	12,302,111	16,675,036	60,039,714	5,088,690	54,951,024
Capital lease payable						
Capital lease payable	1,674,225	1,635,073	560,821	2,748,477	788,549	1,959,928
Other Liabilities:						
Other post employment benefits	2,309,675	60,730	-	2,370,405	-	2,370,405
Net Pension Liability	11,183,533	428,497	-	11,612,030	-	11,612,030
Compensated absences	3,234,684	1,603,562	1,421,591	3,416,655	261,067	3,155,588
Total governmental activities	$ 82,814,756	$ 16,029,973	$ 18,657,448	$ 80,187,281	$ 6,138,306	$ 74,048,975
Business-type Activities:						
Notes, bonds payable, and capital leases:						
Revenue notes	$ 15,205,714	$ 1,979,820	$ 3,143,364	$ 14,042,170	$ 1,378,670	$ 12,663,500
Revenue bonds	3,225,000	-	-	3,225,000	-	3,225,000
Unamortized items	(145,163)	-	(66,041)	(79,122)	-	(79,122)
	18,285,551	1,979,820	3,077,323	17,188,048	1,378,670	15,809,378
Capital lease payable						
Capital lease payable	851,820	1,096,915	276,053	1,672,682	527,662	1,145,020
Other Liabilities:						
Other post employment benefits	417,007	24,320	-	441,327	-	441,327
Net Pension Liability	2,104,903	28,775		2,133,678	-	2,133,678
Compensated absences	566,412	298,732	280,987	584,157	79,176	504,981
Total business activities	$ 22,225,693	$ 3,428,562	$ 3,634,363	$ 22,019,892	$ 1,985,508	$ 20,034,384

Compensated absences	Beginning Balance 10/1/2019	Additions	Reductions	Ending Balance 9/30/2020
Governmental Activities:				
General Fund	$ 3,219,332	$ 1,586,441	1,407,440	$ 3,398,333
Community Development Block Grant	15,352	17,121	14,151	18,322
	$ 3,234,684	$ 1,603,562	$ 1,421,591	$ 3,416,655

The compensated absence liability, net pension liability and net other postemployment obligation attributed to governmental activities are being liquidated in the General Fund, and Community Development Block Grant.

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

Governmental Activities

The City has outstanding Revenue Bonds and Notes from direct borrowings and direct placements related to its governmental activities totaling $55,985,916. The outstanding Revenue Bonds and Notes, or borrowing facilities are secured by the respective revenues and/or pledged revenues subject to budget and appropriation. The City's governmental activity bonds and notes that are secured by a pledge to budget and appropriate legally available non-ad valorem revenues require that the City ensure that before any additional borrowing or debt is incurred, (i) that the City's adjusted revenue for the immediately preceding fiscal year is equal to at least 200% of the Maximum Bond Service Requirement on all Debt to be outstanding following the issuance of such new Debt and (ii) 100% of any amounts owed for Policy Costs (as defined in various resolutions of the City), (iii) No additional Debt may be issued without the prior written consent of all applicable bond insurers if any Policy Costs are past due and owing.

Governmental Activities Direct Placements

The City's Revenue bonds of $21,105,000 contain a provision defining the following events as a default: 1) failure to make payment, 2) dissolution, liquidation, or voluntary filing of bankruptcy, or 3) the City fails to perform any of the other covenants, conditions, agreements, and provisions contained in the bond or in the resolution. In the event of a default, which has not been remedied, after legal proceedings, pledged funds will be distributed.

$2,9353,000 Capital Improvement Revenue Refunding Bonds, Series 2010B-The Series 2010 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter, Chapter 159, Part VII, Florida Statutes, and Resolution No. 10-34 as supplemented for the purpose of (i) refunding all of the City's outstanding Capital Improvement Revenue Bonds, Series 1998, all of the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2001 and a portion of the City's outstanding Taxable Capital Improvement Revenue Refunding Bonds, Series 2008B (ii) financing the costs of issuance of the Series 2010 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2010 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Assured Guaranty municipal Corp.

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

The Series 2010 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2010 Bonds when due. Interest at 5.344% payable semi-annually and annual sinking fund installments ranging from 380,000 to 400,000 beginning in 2014 through September 1, 2022. Current portion of bond is 380,000.

$26,460,000 Capital Improvement Revenue and Refunding Bonds, Series 2019-The Series 2019 Notes were issued for the purpose of: (i) advance refund the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2015, (ii) financing the cost of designing, permitting, constructing, reconstructing and equipping a marina project (iii) finance the costs of issuance of the Series 2019 bonds.

The Series 2019 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2019 Bonds when due. Interest at 5%, is payable semi-annually and sinking fund installments ranging from $500,000 to $2,180,000 through September 1, 2038. Proceeds used to defease the Series 2015 Capital Improvement Revenue Refunding Note, and finance costs of a marina project. Current portion is $1,280,000.

This bond is split between Governmental activities (Original issue $23,235,000) and Business type activities (Original issue $3,225,000).

Governmental Activities Direct Borrowings

The City's outstanding notes from direct borrowing and direct placements related to governmental activities of $34,880,916 contains a provision defining events of default as the following: 1) failure to make payment, 2) The City fails to performs any of the other covenants, conditions, agreements, and provisions contained in the Note or the Agreement, 3) any proceedings are willfully instituted effecting a compromise between the City and its creditors for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statue now or hereinafter enacted, 4) an admission in writing of its inability to pay debts as become due, 5) bankruptcy, insolvency, or declaration a financial emergency, and 6) if any court assumes control of the City or a substantial part of its property for the relief or aid of debtors. Upon the occurrence of a default the notes shall bear interest at the default rate. Acceleration of payments is remedy for event 1 only for non-remedied defaults. Non-remedied defaults for events 2-6, allow Noteholders to pursue legal proceedings for specific performance of any covenant or agreement and recover all costs and expense for proceedings. These amounts are payable only from pledged revenues.

In addition to the above, the City's 2015 A&B note from direct borrowing and direct placement related to governmental activities, contain additional default events: a) a final judgement for the payment of money of $1,000,000 or more (only if insurance is not available to cover the judgement), b) long term public debt ratings fall below Baa2 for Moody's or BBB for Fitch, or Standards & Poor's, c) the failure to adopt a budget depositing incremental revenue into the Redevelopment Trust Fund, and d) any breach of representations or warranties. These notes contain the same non-remedied defaults with the addition of an acceleration of payment for event B, and events 3, 4, 5&6 above.

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

$20,000,000 Redevelopment Revenue Refunding Note, Series 2015A-The Series 2015 Notes were issued for the purpose of: (i) currently refunding the Fort Pierce Redevelopment Bonds, Series 2005 and advance refund the Fort Pierce Redevelopment Bonds, Series 2006 (ii) finance the costs of issuance of the Series 2015 notes.

The Series 2015 Notes and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues. Interest at 3.2%, payable semi-annually and sinking fund installments ranging from $1,145,000 to $1,615,000 through May 1, 2031. Proceeds used to refund the Fort Pierce Redevelopment Bonds, Series 2005 and 2006. Current portion is $1,145,000.

$11,055,000 Redevelopment Revenue Refunding Note, Series 2015 B-The Series 2015 Notes were issued for the purpose of: (i) currently refunding the Fort Pierce Redevelopment Bonds, Series 2005 and advance refund the Fort Pierce Redevelopment Bonds, Series 2006 (ii) finance the costs of issuance of the Series 2015 notes.

The Series 2015 Notes and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues. Interest at 3.2%, is payable semi-annually and sinking fund installments ranging from $630,000 to $905,000 through May 1, 2031. Proceeds used to refund the Fort Pierce Redevelopment Bonds, Series 2005 and 2006. Current portion is $630,000.

Taxable Capital Improvement Revenue and Refunding Notes, Series 2020 A & B-The Series 2020 Notes were issued for the purpose of: (i) currently refund the City's outstanding Capital Improvement Revenue Note, Series 2014, (ii) advance refund the City's outstanding Taxable Capital Improvement Revenue Note, Series 2016A and Capital Improvement Revenue Notes, Series 2016B & 2016C (iii) finance the costs of issuance of the Series 2020 bonds.

The Series 2020 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2020 Notes when due.

$4,324,598 Series 2020A Notes with interest at 3.055%, payable semi-annually and sinking fund installments ranging from $53,950 to $701,902 through September 1, 2031. Proceeds used to defease the Series 2014 and 2016 Capital Improvement Revenue Notes. Current portion is $0.

$2,640,970 Series 2020B Notes with interest at 3.055%, payable semi-annually and sinking fund installments ranging from $533,680 to $869,492 through September 1, 2023. Proceeds were used to defease the Series 2014 and 2016 Capital Improvement Revenue Notes. Current portion is $859,399.

$7,316,363 Capital Improvement Revenue and Refunding Notes, Series 2020C-The Series 2020 Notes were issued for the purpose of: (i) advance refund the City's outstanding Capital Improvement Revenue Refunding Note, Series 2018 (ii) finance the costs of issuance of the Series 2020 bonds.

The Series 2020 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2020 Notes when due. Interest at 1.264%, is payable semi-annually and sinking fund installments ranging from $700,976 to $734,572 through

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

September 1, 2030. Proceeds were used to defease the Series 2018 Capital Improvement Revenue Refunding Notes. The current portion is $700,976 (511,291 governmental activities portion).

This note is split between Governmental activities (Original issue $5,336,543) and Business type activities (Original issue $1,979,820).

Governmental activities bonds and notes outstanding at September 30, 2020, consist of the following:

	Purpose	Amount Issued	Amount Outstanding	Interest Rate	Maximum Annual Debt Svc.
Revenue Bonds:					
Taxable Capital Improvement Revenue Refunding Bonds, Series 2010B	Refunding	$ 2,935,000	780,000	5.34%	411,530
Fort Pierce Capital Improvement Revenue and Refunding Bonds, 2019	Refunding	$ 23,235,000	20,325,000	5.00%	2,299,250
		$ 26,170,000	$ 21,105,000		
Revenue Notes:					
Fort Pierce Redevelopment Revenue Refunding Notes,2015A	Refunding	$ 20,000,000	14,870,000	3.20%	1,666,680
Fort Pierce Redevelopment Revenue Refunding Notes,2015B	Refunding	$ 11,055,000	8,180,000	3.20%	933,960
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020A	Refunding	$ 4,324,598	4,324,598	3.055%	749,307
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020B	Refunding	$ 2,640,970	2,262,571	3.055%	896,663
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020C	Refunding	$ 5,336,543	5,243,747	1.26%	577,572
		$ 43,357,111	$ 34,880,916		
Other Direct Borrowings:					
Section 108 Loan Payable	*see note below*	$ 3,395,000	$ 1,131,000	2.70%	314,468

Section 108 Loan Payable-The City entered into a Loan Guarantee Assistance Contract with the Secretary of Housing and Urban Development in 2009, for the construction of a shopping center by a developer. The City then executed a mortgage receivable with the developer to ensure repayment of the debt. The Note Payable requires semi-annual interest payments at 2.7%. Annual principal payments begin in 2013 and continue to 2023. The loan is secured by future Community Development Block Grant funds in the event that the developer defaults. Current portion is $283,000.

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

Business-Type Activities

The City has outstanding Revenue Bonds and Notes from direct borrowings related to its business type activities totaling $17,267,170. The outstanding Revenue Bonds and Notes, or borrowing facilities are secured by the respective revenues and/or pledged revenues subject to budget and appropriation or a by the respective revenues from the operation of the related business-type activities.

The City's outstanding bonds of $3,225,000 and notes from direct borrowings related to business type activities of $4,702,170 contain the same provisions for events of defaults and remedies for non-remedied defaults as the direct borrowing and direct placements related to governmental activities. The City outstanding note from direct borrowings related to business type activities of $9,340,000, also contains the same provisions for default events, but acceleration of payment is not a remedy. Under this note from direct borrowings the only remedy for non-remedied defaults is to pursue legal proceedings for pledged revenues and expenses.

$3,225,000 Capital Improvement Revenue and Refunding Bonds, Series 2019-The Series 2019 Notes were issued for the purpose of: (i) advance refund the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2015, (ii) financing the cost of designing, permitting, constructing, reconstructing and equipping a marina project (iii) finance the costs of issuance of the Series 2019 bonds.

The Series 2019 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2019 Bonds when due. Interest at 5%, is payable semi-annually and sinking fund installments attributed to the marina, ranging from $500,000 to $575,000 through September 1, 2038. Current portion is $0.

$3,920,771 Capital Improvement Revenue Note, Series 2014- The Series 2014 Notes were issued for the purpose of: (i) financing the construction of improvements and rehabilitation of the city owned and operated marina (ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from net marina revenues and the half-cent sales tax sufficient to pay principal of and interest on the Series 2014 Notes when due. Interest at 3.19% is payable semi-annually and annual principal payments ranging from 268,985 to 346,491 beginning in 2016 through December 1, 2029. Proceeds used for construction costs related to the city owned marina. Current portion of note is 268,985.

13,745,000 Stormwater Revenue Refunding Note, Series 2016- The Series 2016 Notes were issued for the purpose of: (i) refunding the Stormwater Utility System Revenue Bonds Series 2002 and 2006 (ii) finance the costs of issuance of the Series 2016 notes.

The Series 2016 Notes and interest thereon are payable from and secured by a first lien and pledge upon the Stormwater revenues. Interest at 2.90% is payable semi-annually and sinking fund installments ranging from $740,000 to $1,095,000 through October 1, 2030. Proceeds were used to currently refund the 2002 and 2006 Stormwater Utility Revenue Bonds. The Current portion is $920,000.

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

$1,979,820 Capital Improvement Revenue and Refunding Notes, Series 2020C-The Series 2020 Notes were issued for the purpose of: (i) advance refund the City's outstanding Capital Improvement Revenue Refunding Note, Series 2018 (ii) finance the costs of issuance of the Series 2020 bonds.

The Series 2020 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2020 Notes when due. Interest at 1.264%, is payable semi-annually and sinking fund installments ranging from $189,685 to $197,026 through

September 1, 2030. Proceeds were used to defease the Series 2018 Capital Improvement Revenue Refunding Notes. The current portion is $189,685.

Business type activities bonds and notes outstanding at September 30, 2020, consist of the following:

	Purpose	Amount Issued	Amount Outstanding	Interest Rate	Maximum Annual Debt Svc.
Revenue Bonds:					
Fort Pierce Capital Improvement Revenue and Refunding Bonds, 2019	Refunding	$ 3,225,000	3,225,000	5.00%	596,750
Revenue Notes:					
Capital Improvement Revenue Note,2014A	Construction at Marina	$ 3,920,771	2,756,776	3.19%	354,781
Stormwater Utility Revenue Refunding Note,2016	Refunding	$ 13,745,000	9,340,000	2.90%	1,198,905
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020C	Refunding	$ 1,979,820	1,945,394	1.26%	214,275
		$ 19,645,591	$ 14,042,170		

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

Requirements to pay principal and interest on the **primary government's** obligations in each of the years/periods ending September 30, is as follows:

Governmental Activities:

	Revenue Bonds			Revenue Notes		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ 1,660,000	$ 1,050,780	$ 2,710,780	$ 3,145,690	$ 895,808	$ 4,041,498
2022	1,745,000	962,938	2,707,938	3,217,782	818,391	4,036,173
2023	1,410,000	885,000	2,295,000	3,303,477	1,105,092	4,408,569
2024	1,480,000	814,500	2,294,500	3,169,012	1,357,843	4,526,855
2025	1,545,000	740,500	2,285,500	3,237,628	1,279,213	4,516,841
2026-2030	9,010,000	2,459,500	11,469,500	16,233,377	4,178,348	20,411,725
2031-2032	4,255,000	321,750	4,576,750	2,573,950	135,272	2,709,222
	$ 21,105,000	$ 7,234,968	$ 28,339,968	$ 34,880,916	$ 9,769,967	$ 44,650,883

	Promissory Notes- Section 108 Loan		
	Principal	Interest	Total
2021	$ 283,000	$ 31,468	$ 314,468
2022	283,000	24,224	307,224
2023	283,000	16,583	299,583
2024	282,000	8,347	290,347
	$ 1,131,000	$ 80,622	$ 1,211,622

Business-Type Activities:

	Revenue Bonds			Revenue Notes		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ -	$ 96,750	$ 96,750	$ 1,378,670	$ 381,246	$ 1,759,916
2022	-	96,750	96,750	1,418,061	343,519	1,761,580
2023	-	96,750	96,750	1,458,947	304,634	1,763,581
2024	-	96,750	96,750	1,498,596	264,567	1,763,163
2025	-	96,750	96,750	1,534,753	223,329	1,758,082
2026-2030	-	483,750	483,750	6,753,143	494,246	7,247,389
2031-2035	1,545,000	438,300	1,983,300	-	-	-
2036-2038	1,680,000	101,700	1,781,700	-	-	-
	$ 3,225,000	$ 1,507,500	$ 4,732,500	$ 14,042,170	$ 2,011,541	$ 16,053,711

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

Defeasance of Revenue Bonds/Notes Payable

On June 3, 2020 the city advance refunded and defeased the Series 2018 Capital Improvement Revenue Refunding Bonds maturing on September 1, 2023 through September 1, 2031 amounting to $6,720,000 ($4,901,557 governmental activities and $1,818,443 business-type). The City deposited proceeds of $7,219,613 from Series 2020C Capital Improvement Revenue and Refunding Notes, in an irrevocable trust account and invested in direct obligations of the United States of America to allow for future payments of principal and interest until the redemption date of September 1, 2030 at a redemption price of 100%.

The difference in the cash flows of the old debt service compared to the new issue was a positive $373,648. The economic gain (difference between the present value of the net debt service payments of the refunded and refunding debt) was $353,135. The City refunded the issue to reduce debt service costs over the term of the loan.

On May 1, 2020 the city advance refunded and defeased the Series 2016A Taxable Capital Improvement Revenue Refunding Note and the Series 2016B & C Capital Improvement Revenue Refunding Notes maturing on August 1, 2020 through August 1, 2031 amounting to $2,455,000. The City deposited proceeds of $2,610,957 from Series 2020B Taxable Capital Improvement Revenue and Refunding Notes, in an irrevocable trust account and invested in direct obligations of the United States of America to allow for future payments of principal and interest until the redemption date of September 1, 2030 at a redemption price of 100%.

The difference in the cash flows of the old debt service compared to the new issue was a positive $49,202. The economic loss (difference between the present value of the net debt service payments of the refunded and refunding debt) was $20,151. The City refunded the issue to reduce debt service costs over the term of the loan.

On May 1, 2020 the city refunded and defeased on a current basis the Series 2014 Capital Improvement Revenue Bonds maturing on December 1, 2020 through December 1, 2028 amounting to $4,112,506. The City used proceeds of $4,247,454 from Series 2020A Capital Improvement Revenue Refunding Notes to currently defease the Series 2014 Bonds and pay certain costs incurred in connection with issuing the bonds.

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)

The difference in the cash flows of the old debt service compared to the new issue was a positive $91,061. The economic gain (difference between the present value of the net debt service payments of the refunded and refunding debt) was $204,328. The City refunded the issue to reduce debt service costs over the term of the loan.

In prior years, the city defeased certain outstanding Redevelopment Revenue Bonds payable from tax increment revenues. The city also defeased certain Sunshine Governmental Financing Commission Revenue Notes payable from Non-Ad Valorem Revenues appropriated in the City's annual budget. For each issue, the City deposited proceeds of the refunding bonds in an irrevocable trust account to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and liabilities for the defeased bonds are not included in the City's financial statements.

At September 30, 2020 the following bonds are considered defeased:

Bond Issue	Series	Beginning Balance 10-1-2019	Additions	Retirement	Ending Balance 9-30-2020
Capital Improvement Bonds	2001	$ 225,000	$ -	$ 110,000	$ 115,000
Redevelopment Revenue Bonds	2003	2,725,000	-	635,000	2,090,000
Capital Improvement Bonds	2008	21,015,000	-	1,135,000	19,880,000
Redevelopment Revenue Bonds	2006	12,880,000	-	735,000	12,145,000
Capital Improvement Revenue Refunding Bonds	2010	6,345,000	-	505,000	5,840,000
Capital Improvement Revenue Refunding Bonds	2015	25,345,000	-	1,595,000	23,750,000
Capital Improvement Revenue Refunding Notes	2016A	-	935,000	120,000	815,000
Capital Improvement Revenue Refunding Notes	2016B	-	680,000	50,000	630,000
Capital Improvement Revenue Refunding Notes	2016C	-	840,000	205,000	635,000
Capital Improvement Revenue Refunding Bonds	2018	-	6,720,000	70,000	6,650,000
		$ 68,535,000	$ 9,175,000	$ 5,160,000	$ 72,550,000

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)
Component Unit

Bond obligations and Direct placements payable of the FPUA (a component unit) as of September 30, 2020 are as follows:

	Business-type Activities
Revenue Bonds Payable at September 30, 2020 consist of:	
$10,223,254 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yield varying from 5.80% to 5.90%. The accreted value at September 30, 2020 is $19,371,000. The remaining principal to be paid totals $21,625,000 in annual amounts ranging from $4,335,000 to $4,340,000 through October 1, 2024.	19,371,000
$34,800,000 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 4.0% to 5.00% on the remaining annual principal amounts ranging from $1,360,000 to $7,285,000 through October 1, 2029.	31,025,000
Revenue Bonds Payable	50,396,000
Direct Placements Payable at September 30, 2020 consist of:	
$9,545,000 Utilities Revenue Bonds, Series 2016, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 2.14%. Theremaining annual principal amounts range from $308,000 to $3,451,000 through October 1, 2026.	$ 8,468,000
Total Revenue Bonds and Direct Placements	58,864,000
Less: Unamortized portion of bond premium and discounts	37,000
Current portion payable from restricted assets	6,015,000
	$ 52,812,000

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)
Component Unit

Bonds payable are reported net of any applicable discounts. Bond discounts are deferred and amortized over the life of the bonds using the effective interest method.

Unresolved events of default on direct placements for (a) failure to make payments of principal or interest, (b) dissolution or bankruptcy of FPUA, (c) defaults with the covenants, agreements or provisions of the bond resolution, or (d) if final judgement is rendered shall result in interest rates escalating to Prime plus 6% with and additional assessment of 6% on overdue amounts.

Long-term liability activity of the **FPUA** (a component unit) for the year ended September 30, 2020 was as follows:

	Balance 10/1/2019	Additions	Reductions	Balance 9/30/2020	Due within One Year
Revenue bonds	$ 54,947,000	$ 1,094,000	$ (5,645,000)	$ 50,396,000	$ 5,700,000
Direct Placement	8,776,000	-	(308,000)	8,468,000	315,000
Deferred Amounts	(42,000)	-	5,000	(37,000)	-
Net Pension Liability	11,606,000	-	(1,120,000)	10,486,000	-
Capital Leases	113,620	-	(28,731)	84,889	33,879
Other Liabilities:					
Compensated absences	2,211,000	1,619,000	(1,649,000)	2,181,000	-
Other Post Employment Benefits	989,000	344,000	(105,000)	1,228,000	
Total	$ 78,600,620	$ 3,057,000	$ (8,850,731)	$ 72,806,889	$ 6,048,879

Requirements to pay principal and interest on the **FPUA** (a component unit) obligations in each of the years/periods ending September 30, 2020 are as follows

	Revenue Bonds			Direct Placements		
	Principal	Interest	Total	Principal	Interest	Total
2021	$ 5,700,000	$ 1,410,000	$ 7,110,000	$ 315,000	$ 174,000	$ 489,000
2022	5,755,000	1,351,000	7,106,000	321,000	168,000	489,000
2023	5,810,000	1,288,000	7,098,000	328,000	161,000	489,000
2024	5,875,000	1,224,000	7,099,000	335,000	153,000	488,000
2025	5,940,000	1,154,000	7,094,000	343,000	146,000	489,000
2026-2030	23,630,000	2,904,000	26,534,000	6,826,000	74,000	6,900,000
2031-2032		-	-	-	-	-
	52,710,000	$ 9,331,000	$ 62,041,000	$ 8,468,000	$ 876,000	$ 9,344,000
Future accretion on capital appreciation bonds						
	(2,314,000)	2,314,000	-	-	-	-
	$ 50,396,000	$ 11,645,000	$ 62,041,000	8,468,000	$ 876,000	$ 9,344,000

NOTE I – LONG TERM OBLIGATIONS (CONTINUED)
Component Unit

Significant Bond Covenants for Utilities Revenue Bonds

The Series 1999, 2009, and 2016 bond issues provide that the Authority accumulate monthly 1/6 of the amount of all interest becoming due on the next semi-annual interest payment date, and 1/12 of the amount of principal which will become due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve, and debt service reserve subaccount funds with minimum requirements of $500,000, $900,000 and $5,457,000, respectively. These reserves are funded in the amounts of $500,000, $900,000, and $5,457,000, respectively, at September 30, 2020.

Redemption Options Prior to Maturity

The 2016 Utilities Refunding Bonds, maturing on October 1, 2026 with an interest rate of 2.14% are redeemable at any time at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1% of the principal balance multiplied by the number of years remaining or (ii) a "yield maintenance Fee".

The Series 2009 Bonds maturing in the year 2029 with an interest rate of 4.70% are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2014. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing in the year 2029 with an interest rate of 4.7%) are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2019 at par plus accrued interest to the redemption date.

NOTE J - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS

Advances

During the year ending September 30, 2015, the Section 108 Debt Service fund advanced approximately $1,090,000 to the Marina Fund to aid in the construction of new docks. Terms of the loan require 96 monthly payments of $12,903, including interest at 3%. At September 30, 2020, the long-term portion of the advance was $398,249.

During the year ending September 30, 2016, the Section 108 Debt Service fund advanced approximately $1,400,000 to the General Fund to aid in the construction of infrastructure improvements. Terms of the loan require 96 monthly payments of $16,421, including interest at 3%. At September 30, 2020, the long-term portion of the advance was $567,517.

The composition of interfund balances as of and for the year ended September 30, 2020, is as follows:

Receivable Fund	Payable Fund	Amount
General	Nonmajor	$ 119,970
General	Community Redevelopment Agency	22,691
General	Solid Waste	6,666
General	Marina	3,838
General	Stormwater	2,064,240
General	Golf Course	867,060
General	Sunrise Theatre	1,190,740
General	Building Fund	10,156
		$ 4,285,361

Due to/Due from other funds:

Amounts due to the General Fund include general and administrative charges and various reimbursements.

Due to the primary government and from the component units:

Receivable Entity	Payable Entity	Amount
General fund	FPUA	$ 260,836
Solid waste fund	FPUA	727,370
Storm Water fund	FPUA	307,997
Building fund	FPUA	775
		$ 1,296,978

NOTE J - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

Inter-fund transfers:

	General	Restricted Revenue Funds	Sunrise Theatre	Nonmajor Funds	Total
Transfers out:					
General	$ -	$ 1,862,508	$ -	$ 4,637,640	$ 6,500,148
Community Redev. Agency	3,263,585	-	450,000	2,537,640	6,251,225
Restricted Rev.	103,658		37,821		141,479
Solid Waste	934,031	-	-	-	934,031
Marina	250,000	-	-	-	250,000
Building	5,394	-	-	-	5,394
Nonmajor	-	-	-	2,085,737	2,085,737
	$ 4,556,668	$ 1,862,508	$ 487,821	$ 9,261,017	$ 16,168,014

Transfers into the Nonmajor funds were for debt service payments made from the various debt service funds. The transfer into the Sunrise Theatre from the Community Redevelopment Agency special revenue fund and Restricted Fund were to provide support for operations and capital expenses, respectively. The General Fund received a transfer from the Community Redevelopment Agency Fund to subsidize redevelopment district projects and related debt. The General Fund also received an annual transfer from the Solid Waste Fund, Marina Fund, and Building Fund.

NOTE K - TRANSACTIONS WITH COMPONENT UNITS

Fort Pierce Utilities Authority (a discretely presented component unit)

Transactions occur throughout the year in the ordinary course of operations between the City and the Fort Pierce Utilities Authority (FPUA) (a proprietary fund and component unit of the City). A summary of significant transactions follows:

Vehicle Maintenance - The City charges the FPUA, on a monthly basis, for fuel used by FPUA vehicles.

Non-metered and Metered Service Charges - The FPUA bills the City, on a monthly basis, for all nonmetered and metered services.

Charges to City residents for sanitation and utility taxes are included on the FPUA's monthly billing statements to customers as a service to the City. The FPUA acts only as an agent with all cash collections relating to the charges forwarded directly to the City. The City is charged $187,200 annually by the FPUA for performance of these services.

NOTE K - TRANSACTIONS WITH COMPONENT UNITS(CONTINUED)

Total charges to the City for nonmetered and metered services for the year ended September 30, 2020, were approximately $1,616,000. Total disbursements made to the City by the FPUA, including payments of utility tax and sanitation charges collected during year ended September 30, 2020, were approximately $11,139,000. Amounts receivable from the FPUA at September 30, 2020 were approximately $1,248,000.

The Fort Pierce City Charter, Article XII, Section 178, provides that each year the Utility Authority shall pay to the City of Fort Pierce a sum equal to six percent of gross revenues derived from the operation of the utilities for the preceding fiscal year. The city commission, by majority vote, may agree to accept a lesser percentage. For purposes of this section the Charter defines gross revenues as all income derived from retail sales of electricity, gas, and wastewater disposal; wholesale and retail sales of water; gains on sales of assets, interest, rents, royalties, dividends, and management fees. Where a power cost adjustment or purchase gas adjustment is utilized, gross income shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment. For the year ended September 30, 2020, the amount transferred to the General Fund under this provision was $6,276,000.

NOTE L - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program mainly encompasses obtaining property and liability insurance through commercial insurance carriers. During the year ended September 30, 2020, the City paid premiums of approximately $2,790,827 to commercial insurance carriers for provisions of various liability, property, casualty and workers compensation insurance. The City has various deductible amounts ranging from $500 to $25,000 on various policies. At year-end, the City did not have any significant claims, and past claims have not exceeded insurance coverage in any of the past three years. There were no significant changes in coverage retention, or limits during the fiscal year. The General Fund handles property claims for the City and absorbs the loss for any amounts below the deductible amounts.

The City contracted with Blue Cross and Blue Shield of Florida for health insurance for its employees, effective June 1, 2008. Prior to June 1, 2008, the City was a self-insurer for the health and accident claims of its employees. The City closed the Internal Service Fund as of September 30, 2009 and accordingly, no current claims liability is reported.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS

The City participates in two retirement and benefit plans. The General Employees' Retirement and Benefit System covers all primary government and component unit employees. The Municipal Police Officers' Retirement Trust Fund covers the City's police officers. The City and The Utilities Authority, a component unit, offer a Deferred Retirement Option Plan (DROP).

Currently an annual actuarial evaluation is performed for both Plans. The most recent actuarial valuations were performed for the year ended September 30, 2020. Other information regarding contributions and funding progress is included as supplementary information to this report.

The City accounts for both plans as pension trust funds; therefore, they are accounted for in substantially the same manner as proprietary funds with an economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions and contributions from other entities are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with terms of the plans. Plan assets are valued at fair market value for financial statement purposes.

The defined benefit plans do not issue stand-alone financial reports and are not included in any other retirement system's or entity's financial report. Financial statements for the individual pension plans are presented below since separate GAAP financial reports have not been issued for the individual plans.

Below is a summary of all pension related items in the aggregate across governmental, business-type and component unit activities. Details related to these items are presented separately for each plan on the following pages.

	Net Pension Liability	Deferred Outflows	Deferred Inflows	Pension Expense
Municipal Police Officers' Retirement Trust Fund	1,157,043	1,084,749	271,682	326,085
General Employee Retirement and Benefit System (City Portion)	12,588,665	2,242,078	286,177	4,119,213
Subtotal	13,745,708	3,326,827	557,859	4,445,298
General Employee Retirement and Benefit System (FPUA Portion)	10,485,991	1,504,894	673,797	3,431,185
Total	24,231,699	4,831,721	1,231,656	7,876,483

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

The General Employees' Retirement and Benefit System

Plan Description

The General Employees' Retirement and Benefit System (the System) is a cost-sharing multiple-employer PERS defined benefit plan administered by the City covering all municipal employees, including the Fort Pierce Utilities authority employees (FPUA). The System does not issue a stand-alone financial report but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all full-time employees of the City, who are eligible upon employment.

Upon retirement, members are entitled to an annual retirement benefit, payable for life, of total service times 3.0% of final average salary, based upon the highest five consecutive years of the last ten years for General Employees and Utilities Authority.

Plan Changes effective for October 1, 2012

For members hired prior to October 1, 2012:

- Benefits vest 100% after five years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Payments for unused sick/vacation time are limited to the September 30, 2012 balance.
- Maximum pension benefit paid is $100,000 per year.

Plan Changes effective for October 1, 2018 (retroactive change)

For members hired after October 1, 2012:

- Benefits vest 100% after five years of service.(10 year of service before retroactive change)
- Overtime hours included in compensation are limited to 300 hours per year.
- Maximum pension benefit paid is the lesser of $100,000 or 75% of final five year average.

Police receive 3.0% of final average salary, based upon the highest five years out of the last ten years. (Optional benefit forms are available on an actuarial equivalent basis.) The system also provides death and disability benefits. These benefit provisions and all other requirements are established and may be amended by State Statute and City ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Retirement Board with the approval of the City Commission.

Funding Policy

Per City Code Section 2-279 and 2-280, the City and FPUA employees are required to contribute 5.16% and 6.16% respectively of their annual salary to the System whether or not they are subject to collective bargaining. The employer is required to contribute actuarially determined amounts which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

The System funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are designed to accumulate sufficient

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

assets to pay benefits when due. The normal cost and actuarial accrued liability are determined using an attained age actuarial funding method. Unfunded actuarial accrued liabilities are being amortized at a level percent of payroll over periods of 1-30 years.

Membership

At September 30, 2020**,** the Plan's membership consisted of: (1) 534 retirees and beneficiaries currently receiving benefits and 40 terminated employees entitled to benefits but not yet receiving them; (2) 324 vested active employees; and (3) 246 non-vested active employees.

Benefits

The plan provides retirement, termination, disability, and death benefits to all full time employees.

Normal Retirement- Eligibility occurs at 25 years of service regardless of age, or at age 60 (55 for police officers) with 5 years of service. Retirees receive of 3% of final average salary times total service with a maximum of $100,000 per year.
Non-Duty Disability Retirement- Benefits occur after 5 years of service; computed as a normal retirement based upon service and final average salary at date of disability.
Duty Disability Retirement- No service requirement; computed as a normal retirement based upon service projected to the end of the duty disability period and final average salary at the time of disability.
Non-Duty Pre-Retirement Death Benefit- Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.
Duty Pre-Retirement Death Benefit- No age of service requirement benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.
Deferred Retirement Option Plan- Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

Contributions

For the Three years ended 2018, 2019 and 2020, employer contributions to the Plan, all made in accordance with actuarially determined requirements, were $4,909,654, $5,240,707 and $5,343,484 which was 16.27%, 16.20% and 16.10% respectively, of annual covered payroll.

The total payroll for employees covered by the System for the year ended September 30, 2020 was $33,184,229 which includes $15,814,510 for Fort Pierce Utilities Authority employees. One hundred percent of required contributions were actually made for 2018, 2019 and 2020.

Pension Payable

At September 30, 2020, the City reported payable's to the pension for their final payroll of the fiscal year of $125,408 (including member contributions of $43,521) for the City and the final payroll of the fiscal year $95,736 (including member contributions of $26,071) for FPUA.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Investments

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2020 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	26%	4.75%	1.24%
Small/Mid Cap Equity	12%	5.00%	0.60%
Global Ex-US Equity	25%	5.00%	1.25%
Domestic Fixed Income	27%	5.00%	0.14%
Real Estate	10%	4.00%	0.40%
	100%		3.63%

For the year ended September 30, 2020, the annual money-weighted rate of return, net of investment expenses was 9.61%.

Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources

At September 30, 2020, the City and Fort Pierce Utilities Authority (FPUA) reported their proportional share of the following:

	City	Component Unit FPUA
Net Pension Liability	12,588,665	10,485,991
Employer Allocation Percentage	54.56%	45.44%
Proportional Share of Plan Pension Expense	4,119,213	3,431,185

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

The City and FPUA reported proportional shares of deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Primary Government:		
Difference between Expected and Actual Experience	1,244,499	286,177
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	229,293	-
Change of Assumptions	332,867	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	435,419	-
	2,242,078	286,177
Component Unit-FPUA:		
Difference between Expected and Actual Experience	1,036,632	238,378
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	190,994	-
Change of Assumptions	277,268	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	-	435,419
	1,504,894	673,797
	3,746,972	959,974

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

	Net Deferred Outflows of Resources		
Year Ending September 30	City	Component Unit FPUA	Total
2021	478,245	113,238	591,483
2022	582,834	234,958	817,792
2023	1,168,618	768,884	1,937,502
2024	(273,796)	(285,983)	(559,779)
Thereafter	-	-	-
TOTAL	$ 1,955,901	$ 831,097	$ 2,786,998

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions

The annual required contribution for the current year was determined as part of the September 30, 2020 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	Actuarily determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are reported.
Actuarial cost method	Individual Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2018
Asset valuation method	4-year smoothed market
Wage Inflation	4.0%
Salary increases	General & Utilities Authority; 4.0% to 6.5%, including inflation Police; 4.2% to 8.0%
Investment rate of return	7.75%
Long-term municipal bond rate	2.41%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition.
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cummulative actuarial gains and losses since 1995 are positive. Because the cummulative gains and losses are (38.5) million, the COLA provision is assumed to not operate for the indefinite future.

Notes:There were no changes in plan provisions or actuarial assumptions during the year.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Discount Rate

A single discount rate of 7.75% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.75%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of Pension Liability

The following presents the City's proportional share of the plan's net pension liability, calculated using a single discount rate of 7.75%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

Sensitivity of the Net Pension Liability to the Single Discount Rate Assumption

	1% Decrease 6.75	Current Single Discount Rate Assumption 7.75	1% Increase 8.75
Total Pension Liability	$ 265,078,535	$ 238,525,403	216,063,146
Net Position Restricted for Pensions	215,450,747	215,450,747	215,450,747
Net Pension Liability	$ 49,627,788	$ 23,074,656	$ 612,399
Primary Government	$ 27,075,055	$ 12,588,662	$ 334,102
Component Unit-FPUA	22,552,733	10,485,991	278,297
	$ 49,627,788	$ 23,074,653	$ 612,399

Municipal Police Officers' Retirement Trust Fund

Plan Description

The Municipal Police Officers' Retirement Trust Fund (the Fund) is a single employer defined benefit plan administered by the City for the benefit of its police officers. The Fund is established under the provisions of Chapter 185 Florida Statutes. The Fund does not issue a stand-alone financial report, but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all certified police officers of the City, who are eligible upon employment.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Police officers with ten or more years of continuous service with the police department are eligible for benefits. On April 15, 1985, the Fort Pierce City Commission approved an amendment to the benefit provisions of the Pension Trust. Prior to the amendment, all police officers who were eligible for benefits had the option to accept a lump sum in cash or the purchase of an annuity equal to the value of the lump sum payment at the date of retirement.

The amendment allows lump sum payments only to participants hired prior to December 17, 1984.

These benefit provisions and all other requirements are established and may be amended by State Statute and City Ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Police Retirement Board with approval by the City Commission.

Membership

As of September 30, 2020, Plan membership consisted of: (1) 45 retirees and beneficiaries currently receiving benefits and 1 terminated employees entitled to benefits but not yet receiving them; (2) 35 vested active employees; and (3) 71 non-vested active employees.

Funding Policy

Contribution requirements for the Plan are established and may be amended by State law and City ordinance. Contributions for the Plan are financed principally by contributions from the State of Florida, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of City of Fort Pierce, as provided under provisions of Chapter 185, Florida Statutes. Current year contributions to the plan from the State of Florida were $412,335. The revenue and corresponding expense are recorded in the general fund. In accordance with City Code Section 2-389 each Plan member is required to make contributions of 7% of their salaries to the Plan. The funding policy for the Plan is actuarially determined in that an annual actuarial valuation is made to determine if State and employee contributions are sufficient to fund the Plan. The City is not required to contribute in any way to the Plan. Administrative costs are financed through investment earnings.

The actuarial valuation as of September 30, 2020 found anticipated revenues to be sufficient to fund the current year benefits provided by the Plan in accordance with the provisions of Chapter 185, Florida Statutes.

Benefits

The plan provides retirement, termination, disability, and death benefits to all full time police officers.

Normal Retirement- Benefits occur at age 55 with 10 years of service, or 25 years of service. Retirees receive the greater of 2% of final average salary times total service with a maximum of $1,000 per month, or 1% of final average salary times credited service up to 30 years.
Early Retirement-Benefits occur at age 45 with 10 years of service. Retirees receive 2% of final average salary times total service, with a maximum benefit of $1,000 per month. The pension is reduced by 3% for each complete year retirement age precedes 55.
Disability Retirement- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefit the member accrued as of the date of disability.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Pre-Retirement Death Benefit- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefits to which the deceased member would have been entitled at normal retirement age.

Deferred Retirement Option Plan- Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The monthly pension is calculated with normal retirement based on frozen years of service and final average salary at the time the member elects to participate in DROP.

Pension Payable

At September 30, 2020, the City reported a payable to the police pension related to employee contributions of $16,127 withheld from the City's final payroll of the fiscal year.

Investments

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2020 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	15%	8.60%	1.30%
Small/Mid Cap Equity	14%	9.10%	1.30%
Global Ex-US Equity	15%	3.70%	0.60%
Domestic Fixed Income	25%	3.30%	0.80%
MLP	6%	6.40%	0.40%
High Yield	6%	6.40%	0.40%
Convertible Bonds	8%	7.90%	0.60%
REITS	5%	7.90%	0.40%
Real Estate	5%	5.00%	0.20%
Cash	1%	0.50%	0.00%
	100%		6.00%

For the year ended September 30, 2020, the annual money-weighted rate of return, net of investment expenses was 6.95%.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources

At September 30, 2020, the City reported a liability of $1,157,043 for its share of the net pension liability. The net pension liability was measured at September 30, 2020 with an actuarial valuation date of September 30, 2020.

For the year ended September 30, 2020, the city recognized pension expense of $326,085. The City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between Expected and Actual Experience	690,244	204,856
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	339,061	-
Change of Assumptions	55,444	66,826
Total Deferred Outflows/Inflows of Resources	1,084,749	271,682

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

Year Ending September 30	Net Deferred Outflows of Resources
2021	169,254
2022	221,032
2023	191,675
2024	109,904
2025	53,755
Thereafter	67,447
TOTAL	$ 813,067

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Net Pension Liability and Plan Fiduciary Net Position

The components of the net pension liability and plan fiduciary net position of the City at September 30, 2020, were as follows:

Total Pension Liability:		
Service cost	$	582,493
Interest		1,206,126
Benefit change		-
Difference between actual & expected experience		
experience		508,292
Assumption changes		65,004
Benefit payments		(719,495)
Refunds		(164,491)
Net Change in Total Pension Liability		1,477,929
Total Pension Liability-Beginning		16,495,725
Total Pension Liability-Ending (a)	$	17,973,654
Plan Fiduciary Net Position:		
Contributions-employer	$	-
Contributions-employer (from state)		412,335
Contributions-Employee(Including buyback contributions)		536,158
Net investment income		1,018,217
Benefit payments		(719,495)
Refunds		(164,491)
Administrative expense		(39,627)
Other		-
Net Change in Plan Fiduciary Net Position		1,043,097
Plan Fiduciary Net Position-Beginning		15,773,514
Plan Fiduciary Net Position-Ending (b)	$	16,816,611
Net Pension Liability-Ending (a) - (b)		1,157,043

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions

The annual required contribution for the current year was determined as part of the September 30, 2019 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	September 30, 2019
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	22 years (single equivalent amortization period)
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5% depending on completed years of service including inflation
Investment rate of return	7.00%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	PUB-2010 Headcount Weighted Safety Healthy Employee Mortality Table(for pre-retirement mortality) and the PUB-2010 Headcount Weighted Safety Healthy Retiree Mortality Table(for postretirement mortality), with seperate rates for males and females and ages set forward one year, with mortality improvements projected for all future years after 2010 using Scale MP-2018. For males, the base mortality rates for both pre-retirement and post retirement mortality are based on the Below Median Healthy tables. These are the same rates currently in use for Special Risk Class members of the Florida Retirement System(FRS). Florida Statutes Chapter 112.63(1)(f) mandates the use of the mortality tables used in either of the two most recently published actuarial valuation reports of FRS.

Discount Rate

A single discount rate of 7% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on pension plan investments of 7%. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments (7%) was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of Pension Liability

The following presents the plan's net pension liability, calculated using a single discount rate of 7%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

1% Decrease 6.00%	Current Single Discount Rate Assumption 7.00%	1% Increase 8.00%
$ 3,380,053	$ 1,157,043	$ (691,731)

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

City of Fort Pierce, Florida
COMBINING STATEMENT OF
FIDUCIARY FUNDS NET POSITION
September 30, 2020

	Pension Trusts		
	General Employees	Police Officers	Total
ASSETS			
Cash and cash equivalents	$ 2,701,486	$ 382,779	$ 3,084,265
Investments, at fair value:			
U.S. Government Securities	24,107,381	1,650,478	25,757,859
Mutual Funds	119,260,909	10,914,090	130,174,999
Municipal Bonds	328,518	-	328,518
Certificates of Deposit	-	174,958	174,958
Common Stock	11,461,964	-	11,461,964
Corporate Bonds	34,409,420	1,716,955	36,126,375
Real Estate Trust L.P.	20,039,072	-	20,039,072
Common Trust Fund	-	935,263	935,263
Money Market	2,549,311	1,013,826	3,563,137
Total investments	212,156,575	16,405,570	228,562,145
Total cash and investments	214,858,061	16,788,349	231,646,410
Accounts receivable	205,017	16,127	221,144
Accrued interest receivable	401,763	13,172	414,935
Total assets	$ 215,464,841	$ 16,817,648	$ 232,282,489
LIABILITIES			
Accounts payable and accrued liabilities	$ 14,094	$ 1,037	$ 15,131
NET POSITION-RESTRICTED FOR PENSION BENEFITS	$ 215,450,747	$ 16,816,611	$ 232,267,358

NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

City of Fort Pierce, Florida
COMBINING STATEMENT OF CHANGES
IN FIDUCIARY FUNDS NET POSITION
Year ended September 30, 2020

	Pension Trusts		
	General Employees	Police Officers	Total
ADDITIONS			
Contributions			
Employer	$ 5,343,484	$ -	$ 5,343,484
Employees	1,870,451	536,158	2,406,609
State-via the general fund	-	412,335	412,335
Total contributions	7,213,935	948,493	8,162,428
Investment income			
Interest	2,096,248	74,794	2,171,042
Dividends	1,450,854	353,166	1,804,020
Net appreciation (depreciation) in fair value of investments	16,466,665	656,598	17,123,263
Total investment income	20,013,767	1,084,558	21,098,325
Investment expenses	(748,683)	(66,340)	(815,023)
Net investment income	19,265,084	1,018,218	20,283,302
Total increases	26,479,019	1,966,711	28,445,730
DEDUCTIONS			
Retirement benefits paid	14,749,738	719,495	15,469,233
Refunds of employee contributions	409,856	164,491	574,347
Administrative expenses	241,930	39,627	281,557
Insurance expense	20,651	-	20,651
Total deductions	15,422,175	923,613	16,345,788
Net Increase (Decrease)	11,056,844	1,043,098	12,099,942
NET POSITION-RESTRICTED FOR PENSION BENEFITS			
Beginning of year	204,393,903	15,773,513	220,167,416
End of year	$ 215,450,747	$ 16,816,611	$ 232,267,358

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS

In addition to providing pension benefits, the City provides certain health care and life insurance benefits for retired employees. Substantially all of the City's employees may become eligible for those benefits if they reach normal retirement age while working for the City. The primary government recognizes the costs associated with providing these benefits as premiums are paid. The FPUA (a component unit) recognizes the cost as it is incurred. Premiums paid by retirees for the primary government and for the FPUA total approximately $278,370 and $223,000, respectively.

Section 112.0801, Florida Statutes, as amended by Sections 1 and 2 of Chapter 87-373, Laws of Florida, requires all public employers to allow their retirees to participate in the same health group plan or self-insurance plan offered to their active employees.

Plan Description

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retiree's are charged the same rate by the insurance company as active employees. Premiums charged by the insurance company are a blended rate based on the experience of younger active employees and older retired employees. Since retirees actually have higher costs yet pay the same rate as younger active employees, the city actually subsidizes the cost of the retirees' health insurance coverage.

Funding Policy

As of September 30, 2020, the most recent actuarial measurement date, the city's and FPUA's plans were unfunded.

Membership

At September 30, 2020**,** the City's Plan membership consisted of: (1) 51 retirees and beneficiaries, and (2) 308 active employees. At September 30, 2020, the FPUA's Plan membership consisted of: (1) 49 retirees and beneficiaries, and (2) 267 active employees.

OPEB Liabilities, OPEB Expense and Deferred Outflows and Inflows of Resources

At September 30, 2020, the City and FPUA reported an OPEB liability of $2,811,732, and $1,227,936. The net OPEB liability was measured at September 30, 2020 with an actuarial valuation date of September 30, 2018.

For the year ended September 30, 2020, the city and FPUA recognized OPEB expense of $250,594, and $62,386, respectively.

	Primary Government	Component Unit FPUA
OPEB Expense:		
Service Cost	$ 122,692	$ 29,458
Interest on the Total OPEB Liability	75,171	32,928
Recognition of Outflow(Inflow) of of Resources Due to Liabilities	52,731	-
	$ 250,594	$ 62,386

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

Recognition of Deferred Outflows and Inflows of Resources

Differences between expected and actual experience and changes in assumptions are recognized in OPEB expense using a systematic and rational method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with OPEB through the OPEB plan (active employees and inactive employees) determined as of the beginning of the measurement period. At the beginning of the current measurement period, the expected remaining service lives of all active employees in the plan was approximately 2,680 years. Additionally, the total plan membership (active employees and inactive employees) was 359. As a result, the average of the expected remaining service lives for purposes of recognizing the applicable deferred outflows and inflows of resources established in the current measurement period is 7.4649 years.

The City and FPUA reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Primary Government:		
Difference between Expected and Actual Experience	101,922	-
Change of Assumptions	237,685	45,794
	339,607	45,794
Component Unit-FPUA:		
Difference between Expected and Actual Experience	95,271	29,299
Change of Assumptions	243,641	-
Difference between Expected and Actual Experience	-	-
	338,912	29,299

Deferred outflows and inflows of resources by year to be recognized in future OPEB expenses:

	Net Deferred Outflows of Resources	
Year Ending September 30	Primary Government	Component Unit FPUA
2021	52,731	49,603
2022	52,731	49,603
2023	52,731	49,603
2024	52,731	49,603
2025	56,317	56,036
Thereafter	26,572	55,165
TOTAL	$ 293,813	$ 309,613

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

Net OPEB Liability

	Primary Government	Component Unit FPUA
Total OPEB Liability:		
Service cost	$ 122,692	$ 29,458
Interest	75,171	32,928
Benefit change	-	-
Difference between actual & expected experience	-	-
Assumption changes	(3,721)	281,710
Benefit payments	(109,092)	(105,378)
Net Change in Total OPEB Liability	85,050	238,718
Total OPEB Liability-Beginning	2,726,682	989,218
Total OPEB Liability-Ending (a)	$ 2,811,732	$ 1,227,936
Covered Payroll	16,903,846	17,191,000
Net OPEB Liability as a Percentage of Covered Employee Payroll	16.63%	7.14%

Actuarial Assumptions and Methods

Valuation date	September 30, 2018
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll,open 30-year period
Wage Inflation	2.5%
Salary increases	General : 4.0% to 6.5%, including inflation Police; 4% to 8%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Health Care Trend Rates	Trend starting at 9.0% and gradually decreasing to an ultimate trend rate of 4.0%
Aging Factors	Based on the 2013 SOA Study "Health Care Costs-From Birth to Death"
Expenses	Administrative expenses are included in the premium costs
Notes	There were no benefit changes during the year. Assumption changes include: 1) resetting the trend, 2) adjusting the single discount rate from 2.75% to 2.41%, 3) updates to the election assumption, and 4) the removal of a 2% excise tax load.

NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS (CONTINUED)

Discount Rate

For plans that do not have formal assets, the discount rate should equal the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date. For the purpose of this valuation, the municipal bond rate is 2.41% (based on the daily rate closest to but not later than the measurement date of the Fidelity "20-Year Municipal GO AA Index"). The discount rate was 2.41% as of the prior measurement date.

Sensitivity of Total OPEB Liability

Regarding the sensitivity of the total OPEB liability to changes in the discount rate, the following presents the plan's total OPEB liability, calculated using a discount rate of 2.41%, as well as what the plan's total OPEB liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

Sensitivity of the Total OPEB Liability to the Discount Rate Assumption

1% Decrease	Current Single Discount Rate Assumption	1% Increase
1.41	2.41	3.41
$ 3,109,982	$ 2,811,732	$ 2,565,429

Regarding the sensitivity of the total OPEB liability to changes in the healthcare cost trend rates, the following presents the plan's total OPEB liability, calculated using the assumed trend rates as well as what the plan's total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher:

Sensitivity of Total OPEB Liability to Healthcare Cost Rate Assumption

1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
$ 2,519,626	$ 2,811,732	$ 3,186,812

NOTE O - DEFERRED COMPENSATION PLAN

The primary government (the City) and the component unit (the Authority) offer employees a deferred compensation Plan created in accordance with Internal Revenue Code Section 457. The Plan, available to all employees, permits them to defer a portion of their salary until future years. The deferred compensation assets are not available to employees until termination, retirement, death, or unforeseeable emergency.

During the year ended September 30, 1997, the assets in the plan were transferred into trust funds. The assets are protected by the trust agreement from any claims on the employer and from any use by the employer other than paying benefits to employees and their beneficiaries in accordance with the plan. In accordance with GASB Statement No. 32, the plan's assets and related liability were removed from the City and the Authority balance sheets as of September 30, 1997.

NOTE P - CONTRACT COMMITMENTS

FPUA, the "Authority" (a component unit)

FMPA All-requirements Power Supply Project

As of January 1, 1998, the Authority became a participant in Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). The Authority has agreed to purchase all capacity and energy necessary for their electric system from FPMA's ARP during the term of the contract. The contract is a 30 year evergreen, automatically renewing on October 1 of each year unless notification is provided one year prior to the automatic extension date.

Prior to being involved in the ARP, the Authority had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. The Authority's resources which have been assigned include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. (See below). The contracts related to the St. Lucie Project, detailed below, have not been assigned; however, as of January 1, 1998, the Authority's share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

FMPA St. Lucie Project

The Authority has entered into agreements with the Florida Municipal Power Agency (FMPA), of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy and transmission services from Florida Power & Light Company's St. Lucie Unit No. 2 (the Unit), which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement in St. Lucie Unit No. 1, located on the same site. Pursuant to a Power Sales Contract and a Project Support Contract, the Authority has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year the excess or deficiency of payments related to actual cost is calculated and applied to the monthly statements from FMPA to the Authority.

NOTE P - CONTRACT COMMITMENTS(CONTINUED)

The Power Sales Contract will remain in effect until the latest of (i) the date principal of, premium, if any, and interest on all bonds of the Unit have been paid or funds are set aside for the payment thereof, (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement or FMPA's interest in the Unit is terminated pursuant to the Participation Agreement or otherwise disposed of, or (iii) the date all obligations or FMPA under the Participation Agreement have been paid, performed or provided for.

In any month when electric capacity, energy, or transmission services are not made available to the Authority, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by the Authority. Total cost included in operating expenses for the year ended September 30, 2020 is $7,136,000. The Authority is committed under the agreements to payments totaling $7,056,000 for the year ending September 30, 2020.

Florida Gas Transmission

The Authority executed an All Requirements Gas Service Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, the Authority is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to the Authority. This agreement will remain in effect until cancelled by the Authority.

On July 3, 2012, the Authority acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until cancelled by the Authority. In fiscal 2016, additional firm capacity was made available from FGT and the Authority exercised rights to obtain this capacity. An additional 96,800 MMbtu of capacity was obtained. With the additional capacity, the amount of Sunrise capacity was reduced by 45,300 MMbtu via a revised interlocal agreement with the City of Sunrise. In fiscal 2021, FPUA will be entitled to firm capacity of 566,412 MMBtu, and will commit to purchase 192,905 MMBtu of natural gas at a cost of $480,000. The amounts purchased under these contracts for fiscal 2020 and fiscal 2019 were $1,330,000 and 1,717,000, respectively.

FMPA Treasure Coast Energy Center

The Authority has entered into an agreement with FMPA to manage and operate their newly developed facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement(s) commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement becomes a one-year evergreen protecting both parties from a long term commitment. The agreement has been extended for the year ended September 30, 2020.

The Authority has been engaged to manage, operate, and maintain the TCEC. TCEC employees are on the payroll of the Authority and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for Fiscal 2020 totaled $2,332,000.

NOTE Q - CONTINGENT LIABILITIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE R - LEASES

Operating Leases:

The city entered into a 5 year agreement effective August 2018, for body camera equipment and support at $7,500 per month extending to August 2023.

The City entered into a 25 year lease agreement, effective October 2012, with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The City, as lessee, agrees to certain conditions for the use of sovereign submerged land for the purpose of operating the Marina under an operating lease expiring September 23, 2037. Per the agreement, annual lease payments may be adjusted due to a change in the 5 year average consumer price index.

Minimum future rental payments under operating leases for each of the years/period ending September 30 are as follows:

2021	$ 122,302
2022	122,302
2023	122,302
2024	114,802
2025	32,302
Thereafter	387,624
	$ 1,033,114

Rent expense for the above referenced leases was $131,260 for the year ended September 30, 2020.

Capital Leases:

The City has entered into lease agreements as lessee for financing the acquisition of vehicles and certain equipment. These lease agreements qualify as capital leases for accounting purposes and accordingly have been recorded at the present value of their future minimum lease payments as of the inception date. Aggregate cost and accumulated depreciation of assets acquired through capital leases are as follows:

	Governmental Activities	Business-Type Activities
Machinery and Equipment	$ 3,347,215	$ 2,621,330
Less: accumulated depreciation	(1,012,756)	(983,745)
Total	$ 2,334,459	$ 1,637,585

NOTE R – LEASES(CONTINUED)

The future minimum lease obligations and net present value of these minimum lease payments as of September 30, 2020, were as follows:

	Governmental Activities	Business-Type Activities
2021	$ 912,412	$ 567,330
2022	880,859	511,875
2023	532,451	234,596
2024	441,392	234,596
2025	284,093	215,046
	3,051,207	1,763,443
Less: Amount representing interest	(302,730)	(90,761)
Present value of future minimum lease payments	$ 2,748,477	$ 1,672,682

FPUA(component unit) entered into a five-year capital lease on January 14, 2018 for equipment capitalized at $154,000. The interest/maintenance costs for 2020 were $17,000. The Future minimum lease payments for this capital lease are as follows:

	Amount
2021	45,468
2022	45,468
2023	11,367
	102,303
Less: Amount representing interest	(17,414)
Present value of future minimum lease payments	$ 84,889

NOTE S - OPERATING LESSOR

In December 2018, the City, as lessor, entered into an agreement with the Winking Star Fish LLC. (the "tenant"), the lessee, to construct and operate a restaurant facility (Crabby's Dockside) located at the City's public marina and docking facility. Commencement of the lease began on June 25,2020, the date of occupancy and extends for a 20 year term, with 2, 5 year renewal options. Rent is payable monthly on the first day of each month. The lease terms call for an annual base rent of $159,558 for the 1st year and a 2% increase for subsequent years. In addition to the base rent the lease calls for an additional percentage of the tenant's gross revenues over the break point. When tenant's annual year-to-date revenues exceed the break points of $2,500,000 for food, $600,000 for alcohol, and $100,000 for ice-cream percentage rent is equal to 2%, 7% and 5% respectively of the tenant's gross revenue. The City collected $44,698 from the tenant for the year ended September 30, 2020.

NOTE S - OPERATING LESSOR(CONTINUED)

On December 15, 2005 the City's Redevelopment Agency, as a lessor, entered into an agreement with Ianco, LLC (the "tenant"), the lessee, to rent the restaurant facility located on the western side of the City's public marina and docking facility. The current lease agreement extends to June 30, 2021. Rent is payable monthly within five business days of the closing of any monthly period. Rent is the computed at the greater of 7.25% of all gross revenues or $6,500 per month. In March 2020, in response to the pandemic, the City agreed to reduce the percentage from 7.25% to 4%. The City collected $149,365 from the tenant for the year ended September 30, 2020.

NOTE T-FUND BALANCE

The City implemented GASB No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions", for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

As of September 30, 2020, the fund balances of the governmental funds are classified as follows:

Non-spendable- Amounts that cannot be spent because they are not in spendable form, or because they are legally or contractually required to be maintained intact.

Restricted- Amounts can be used only for specific purposes because of a constitutional provision, enabling legislation, or externally imposed constraints by creditors, grantors, contributors, or other governments.

Committed- Amounts can be used only for specific purposes because of a formal action (ordinance) of the City Commission, the highest level of decision making authority. Commitments may be changed or lifted only by the City Commission taking the same formal action(ordinance) that imposed the original constraint.

Assigned- Amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes as determined by the City Commission.

Unassigned- Residual amount retained in the general fund that has not been otherwise classified.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to been spent first. When an expenditure is incurred for purposes for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first from committed, second from assigned, and lastly from unassigned balances.

Through a resolution, the City Commission established a minimum fund balance of ten percent of annual operating budgeted expenditures in the general fund to be held for unexpected unforeseen expenditures. The Commission reviews the policy annually to determine if adjustments are necessary.

NOTE T-FUND BALANCE (CONTINUED)

As of September 30, 2020, the fund balances of the governmental funds are:

	General Fund	Community Redevelopment Agency	Restricted Revenue Fund	Other Governmental Funds	Totals
FUND BALANCES					
Nonspendable:					
Inventories	$ 52,485	$ -	$ -	$ 1,281	$ 53,766
Prepaid Items	341,118	9,992	-	-	351,110
Restricted for:					
Law Enforcement	-	-	-	149,951	149,951
Debt Service	-	-	-	1,965,204	1,965,204
Grant-CDBG	-	-	-	676,663	676,663
Redevelopment Projects	-	1,497,907	-	-	1,497,907
State Housing Initiatives	-	-	-	519,469	519,469
Grant-Administration	-	-	-	437,882	437,882
Impact Fees-Capital Improv.	-	-	3,870,992	-	3,870,992
PSFRD-Capital Improv.	-	-	59,729	-	59,729
Park Improvements	-	-	957,606	-	957,606
Special Projects	-	-	1,477,464	-	1,477,464
Capital Improvement:					
Roads	-	-	600,000	-	600,000
Infastructure	-	-	2,233,377	-	2,233,377
Theatre Restoration	-	-	238,014	-	238,014
Committed to:					
Budget Appropriations	-	-	-	-	-
Assigned to:					
10% Reserve Policy	4,242,997	-	-	-	4,242,997
Art in Public Places	-	-	4,583	-	4,583
Advances to Other Funds	-	-	-	965,766	965,766
Unassigned:	5,189,540	-	-	-	5,189,540
	$ 9,826,140	$ 1,507,899	$ 9,441,765	$ 4,716,216	$ 25,492,020

NOTE U – TAX ABATEMENTS

The city provides tax abatements under the Economic Development Ad Valorem Tax Exemption program (EDATE). The city established the EDATE program by ordinance in accordance with Florida Statutes Section 196.1995. The abatements are up to 100% of the assessed value of all improvements to real property and are used to attract and/or expand businesses. The City entered into an EDATE agreement in 2010 with Wal-mart related to the construction of a distribution center and annexation of the property into the City. By agreeing to the annexation, Wal-mart qualified for the tax abatement. The agreement does not include any recapture provisions. The agreement allowed for tax abatements of 100% for 2010-2015, 80% in 2016, 60% in 2017, 40% in 2018, and 20% in 2019. At September 30, 2020, the abated taxes related to the distribution center were approximately $112,649.

NOTE V - RESTRICTED ASSETS

Certain assets are restricted by bond resolution and some have been classified as restricted in accordance with governmental accounting standards for enterprise funds.

The restricted assets of the **primary government** as of September 30, 2020 are as follows:

Business-type activities:

Customer deposits	$	374,487
	$	374,487

The restricted assets of the **FPUA** (a component unit) as of September 30, 2019, are as follows:

Cash and investments:		
Principal and interest on debt service	$	6,837,537
Capital Improvement charges		3,659,943
Debt service		5,456,825
Emergency reserve		900,000
Renewal and replacement reserve		500,000
Customer security deposits		8,735,070
	$	26,089,375

NOTE W – CONDUIT DEBT OBLIGATIONS

The City issued Capital Improvement Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of facilities deemed to be in the public's interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the facilities transfers to the private-sector entity served by the bond issuance. The City, the State, and any political subdivisions thereof are not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of September 30, 2020, there were two series of Capital Improvement Revenue Bonds outstanding. The aggregate principal amount payable for the series issued after October 1, 1996, is $9,238,021.

NOTE X– SUBSEQUENT EVENTS AND UNCERTAINTIES

Management has performed an analysis of the activities and transactions subsequent to September 30, 2020 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2020. Management has performed their analysis through March 22, 2021, the date the financial statements were available for issuance.

During March 2020, the COVID-19 virus was declared a global pandemic as it continued to spread rapidly. Business continuity, including supply chains and consumer demand across a broad range of industries and counties, could continue to be severely impacted for months or beyond as governments and their citizens take significant and unprecedented measures to mitigate the consequences of the pandemic. The City continues to carefully monitor the situation and is continuously evaluating its options during this time. No adjustments have been made to these financial statements as a result of this uncertainty.

REQUIRED SUPPLEMENTARY INFORMATION

- **GASB Statement 75**
- **GASB Statement 67**
- **GASB Statement 68**

City of Fort Pierce, Florida
GASB STATEMENT 75 REQUIREMENT SUPPLEMENTARY INFORMATION
City of Ft. Pierce Other Post Employment Benefits
Schedule of Changes in the City's Net OPEB Liability and Related Ratios
September 30, 2020
(Unaudited)

Primary Government	2020	2019	2018
Total OPEB Liability:			
Service cost	$ 122,692	$ 99,678	$ 107,243
Interest	75,171	85,282	78,531
Benefit change	-	-	-
Difference between actual & expected experience	-	113,730	31,535
Assumption changes	(3,721)	324,670	(71,941)
Benefit payments	(109,092)	(147,030)	(170,274)
Net Change in Total OPEB Liability	85,050	476,330	(24,906)
Total OPEB Liability-Beginning	2,726,682	2,250,352	2,275,258
Total OPEB Liability-Ending (a)	$ 2,811,732	$ 2,726,682	$ 2,250,352
Covered Payroll	16,903,846	16,903,846	17,543,452
Net OPEB Liability as a Percentage of Covered Payroll	16.63%	16.13%	12.83%
Component Unit-FPUA			
Service cost	$ 29,458	$ 26,709	$ 19,960
Interest	32,928	37,439	33,195
Benefit change	-	-	-
Difference between actual & expected experience	-	132,631	(50,737)
Assumption changes	281,710	-	-
Implicit rate subsidy	(105,378)	(63,859)	(40,626)
Net Change in Total OPEB Liability	238,718	132,920	(38,208)
Total OPEB Liability-Beginning	989,218	856,298	894,506
Total OPEB Liability-Ending (a)	$ 1,227,936	$ 989,218	$ 856,298
Covered Payroll	17,191,000	16,496,863	15,838,042
Net OPEB Liability as a Percentage of Covered Payroll	7.14%	6.00%	5.41%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, OPEB plans should present information for those years for which information is available.

City of Fort Pierce, Florida
GASB STATEMENT 75 REQUIREMENT SUPPLEMENTARY INFORMATION
September 30, 2020
(Unaudited)

	ACTUARIAL ASSUMPTIONS AND METHODS
Valuation date	September 30, 2018
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll,open 30-year period
Wage Inflation	2.5%
Salary increases	General : 4.0% to 6.5%, including inflation Police; 4% to 8%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Health Care Trend Rates	Trend starting at 9.0% and gradually decreasing to an ultimate trend rate of 4%
Aging Factors	Based on the 2013 SOA Study "Health Care Costs-From Birth to Death"
Expenses	Administrative expenses are included in the premium costs
Notes	There were no benefit changes during the year. Assumption changes include: 1) resetting the trend, 2) adjusting the single discount rate from 2.75% to 2.41%, 3) updates to the election assumption, and 4) the removal of a 2% excise tax load.

City of Fort Pierce, Florida
Required Supplementary Information
Schedule of Changes in the City's Net Pension Liability and Related Ratios
General Employees Retirement and Benefits System
September 30, 2020

	2020	2019	2018
Total Pension Liability:			
Service cost	$ 5,021,652	$ 4,901,223	$ 4,568,028
Interest	17,321,038	16,847,951	16,278,951
Benefit change	-	174,512	-
Difference between actual & expected experience	2,776,075	(997,275)	521,525
Assumption changes	-	-	-
Benefit payments	(14,749,739)	(14,176,818)	(13,781,354)
Refunds	(409,856)	(428,152)	-
Net Change in Total Pension Liability	9,959,170	6,321,441	7,587,150
Total Pension Liability-Beginning	228,566,233	222,244,792	214,657,642
Total Pension Liability-Ending (a)	$ 238,525,403	$ 228,566,233	$ 222,244,792
Plan Fiduciary Net Position:			
Contributions-employer	$ 5,343,484	$ 5,240,707	$ 4,909,654
Contributions-member	1,870,451	1,818,969	1,690,811
Net investment income	19,265,084	5,280,406	19,626,060
Benefit payments	(14,749,739)	(14,176,818)	(13,781,354)
Refunds	(409,856)	(428,152)	-
Administrative expense	(222,249)	(249,712)	(207,265)
Other	(40,331)	(56,759)	(46,756)
Net Change in Plan Fiduciary Net Position	11,056,844	(2,571,359)	12,191,150
Plan Fiduciary Net Position-Beginning	204,393,903	206,965,262	194,774,112
Plan Fiduciary Net Position-Ending (b)	$ 215,450,747	$ 204,393,903	$ 206,965,262
Net Pension Liability-Ending (a) - (b)	23,074,656	24,172,330	15,279,530
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	90.33%	89.42%	93.12%
Covered Payroll	33,184,229	32,342,994	30,176,465
Net Pension Liability as a Percentage of Covered Payroll	69.54%	74.74%	50.63%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

2017	2016	2015	2014
$ 4,587,528	$ 4,329,645	$ 4,044,804	$ 4,049,351
15,490,335	14,668,388	14,241,759	13,874,945
-	-	-	-
344	(620,021)	-	(500,696)
9,957,279	5,168,979	-	(335,946)
(13,426,539)	(13,376,671)	(12,528,070)	(11,877,048)
-	-	(287,469)	(307,836)
16,608,947	10,170,320	5,471,024	4,902,770
198,048,695	187,878,375	182,407,351	177,504,581
$ 214,657,642	$ 198,048,695	$ 187,878,375	$ 182,407,351
$ 4,565,884	$ 4,211,311	$ 4,093,268	$ 4,356,127
1,669,207	1,533,510	1,473,091	1,493,529
19,013,825	16,472,191	2,984,072	16,939,786
(13,426,539)	(13,376,671)	(12,528,070)	(11,877,048)
-	-	(287,469)	(307,836)
(209,251)	(217,891)	(176,341)	(199,552)
(45,031)	(50,240)	(44,893)	(47,555)
11,568,095	8,572,210	(4,486,342)	10,357,451
183,206,017	174,633,807	179,120,149	168,762,698
$ 194,774,112	$ 183,206,017	$ 174,633,807	$ 179,120,149
19,883,530	14,842,678	13,244,568	3,287,202
90.74%	92.51%	92.95%	98.20%
29,789,176	27,295,114	26,139,109	26,380,878
66.75%	54.38%	50.67%	12.46%

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2020
(Unaudited)

CITY OF FT. PIERCE
SCHEDULE OF THE EMPLOYER'S NET PENSION LIABILITY

	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Employer's Proportion of the Net Pension Liability(Asset)	12,588,665	12,566,225	7,871,592	9,793,225	8,187,612	7,716,429
Employer's Proportionate share of the Net Pension Liability(Asset)	54.56%	51.99%	51.52%	49.25%	55.16%	58.26%
Employer's Covered Payroll	17,369,719	17,335,972	16,775,936	16,580,599	14,786,848	13,707,805
Employer's Proportionate share of the Net Pension Liability(Asset) as a Percentage of Covered Payroll	72.47%	72.49%	46.92%	59.06%	55.37%	56.29%
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	90.33%	89.42%	93.12%	90.74%	92.51%	92.95%

FORT PIERCE UTILITY AUTHORITY(component unit)
SCHEDULE OF THE EMPLOYER'S NET PENSION LIABILITY

	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
Employer's Proportion of the Net Pension Liability(Asset)	10,485,991	11,606,105	7,407,938	10,090,305	6,655,066	5,528,139
Employer's Proportionate share of the Net Pension Liability(Asset)	45.44%	48.01%	48.48%	50.75%	44.84%	41.74%
Employer's Covered Payroll	15,814,510	15,007,022	13,400,529	13,208,577	12,508,266	12,431,304
Employer's Proportionate share of the Net Pension Liability(Asset) as a Percentage of Covered Payroll	66.31%	77.34%	55.28%	76.39%	53.21%	44.47%
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	90.33%	89.42%	93.12%	90.74%	92.51%	92.95%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2020
(Unaudited)

CITY OF FT. PIERCE
SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	2,302,840	2,302,840	-	14,546,191	15.83%
9/30/2015	2,006,447	2,006,447	-	13,707,805	14.64%
9/30/2016	2,172,613	2,172,613	-	14,786,848	14.69%
9/30/2017	2,418,554	2,418,554	-	16,580,599	14.59%
9/30/2018	2,507,774	2,507,774	-	16,775,936	14.95%
9/30/2019	2,523,920	2,523,920	-	17,335,972	14.56%
9/30/2020	2,568,448	2,568,448	-	17,369,719	14.79%

FORT PIERCE UTILITY AUTHORITY(component unit)
SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	2,053,287	2,053,287	-	11,834,687	17.35%
9/30/2015	2,086,821	2,086,821	-	12,431,304	16.79%
9/30/2016	2,038,699	2,038,699	-	12,508,266	16.30%
9/30/2017	2,147,330	2,147,330	-	13,208,577	16.26%
9/30/2018	2,401,880	2,401,880	-	13,400,529	17.92%
9/30/2019	2,716,787	2,716,787	-	15,007,022	18.10%
9/30/2020	2,775,035	2,775,035	-	15,814,510	17.55%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2020
(Unaudited)

Notes to Schedule of Contributions:

Valuation date	Actuarily determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are reported.
Actuarial cost method	Individual Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2018
Asset valuation method	4-year smoothed market
Wage Inflation	4.0%
Salary increases	General & Utilities Authority; 4.0% to 6.5%, including inflation Police; 4.2% to 8.0%
Investment rate of return	7.75%
Long-term municipal bond rate	2.41%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition.
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational RP-2000 Mortality Tables with projection scale BB.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cummulative actuarial gains and losses since 1995 are positive. Because the cummulative gains and losses are (38.5) million, the COLA provision is assumed to not operate for the indefinite future.
Notes	There were no changes in plan provisions or actuarial assumptions during the year.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2020
(Unaudited)

SCHEDULE OF INVESTMENT RETURNS MULTIYEAR*

Annual money-weighted rate of return, net of investment expense:	Annual Return
Fiscal year ending September 30, 2014	10.48%
Fiscal year ending September 30, 2015	1.75%
Fiscal year ending September 30, 2016	9.86%
Fiscal year ending September 30, 2017	11.79%
Fiscal year ending September 30, 2018	9.38%
Fiscal year ending September 30, 2019	2.65%
Fiscal year ending September 30, 2020	9.61%

* This schedule is presented to illustrate the requirement to show information for 10 years.

City of Fort Pierce, Florida
Required Supplementary Information
Schedule of Changes in the City's Net Pension Liability and Related Ratios
Municipal Police Officers' Retirement Trust Fund
September 30, 2020

	2020	2019	2018	2017
Total Pension Liability:				
Service cost	$ 582,493	$ 565,351	$ 548,415	$ 492,850
Interest	1,206,126	1,154,457	1,067,784	1,000,403
Benefit change	-	-	-	-
Difference between actual & expected experience	508,292	(213,853)	297,338	206,823
Assumption changes	65,004	-	-	(155,930)
Benefit payments	(719,495)	(697,198)	(637,505)	(566,773)
Refunds	(164,491)	(39,638)	(95,647)	(40,689)
Net Change in Total Pension Liability	1,477,929	769,119	1,180,385	936,684
Total Pension Liability-Beginning	16,495,725	15,726,606	14,546,221	13,609,537
Total Pension Liability-Ending (a)	$17,973,654	$16,495,725	$15,726,606	$14,546,221
Plan Fiduciary Net Position:				
Contributions-employer	$ -	$ -	$ -	$ -
Contributions-Employer(State)	412,335	402,063	367,113	329,933
Contributions-member	536,158	569,137	502,051	487,044
Net investment income	1,018,217	723,841	780,019	1,130,702
Benefit payments	(719,495)	(697,198)	(637,505)	(566,773)
Refunds	(164,491)	(39,638)	(95,647)	(40,689)
Administrative expense	(39,627)	(39,355)	(35,078)	(34,525)
Other	-	-	-	-
Net Change in Plan Fiduciary Net Position	1,043,097	918,850	880,953	1,305,692
Plan Fiduciary Net Position-Beginning	15,773,514	14,854,664	13,973,711	12,668,019
Plan Fiduciary Net Position-Ending (b)	$16,816,611	$15,773,514	$14,854,664	$13,973,711
Net Pension Liability-Ending (a) - (b)	1,157,043	722,211	871,942	572,510
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	93.56%	95.62%	94.46%	96.06%
Covered Payroll	7,659,401	8,130,527	7,172,157	6,957,771
Net Pension Liability as a Percentage of Covered Payroll	15.11%	8.88%	12.16%	8.23%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

2016	2015	2014
$ 498,450	$ 498,038	$ 592,432
952,685	916,626	861,104
-	-	-
(66,499)	(158,912)	(9,847)
-	-	305,956
(540,270)	(561,863)	(729,776)
(293,992)	(121,468)	(132,922)
550,374	572,421	886,947
13,059,163	12,486,742	11,599,795
$13,609,537	$13,059,163	$12,486,742
$ -	$ -	$ -
302,837	265,449	248,113
471,774	452,740	449,881
1,000,576	(232,886)	896,529
(540,270)	(561,863)	(729,776)
(293,992)	(121,468)	(132,922)
(36,110)	(30,114)	(65,371)
-	-	-
904,815	(228,142)	666,454
11,763,204	11,991,346	11,324,892
$12,668,019	$11,763,204	$11,991,346
941,518	1,295,959	495,396
93.08%	90.08%	96.03%
6,739,629	6,450,909	6,426,871
13.97%	20.09%	7.71%

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
Municipal Police Officers' Retirement Trust Fund
September 30, 2020
(Unaudited)

SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	285,353	248,113	37,240 *	6,426,871	3.86%
9/30/2015	198,688	265,449	(66,761)	6,450,909	4.11%
9/30/2016	173,208	302,837	(129,629)	6,739,629	4.49%
9/30/2017	186,468	329,933	(143,465)	6,957,771	4.74%
9/30/2018	200,820	367,113	(166,293)	7,172,157	5.12%
9/30/2019	256,925	402,063	(145,138)	8,130,527	4.95%
9/30/2020	280,334	412,335	(132,001)	7,659,401	5.38%

* This deficiency is satisfied through the use of an excess contribution reserve, which was built up by contributions in excess of the Actuarially Determined Contribution in previous years.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
Municipal Police Officers' Retirement Trust Fund
September 30, 2020
(Unaudited)

Notes to Schedule of Contributions

Valuation date	September 30, 2019
Notes	Actuarial determined contrbution rates are calculated as of October1, which is the beginning of the fiscal uear in which contributions are reported.
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	22 years (single equivalent amortization period)
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5% depending on completed years of service, including inflation
Investment rate of return	7.00%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	PUB-2010 Headcount Weighted Safety Healthy Employee Mortality Table(for pre-retirement mortality) and the PUB-2010 Headcount Weighted Safety Healthy Retiree Mortality Table(for postretirement mortality), with seperate rates for males and females and ages set forward one year, with mortality improvements projected for all future years after 2010 using Scale MP-18. For males, the base mortality rates for both pre-retirement and post retirement mortality are based on the Below Median Heathy tables. These are the same rates curently in use for Special Risk Class members of the Florida Retirement System(FRS). Florida Statutes Chapter 112.63(1)(f) mandates the use of the mortality tables used in either of the two most recently published actuarial valuation reports of FRS.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

SCHEDULE OF INVESTMENT RETURNS MULTIYEAR*

Annual money-weighted rate of return, net of investment expense:	Annual Return
Fiscal year ending September 30, 2014	9.3%
Fiscal year ending September 30, 2015	-3.5%
Fiscal year ending September 30, 2016	9.57%
Fiscal year ending September 30, 2017	10.68%
Fiscal year ending September 30, 2018	6.47%
Fiscal year ending September 30, 2019	5.29%
Fiscal year ending September 30, 2020	6.95%

* This schedule is presented to illustrate the requirement to show information for those years for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

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COMBINING AND INDIVIDUAL FUND STATEMENTS

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GENERAL FUND

The General Fund is used to account for all sources and uses of financial resources applicable to the general operations of the City of fort pierce. All general operating revenue which are not restricted as to use are recorded in the General Fund.

City of Fort Pierce, Florida
SCHEDULE OF GENERAL FUND REVENUES AND OTHER FINANCING SOURCES
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2020

	Budgeted Amounts		
	Original	Final	Actual
Revenues			
Taxes			
Ad valorem	$ 16,829,365	$ 17,112,787	$ 17,112,787
General sales and use	2,050,000	2,062,075	2,062,075
Franchise	4,200,500	4,448,412	4,448,412
	23,079,865	23,623,274	23,623,274
Licenses and permits			
Occupational licenses	275,000	305,633	305,633
Other	120,000	181,148	181,148
	395,000	486,781	486,781
Intergovernmental revenue			
State grants	-	16,897	16,897
Federal grants	-	552,819	552,819
State shared revenue	4,835,000	5,418,180	5,418,180
State retirement contribution	350,000	412,335	412,335
County shared revenue	45,000	56,660	56,660
In lieu of taxes	65,000	-	-
	5,295,000	6,456,891	6,456,891
Charges for services			
General government	276,300	216,145	216,145
Physical environment	93,000	86,552	86,552
	369,300	302,697	302,697
Fines and forfeitures			
Court cases	27,000	9,385	9,385
Code violation	267,500	328,416	328,416
	294,500	337,801	337,801
Other			
Contributions from component unit	6,268,101	6,276,267	6,276,267
Investment income	90,000	77,105	77,105
Rents	27,500	29,133	29,133
Administrative and contractual services	525,000	1,548,410	1,548,410
Reimbursements by other funds	1,385,800	1,310,275	1,310,275
Special assessments	18,100	37,522	37,522
Impact fees	-	-	-
Miscellaneous	204,800	345,866	345,866
	8,519,301	9,624,578	9,624,578
Total revenues	37,952,966	40,832,022	40,832,022
Other financing sources			
Transfers in	4,614,056	4,556,668	4,556,668
Capital lease proceeds	-	1,635,073	1,635,073
Total other financing sources	4,614,056	6,191,741	6,191,741
Total revenues, other financing sources,	$ 42,567,022	$ 47,023,763	$ 47,023,763

City of Fort Pierce, Florida
SCHEDULE OF GENERAL FUND EXPENDITURES
AND OTHER FINANCING USES
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2020

	Budgeted Amounts		
	Original	Final	Actual
Expenditures			
General Government			
Legislative			
City Commission	$ 265,584	$ 235,975	$ 235,975
Executive			
City Manager	900,102	872,886	872,886
City Clerk	350,315	337,083	337,083
Financial and administrative			
General administration	8,107,806	9,933,621	9,933,621
Finance	911,107	892,270	892,270
MIS	1,255,193	1,227,464	1,227,464
Purchasing	315,418	310,155	310,155
Human Resources	443,578	464,586	464,586
Legal counsel			
City Attorney	693,149	484,094	484,094
Comprehensive planning			
Planning	610,772	601,998	601,998
Public works			
Director	92,459	140,954	140,954
Garage	708,661	592,485	592,485
Building maintenance	1,029,921	1,065,611	1,065,611
	15,684,065	17,159,182	17,159,182
Public safety			
Law enforcement			
Police	5,125,000	6,039,468	6,039,468
Police- Operations	8,390,692	8,292,074	8,292,074
Police- Support Operations	1,250,000	1,143,421	1,143,421
Code Enforcement	1,079,651	1,205,844	1,205,844
	15,845,343	16,680,807	16,680,807
Transportation			
Road and street facilities			
Engineering	1,301,415	1,132,198	1,132,198
Street maintenance	1,815,593	1,946,374	1,946,374
	3,117,008	3,078,572	3,078,572
Culture and recreation			
Parks and recreation	2,159,610	2,239,394	2,239,394
Riverwalk Center	371,116	279,869	279,869
	2,530,726	2,519,263	2,519,263
Total expenditures	37,177,142	39,437,824	39,437,824
Other financing uses			
Transfers out	5,252,831	6,500,148	6,500,148
Total expenditures and other financing use	$ 42,429,973	$ 45,937,972	$ 45,937,972

NONMAJOR GOVERNMENTAL FUNDS

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. The City does not have an appropriated budget for special revenue funds.

- **The Law Enforcement Trust Fund**
  This fund is used to account for the assets confiscated by the Police Department. The money generated from the sale of confiscated property is used solely for the City's law enforcement system and is legally restricted for that purpose.

- **Police Grant Fund**
  This fund is used to account for all Federal and State Grants received for the purpose of Law Enforcement.

- **State Housing Initiative Program (SHIP)**
  This fund is used to record assistance received from the State of Florida for housing assistance for the City's low and moderate income citizens.

- **Federal Major Grant Program (CDBG)**
  This fund is used to account for major grants administered by Grants Administration to record grant income and related eligible expenditures.

- **Hurricane Housing Recovery Grant Fund**
  This fund is used to account for hurricane housing assistance program revenue, down payment assistance, rehabilitation assistance and donation grants.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The City does not have an appropriated budget for debt service funds.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2010 A&B**

  This fund is used to account for the accumulation of monies to pay $6,825,000 2010 Series A and $2,935,000 2010 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2010 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2014-2030.

- **Section 108 Note Payable**

  This fund is used to account for the accumulation of monies to pay $3,,395,000 Section 108 Loan. Proceeds of a note payable from a shopping center with a pledge from the Community Development Block is used for the payment of principal and interest due from 2012-2024.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2014**

  This fund is used to account for the accumulation of monies to pay $6,079,229 of financing used for the purchase of capital energy conservation equipment. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2014-2028.

- **Fort Pierce Redevelopment Revenue Refunding Note Fund, Series 2015 AB**

  This fund is used to account for the accumulation of monies to pay $20,000,000 Series 2006 and $20,2000,000 Series 2005 of the Redevelopment Bonds. FPRA TIF funds are pledged for the payments of principal and interest due from 2016-2031.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS (CONT'D.)

- **Capital Improvement Revenue Note Fund, Series 2016A**
  This fund is used to account for the accumulation of monies to pay $1,280,000 of financing used to repay Fort Pierce Utility Authority. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2016-2026.

- **Capital Improvement Revenue Note Fund, Series 2016B**
  This fund is used to account for the accumulation of monies to pay $820,000 of financing used to purchase land. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2016-2026.

- **Capital Improvement Revenue Note Fund, Series 2016C**
  This fund is used to account for the accumulation of monies to pay $1,435,000 of financing used to purchase radios. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2016-2023.

- **Capital Improvement Revenue Refunding Note Fund, Series 2018**
  This fund is used to account for the accumulation of monies to pay $6,860,000 Series 2010A of the Capital Improvement Revenue Refunding Bonds. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2018-2030.

- **Capital Improvement Revenue and Refunding Bonds, Series 2019**
  This fund is used to retire $26,890,000 Series 2015 of the Capital Improvement Revenue Refunding Note, finance the cost of projects, and pay certain expense related to the issue. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2019 - 2038.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS (CONT'D.)

- **Capital Improvement Revenue Refunding Note Fund, Series 2020A**
  This fund is used to account for the accumulation of monies to pay $4,324,598, Series 2014 of the Capital Improvement Revenue Refunding Bonds. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2020-2031.

- **Capital Improvement Revenue Refunding Note Fund, Series 2020B**
  This fund is used to account for the accumulation of monies to pay $2,640,970 Series 2016 A, B. and C of the Capital Improvement Revnue Refunding Note. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2020-2023.

- **Capital Improvement Revenue Refunding Note Fund, Series 2020C**
  This fund is used to account for the accumulation of monies to pay $7,316,363 Series 2018 of the Capital Improvement Revenue Refunding Note. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2020-2030.

- **Capital Lease**
  This fund is used to account for the accumulation of monies to pay $4,023,864 of capital lease obligations.

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City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2020

	Special Revenue Funds	Debt Service Funds	Total Nonmajor Governmental Funds
ASSETS			
Cash and investments	$ 1,433,904	$ 1,965,204	$ 3,399,108
Accounts Receivable	25,026	-	25,026
Advance to other funds	-	965,766	965,766
Due from other governments	541,593	-	541,593
Prepaids	1,281	-	1,281
Notes Receivable	1,760,649	-	1,760,649
Total assets	$ 3,762,453	$ 2,930,970	$ 6,693,423
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued liabilities	$ 96,618	$ -	$ 96,618
Due to other funds	119,970	-	119,970
Total liabilities	216,588	-	216,588
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue	1,760,619	-	1,760,619
FUND BALANCES			
Nonspendable	1,281	-	1,281
Restricted	1,783,965	1,965,204	3,749,169
Assigned	-	965,766	965,766
Total fund balances	1,785,246	2,930,970	4,716,216
Total liabilities, deferred inflows of resources, and fund balances	$ 3,762,453	$ 2,930,970	$ 6,693,423

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Year ended September 30, 2020

	Special Revenue Funds	Debt Service Funds	Total Nonmajor Governmental Funds
Revenues			
Intergovernmental	$ 1,179,178	$ -	$ 1,179,178
Fines and forfeitures	50,000	-	50,000
Investment income	14,526	74,907	89,433
Miscellaneous	176,060	-	176,060
Total revenues	1,419,764	74,907	1,494,671
Expenditures			
Current			
Public safety	239,077	-	239,077
Economic environment	945,146	-	945,146
Capital Outlay	99,976	-	99,976
Debt service			
Principal	-	5,325,842	5,325,842
Interest and fees	-	2,318,585	2,318,585
Other	-	180,953	180,953
Total expenditures	1,284,199	7,825,380	9,109,579
Excess of revenues over (under) expenditures	135,565	(7,750,473)	(7,614,908)
Other financing sources (uses)			
Transfers in	99,931	9,161,086	9,261,017
Debt issuance	-	12,302,111	12,302,111
Payment on Advance Refunding	-	(12,124,037)	(12,124,037)
Transfers out	-	(2,085,737)	(2,085,737)
Total other financing sources (uses)	99,931	7,253,423	7,353,354
Net change in fund balances	235,496	(497,050)	(261,554)
Fund balance - beginning of year	1,549,750	3,428,020	4,977,770
Fund balance - end of year	$ 1,785,246	$ 2,930,970	$ 4,716,216

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
September 30, 2020

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initatives Program (S.H.I.P.)
ASSETS			
Cash and investments	$ 8,459	$ 149,951	$ 520,594
Accounts Receivable	24,976	-	-
Due from other governments	132,131	-	-
Prepaid Expenses	1,137	-	-
Notes receivable	-	-	29,247
Total assets	$ 166,703	$ 149,951	$ 549,841
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued liabilities	$ 16,550	$ -	$ 1,099
Due to other funds	119,929	-	26
Total liabilities	136,479	-	1,125
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue	-	-	29,247
FUND BALANCES			
Nonspendable	1,137	-	-
Restricted	29,087	149,951	519,469
Total fund balances	30,224	149,951	519,469
Total liabilities, deferred inflows of resources, and fund balances	$ 166,703	$ 149,951	$ 549,841

Community Development Block Grant	Hurricane Housing Recovery Grant Fund	Total Nonmajor Special Revenue Funds
$ 344,687	$ 410,213	$ 1,433,904
-	50	25,026
409,462	-	541,593
144	-	1,281
282,648	1,448,754	1,760,649
$ 1,036,941	$ 1,859,017	$ 3,762,453
$ 77,501	$ 1,468	$ 96,618
15	-	119,970
77,516	1,468	216,588
282,618	1,448,754	1,760,619
144	-	1,281
676,663	408,795	1,783,965
676,807	408,795	1,785,246
$ 1,036,941	$ 1,859,017	$ 3,762,453

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
Year ended September 30, 2020

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initatives Program (S.H.I.P.)
Revenues			
Intergovernmental	$ 233,609	$ -	$ 269,826
Fines and forfeitures	-	50,000	-
Investment income	573	706	2,583
Miscellaneous	80,000	-	8,060
Total revenues	314,182	50,706	280,469
Expenditures			
Current			
Public safety	239,077	-	-
Economic environment	-	-	100,382
Capital outlay	79,976	-	-
Total expenditures	319,053	-	100,382
Excess of revenues over (under) expenditures	(4,871)	50,706	180,087
Other financing sources (uses)			
Transfers in	24,931	-	-
Transfers out	-	-	-
Total other financing sources (uses)	24,931	-	-
Net change in fund balances	20,060	50,706	180,087
Fund balance - beginning of year	10,164	99,245	339,382
Fund balance - end of year	$ 30,224	$ 149,951	$ 519,469

Community Development Block Grant	Hurricane Housing Recovery Grant Fund	Total Non-Major Special Revenue Funds
$ 628,563	$ 47,180	$ 1,179,178
-	-	50,000
8,018	2,646	14,526
50,500	37,500	176,060
687,081	87,326	1,419,764
-	-	239,077
844,764	-	945,146
20,000	-	99,976
864,764	-	1,284,199
(177,683)	87,326	135,565
75,000	-	99,931
-	-	-
75,000	-	99,931
(102,683)	87,326	235,496
779,490	321,469	1,549,750
$ 676,807	$ 408,795	$ 1,785,246

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
POLICE GRANTS FUND
Year ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 531,932	$ 233,609	$ 233,609	$ -
Investment income	-	573	573	-
Other	80,000	80,000	80,000	-
Total revenues	611,932	314,182	314,182	-
Expenditures				
Current				
Economic environment	300,334	239,077	239,077	-
Capital outlay	98,000	79,976	79,976	-
Total expenditures	398,334	319,053	319,053	-
Excess of revenues over expenditures	213,598	(4,871)	(4,871)	-
Other financing sources (uses)				
Transfers in	50,000	24,931	24,931	-
Total other financing sources (uses)	50,000	24,931	24,931	-
Net change in fund balances	263,598	20,060	20,060	-
Fund balance - beginning of year	10,164	10,164	10,164	-
Fund balance - end of year	$ 273,762	$ 30,224	$ 30,224	$ -

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
STATE HOUSING INITIATIVES PROGRAM(SHIP)
Year ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 372,300	$ 269,826	$ 269,826	$ -
Investment income	500	2,583	2,583	-
Other	5,000	8,060	8,060	-
Total revenues	377,800	280,469	280,469	-
Expenditures				
Current				
Economic environment	377,800	100,382	100,382	-
Total expenditures	377,800	100,382	100,382	-
Excess of revenues over expenditures	-	180,087	180,087	-
Other financing sources (uses)				
Transfers in	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	-	180,087	180,087	-
Fund balance - beginning of year	339,382	339,382	339,382	-
Fund balance - end of year	$ 339,382	$ 519,469	$ 519,469	$ -

City of Fort Pierce, Florida

STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
COMMUNITY DEVELOPMENT BLOCK GRANT
Year ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 948,354	$ 628,563	$ 628,563	$ -
Investment income	1,000	8,018	8,018	-
Other	8,918	50,500	50,500	-
Total revenues	958,272	687,081	687,081	-
Expenditures				
Current				
Economic environment	1,042,477	844,764	844,764	-
Capital outlay	-	20,000	20,000	-
Total expenditures	1,042,477	864,764	864,764	-
Excess of revenues over expenditures	(84,205)	(177,683)	(177,683)	-
Other financing sources (uses)				
Transfers in	84,205	75,000	75,000	-
Total other financing sources (uses)	84,205	75,000	75,000	-
Net change in fund balances	-	(102,683)	(102,683)	-
Fund balance - beginning of year	779,490	779,490	779,490	-
Fund balance - end of year	$ 779,490	$ 676,807	$ 676,807	$ -

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
HURRICANE HOUSING RECOVERY GRANT FUND
Year ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ -	$ 47,180	$ 47,180	$ -
Investment income	250	2,646	2,646	-
Other	242,250	37,500	37,500	-
Total revenues	242,500	87,326	87,326	-
Expenditures				
Current				
Economic environment	243,025	-	-	-
Total expenditures	243,025	-	-	-
Excess of revenues over expenditures	(525)	87,326	87,326	-
Other financing sources (uses)				
Transfers in	27,000	-	-	-
Transfers out	(26,475)	-	-	-
Total other financing sources (uses)	525	-	-	-
Net change in fund balances	-	87,326	87,326	-
Fund balance - beginning of year	321,469	321,469	321,469	-
Fund balance - end of year	$ 321,469	$ 408,795	$ 408,795	$ -

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR DEBT SERVICE FUNDS
September 30, 2020

	Capital Improvement Refunding 2010	Capital Improvement Revenue 2014	Section 108 Loan	Fort Pierce Redevelopment Refunding 2015	Capital Improvement Note A 2016	Capital Improvement Note B 2016
ASSETS						
Cash and investments	$ 829,068	$ -	$ 161,073	$ 511,042	$ -	$ -
Advance to other funds	-	-	965,766	-	-	-
Total Assets	$ 829,068	$ -	$ 1,126,839	$ 511,042	$ -	$ -
LIABILITIES AND FUND BALANCES						
FUND BALANCES						
Restricted	829,068	-	161,073	511,042	-	-
Assigned	-	-	965,766	-	-	-
Total fund balance	829,068	-	1,126,839	511,042	-	-
Total liabilities and fund balance	$ 829,068	$ -	$ 1,126,839	$ 511,042	$ -	$ -

Capital Improvement Note C 2016	Capital Lease	Capital Improvement Refunding 2018	Capital Improvement Refunding 2019	Capital Improvement Refunding 2020A	Capital Improvement Refunding 2020B	Capital Improvement Refunding 2020C	Total Nonmajor Debt Service Funds
$ -	$ -	$ -	$ 91,363	$ 315,823	$ 26,504	$ 30,331	$ 1,965,204
-	-	-	-	-	-	-	965,766
$ -	$ -	$ -	$ 91,363	$ 315,823	$ 26,504	$ 30,331	$ 2,930,970
-	-	-	91,363	315,823	26,504	30,331	1,965,204
-	-	-	-	-	-	-	965,766
-	-	-	91,363	315,823	26,504	30,331	2,930,970
$ -	$ -	$ -	$ 91,363	$ 315,823	$ 26,504	$ 30,331	$ 2,930,970

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR DEBT SERVICE FUNDS
Year Ended September 30, 2020

	Capital Improvement Refunding 2010	Capital Improvement Revenue 2014	Section 108 Loan	Fort Pierce Redevelopment Refunding 2015	Capital Improvement Note A 2016	Capital Improvement Note B 2016
Revenues						
Investment income	$ 1,893	$ 9,193	$ 36,036	$ 7,637	$ 352	$ 157
Expenditures						
Debt service						
Principal	710,111	365,716	283,000	1,720,000	-	-
Interest and fees	78,418	68,405	38,402	791,784	19,869	10,506
Other	825	-	-	1,500	-	-
Total expenditures	789,354	434,121	321,402	2,513,284	19,869	10,506
Excess of revenues over (under) expenditures	(787,461)	(424,928)	(285,366)	(2,505,647)	(19,517)	(10,349)
Other financing sources (uses)						
Transfers in	1,616,477	502,525	-	2,512,640	159,738	71,012
Debt issuance	-	-	-	-	-	-
Payment on Advance Refunding	-	-	-	-	-	-
Transfers out	-	(1,528,418)	-	-	(140,743)	(61,622)
Total other financing sources (uses)	1,616,477	(1,025,893)	-	2,512,640	18,995	9,390
Net change in fund balances	829,016	(1,450,821)	(285,366)	6,993	(522)	(959)
Fund balances - beginning of year	52	1,450,821	1,412,205	504,049	522	959
Fund balances - end of year	$ 829,068	$ -	$ 1,126,839	$ 511,042	$ -	$ -

Capital Improvement Note C 2016	Capital Lease	Capital Improvement Refunding 2018	Capital Improvement Refunding 2019	Capital Improvement Refunding 2020A	Capital Improvement Refunding 2020B	Capital Improvement Refunding 2020C	Total Nonmajor Debt Service Funds
$ 553	$ -	$ 1,063	$ 15,143	$ 1,181	$ 548	$ 1,151	$ 74,907
-	560,820	-	1,215,000	-	378,400	92,795	5,325,842
9,870	86,649	88,473	1,077,000	18,221	14,499	16,489	2,318,585
-	-	154	400	77,493	30,012	70,569	180,953
9,870	647,469	88,627	2,292,400	95,714	422,911	179,853	7,825,380
(9,317)	(647,469)	(87,564)	(2,277,257)	(94,533)	(422,363)	(178,702)	(7,750,473)
224,741	647,469	219,002	2,317,300	332,863	418,856	138,463	9,161,086
-	-	-	-	4,324,598	2,640,970	5,336,543	12,302,111
-	-	-	-	(4,247,105)	(2,610,959)	(5,265,973)	(12,124,037)
(216,491)	-	(138,463)	-	-	-	-	(2,085,737)
8,250	647,469	80,539	2,317,300	410,356	448,867	209,033	7,253,423
(1,067)	-	(7,025)	40,043	315,823	26,504	30,331	(497,050)
1,067	-	7,025	51,320	-	-	-	3,428,020
$ -	$ -	$ -	$ 91,363	$ 315,823	$ 26,504	$ 30,331	$ 2,930,970

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STATISTICAL SECTION

A-1 STATISTICAL TABLES

This section of the City of Fort Pierce's Comprehensive Annual Report contains information to assist the reader in understanding the financial Statements, notes to the financial and other supplemental information.

Financial Trends - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity - These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

Debt Capacity - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information - These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information - These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report related to the services the City provides and the activities it performs.

MISCELLANEOUS STATISTICS
September 30, 2020

Date of Incorporation:		February 2, 1901
Adoption of City Charter:		1957
Form of Govt:		Commission/City Manager
Fiscal Year:		October 1, 2019 through September 30, 2020
Area:	35.16 square miles as of 9/30/2020	
Number of Employees:		672.0
City	386.0	
Utilities Authority	286.0	
Police Protection:		
Number of Stations		2
Number of Arresting Personnel		113
Fire Protection:		
(County wide)		
Number of Stations		17
Number of Firemen & Officers		401
Infrastructure:		
City Buildings		24
Cemeteries (not City owned)		5
City Bridges		15
*Vehicle	6	
*Pedestrian	9	
Traffic Lights		211
*Flashing Lights	32	
*Traffic & Caution Lights	179	
Street Lights		5,313
Miles of:		
*Paved Streets	182.4	
*Unpaved Streets	3.0	
Total Streets		185.4
Canals		10.1
Curbs and Gutters		122.8
Seawalls		1.1
Sidewalks		113.6
Storm Sewers		74.9
Building Permits New Construction:		234
Construction Valuation		$ 69,020,350

City of Fort Pierce Population:	
1940	8,040
1950	13,502
1960	25,113
1970	29,721
1980	33,802
1990	36,830
2000	38,401
2010	41,590
Recreation:	
Acres of Public Parks	294.3
Miles of Public Beach	2.3
Baseball Practice Fields	23
Basketball Courts	11
Boat Ramps	10
Football Fields	1
Playgrounds	12
Municipal Pools	2
Racquetball/Handball Courts	2
Shuffleboard Courts	1
Tennis Courts	18
Utilities Customers:	
Electric	28,500
Water	20,700
Wastewater	15,300
Natural Gas	4,100
County Schools Enrollment: *	
ESE (all grades)	6,407
Elementary , Non ESE	13,155
Middle , Non ESE	8,629
High School , Non ESE	11,681
Total Enrollment	39,872
Solid Waste Customers:	
Commercial	1,839
Residential	12,566
Public	24

Sources: City of Fort Pierce financial records, St. Lucie County Fire District records, Ft. Pierce Utilities Authority, St. Lucie County School records and Bureau of Business and Economic Research.
*St. Lucie County School Board figures are the most recent printed at time of publication.

City of Fort Pierce, Florida

Net Position by Component

Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Governmental activities				
Net invested in capital assets	$ 46,251,077	$ 43,122,969	$ 41,656,393	$ 41,206,642
Restricted	2,930,970	3,428,020	2,347,896	2,906,878
Unrestricted	9,514,766	5,110,643	6,103,498	2,817,495
Adjustment to record net pension liability	* -	-	-	-
Adjustment to record net OPEB liability	** -	-	-	(1,017,916)
Total government activities net Position	$ 58,696,813	$ 51,661,632	$ 50,107,787	$ 45,913,099
Business type activities				
Net invested in capital assets	$ 70,914,575	$ 68,807,409	$ 68,117,114	$ 68,530,285
Restricted	-	2,387,689	-	-
Unrestricted	(2,325,936)	(1,781,464)	685,832	180,432
Adjustment to record net pension liability	* -	-	-	-
Adjustment to record net OPEB liability	** -	-	-	(216,887)
Total business-type activities net Position	$ 68,588,639	$ 69,413,634	$ 68,802,946	$ 68,493,830
Primary Government				
Net invested in capital assets	$ 117,165,652	$ 111,930,378	$ 109,773,507	$ 109,736,927
Restricted	2,930,970	5,815,709	2,347,896	2,906,878
Unrestricted	7,188,830	3,329,179	6,789,330	2,997,927
Adjustment to record net pension liability	* -	-	-	-
Adjustment to record net OPEB liability	** -	-	-	(1,234,803)
Total primary government net Position	$ 127,285,452	$ 121,075,266	$ 118,910,733	$ 114,406,929

Source: Statement of Net Position

* Implementation of GASB 68

** Implementation of GASB 75

Fiscal Year						
2016	**2015**	**2014**	**2013**	**2012**	**2011**
$ 39,077,396	$ $ 37,055,350	$ 34,114,524	$ $ 32,136,904	$ $ 30,700,782	$ $ 31,066,247
5,300,896	6,911,826	7,644,201	3,612,651	4,469,991	7,448,269
4,960,007	5,825,232	9,166,286	12,820,034	14,694,145	13,854,615
-	-	(1,761,220)	-	-	-
-	-	-	-	-	-
$ 49,338,299	$ $ 49,792,408	$ 49,163,791	$ $ 48,569,589	$ $ 49,864,918	$ $ 52,369,131
$ 69,349,261	$ $ 72,258,131	$ 66,234,195	$ $ 65,104,588	$ $ 53,122,423	$ $ 44,669,243
-	-	-	-	-	-
1,271,085	4,277,533	13,349,535	12,551,494	13,672,962	13,960,371
-	-	(270,999)	-	-	-
-	-	-	-	-	-
$ 70,620,346	$ $ 76,535,664	$ 79,312,731	$ $ 77,656,082	$ $ 66,795,385	$ $ 58,629,614
$ 108,426,657	$ $ 109,313,481	$ 100,348,719	$ $ 97,241,492	$ $ 83,823,205	$ $ 75,735,490
5,300,896	6,911,826	7,644,201	3,612,651	4,469,991	7,448,269
6,231,092	10,102,765	22,515,821	25,371,528	28,367,107	27,814,986
-	-	(2,032,219)	-	-	-
-	-	-	-	-	-
$ 119,958,645	$ $ 126,328,072	$ 128,476,522	$ $ 126,225,671	$ $ 116,660,303	$ $ 110,998,745

City of Fort Pierce, Florida
Changes in Net Position
Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Expenses				
Government activities:				
General government	$ 13,317,064	$ 12,478,803	$ 12,453,169	$ 12,679,532
Public Safety	17,827,436	18,718,692	16,341,557	16,426,201
Transportation	6,238,070	6,743,878	6,382,606	6,224,923
Economic Environment	1,561,735	1,779,196	1,526,508	1,104,259
Culture and recreation	2,849,467	3,013,258	2,773,173	2,529,937
Interest of long-term debt	2,446,784	3,163,194	2,891,268	3,567,822
Total government activities expenses	$ 44,240,556	$ 45,897,021	$ 42,368,281	$ 42,532,674
Business-type activities				
Solid Waste	$ 6,902,042	$ 6,778,735	$ 6,745,265	$ 6,235,640
Marina	3,646,829	4,375,846	4,180,073	4,078,834
Storm Water	2,883,250	3,321,553	3,275,415	5,202,294
Golf Course	1,653,957	1,628,188	1,432,238	1,553,141
Sunrise Theater	3,002,666	3,666,296	3,832,927	4,376,238
Building Fund	2,223,204	1,857,393	1,632,847	1,304,815
Total business-type activities	$ 20,311,948	$ 21,628,011	$ 21,098,765	$ 22,750,962
Total primary government expenses	$ 64,552,504	$ 67,525,032	$ 63,467,046	$ 65,283,636
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 1,477,614	$ 1,496,288	$ 1,581,796	$ 2,127,748
Public Safety	648,949	624,537	915,607	402,673
Transportation	949,025	750,443	580,770	299,620
Economic Environment	9,723,818	7,883,792	6,452,713	6,883,000
Culture and recreation	403,027	700,526	425,848	254,567
Operating grants and contributions	1,245,979	832,985	3,922,855	1,422,785
Capital grants and contributions	-	-	-	-
Total governmental activities program revenues	$ 14,448,412	$ 12,288,571	$ 13,879,589	$ 11,390,393
Business-type activities				
Charges for services:				
Solid Waste	$ 7,681,585	$ 7,648,557	$ 7,806,315	$ 6,676,775
Marina	2,733,006	3,470,692	3,635,137	3,729,402
Storm Water	3,888,785	2,845,271	2,691,049	2,724,106
Golf Course	1,262,210	1,151,369	1,127,258	979,461
Sunrise Theater	1,845,847	2,466,477	2,415,352	2,765,443
Building Fund	2,624,479	2,336,544	2,158,592	1,369,165
Operating grants and contributions	-	-	1,433,973	712,500
Capital grants and contributions	113,331	2,890,929	351,428	
Total business-type activities	$ 20,149,243	$ 22,809,839	$ 21,619,104	$ 18,956,852
Total primary government revenues	$ 34,597,655	$ 35,098,410	$ 35,498,693	$ 30,347,245
Net (Expense) Revenue				
Governmental activities	(29,792,144)	(33,608,450)	(28,488,692)	(31,142,281)
Business-type activities	$ (162,705)	$ 1,181,828	$ 520,339	$ (3,794,110)
Total primary government net expenses	$ (29,954,849)	$ (32,426,622)	$ (27,968,353)	$ (34,936,391)

Fiscal Year					
2016	2015	2014	2013	2012	2011
$ 10,188,059	$ 9,615,174	$ 9,098,006	$ 9,073,474	$ 9,368,691	$ 9,578,646
15,293,734	15,130,557	14,753,228	14,305,679	13,758,635	13,353,710
5,868,560	5,729,773	6,071,542	6,263,011	6,277,776	6,347,717
1,262,385	1,513,335	1,110,448	1,774,472	3,361,379	2,040,019
2,153,169	2,206,744	2,522,271	2,231,912	2,268,586	2,321,424
4,624,442	3,778,626	3,754,510	3,727,940	3,821,411	3,841,700
$ 39,390,349	$ 37,974,209	$ 37,310,005	$ 37,376,488	$ 38,856,478	$ 37,483,216
$ 5,689,842	$ 5,708,431	$ 5,264,288	$ 4,974,739	$ 5,440,958	$ 5,486,548
3,512,275	3,344,558	2,610,077	2,605,281	2,155,455	2,353,376
7,939,853	5,658,447	6,130,795	3,368,903	3,241,933	3,182,318
1,510,721	1,574,074	1,587,070	1,658,894	1,610,301	1,600,742
4,595,335	4,440,222	4,080,883	4,223,143	4,173,135	3,816,102
1,194,096	1,175,458	1,014,511	1,004,080	951,656	997,636
$ 24,442,122	$ 21,901,190	$ 20,687,624	$ 17,835,040	$ 17,573,438	$ 17,436,722
$ 63,832,471	$ 59,875,399	$ 57,997,629	$ 55,211,528	$ 56,429,916	$ 54,919,938
$ 1,180,822	$ 1,107,288	$ 489,335	$ 1,578,442	$ 451,139	$ 695,767
559,349	478,889	391,592	434,898	335,806	338,144
246,932	116,573	87,391	28,068	18,850	102,831
7,296,531	6,047,847	3,904,780	4,876,129	5,021,998	5,565,047
166,683	177,797	200,402	126,687	133,913	132,696
385,082	1,823,584	4,169,400	1,013,850	2,968,721	1,977,408
-	527,089	3,599,755	1,635,302	1,311,204	659,333
$ 9,835,399	$ 10,279,067	$ 12,842,655	$ 9,693,376	$ 10,241,631	$ 9,471,226
$ 6,544,120	$ 6,376,443	$ 6,264,167	$ 6,348,420	$ 6,139,701	$ 6,078,244
2,856,262	2,196,705	1,737,088	1,800,958	1,920,455	1,626,788
2,708,419	3,259,131	2,707,758	2,598,840	2,679,764	2,720,486
1,235,869	1,373,744	1,417,093	1,418,505	1,439,569	1,350,526
3,342,281	3,539,762	2,959,181	2,887,153	3,066,474	2,625,109
1,360,416	1,231,122	1,276,557	1,053,183	845,845	976,606
-	-	-	-	-	-
407,561	1,959,954	7,142,646	13,354,340	10,145,196	4,046,662
$ 18,454,928	$ 19,936,861	$ 23,504,490	$ 29,461,399	$ 26,237,004	$ 19,424,421
$ 28,290,327	$ 30,215,928	$ 36,347,145	$ 39,154,775	$ 36,478,635	$ 28,895,647
(29,554,950)	(27,695,142)	(24,467,350)	(27,683,112)	(28,614,847)	(28,011,990)
$ (5,987,194)	$ (1,964,329)	$ 2,816,866	$ 11,626,359	$ 8,663,566	$ 1,987,699
$ (35,542,144)	$ (29,659,471)	$ (21,650,484)	$ (16,056,753)	$ (19,951,281)	$ (26,024,291)

General Revenues and Other Changes in Net Position

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Governmental Activities:				
Taxes				
Ad valorem tax	$ 17,112,787	$ 15,823,291	$ 15,118,042	$ 13,973,397
General Sales and use tax	2,062,075	2,220,408	2,129,418	2,059,076
Utility service and franchise	4,448,412	4,358,981	4,332,987	4,314,862
State Revenue Sharing	1,413,886	1,525,975	1,445,623	1,392,722
Additional one-cent sales tax	3,857,988	3,034,894	1,898,973	1,776,224
Unrestricted grants and contributions	412,335	402,063	367,113	329,933
Component unit transfer	6,276,267	6,125,454	6,138,645	5,968,785
Miscellaneous	300,350	423,093	412,663	417,715
Unrestricted investment earnings	241,621	590,597	530,441	312,404
Extraordinary Item		-		-
Transfers	701,604	657,539	309,475	(1,810,121)
Total government activities	$ 36,827,325	$ 35,162,295	$ 32,683,380	$ 28,734,997
Business-type activities				
Investment earnings	$ 39,314	$ 86,399	$ 98,252	$ 74,360
Insurance proceeds-unrestricted				
Miscellaneous				
Transfers	(701,604)	(657,539)	(309,475)	1,810,121
Total business-type activities	$ (662,290)	$ (571,140)	$ (211,223)	$ 1,884,481
Total primary government	$ 36,165,035	$ 34,591,155	$ 32,472,157	$ 30,619,478
Change in Net Position				
Governmental Activities	$ 7,035,181	$ 1,553,845	$ 4,194,688	$ (2,407,284)
Business-type activities	(824,995)	610,688	309,116	(1,909,629)
Total primary government	$ 6,210,186	$ 2,164,533	$ 4,503,804	$ (4,316,913)

Source: Statement of Activities

Fiscal Year						
2016	**2015**	**2014**	**2013**	**2012**	**2011**
$ 13,171,397	$ 11,882,126	$ 11,958,161	$ 10,082,823	$ 10,009,972	$ 11,144,640
2,082,894	2,072,741	2,084,479	2,183,003	2,268,673	2,326,799
4,261,492	4,209,187	4,213,534	4,456,865	4,708,357	4,656,869
1,323,800	1,282,595	1,211,575	1,166,983	1,153,572	1,149,797
1,666,089	1,603,223	1,495,885	1,378,666	1,330,114	1,387,116
302,837	265,449	248,113	249,148	241,799	241,312
5,809,302	5,735,240	5,605,157	5,365,879	4,767,268	4,925,280
201,096	259,054	91,884	346,124	196,028	202,640
305,599	166,607	193,528	243,884	191,827	194,349
-	-	-	-	-	-
(23,665)	847,537	815,331	914,408	1,243,024	(294,281)
$ 29,100,841	$ 28,323,759	$ 27,917,647	$ 26,387,783	$ 26,110,634	$ 25,934,521
$ 48,211	$ 34,799	$ 44,148	$ 64,567	$ 79,883	$ 87,750
			84,179	665,346	- 654,803
23,665	(847,537)	(815,331)	(914,408)	(1,243,024)	294,281
$ 71,876	$ (812,738)	$ (771,183)	$ (765,662)	$ (497,795)	$ 1,036,834
$ 29,172,717	$ 27,511,021	$ 27,146,464	$ 25,622,121	$ 25,612,839	$ 26,971,355
$ (454,109)	$ 628,617	$ 3,450,297	$ (1,295,329)	$ (2,504,213)	$ (2,077,469)
(5,915,318)	(2,777,067)	2,045,683	10,860,697	8,165,771	3,024,533
$ (6,369,427)	$ (2,148,450)	$ 5,495,980	$ 9,565,368	$ 5,661,558	$ 947,064

City of Fort Pierce, Florida

Fund Balances, Government Funds

Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	****2018**	**2017**
General Fund				
Nonspendable	$ 393,603	$ 52,692	$ 403,855	$ 347,570
Restricted	-	-	-	-
Committed	-	462,950	836,909	710,407
Assigned	4,242,997	4,242,997	3,890,961	3,688,620
Unassigned	5,189,540	3,981,710	4,518,827	1,423,048
Unreserved	-	-	-	-
Total General Fund	$ 9,826,140	$ 8,740,349	$ 9,650,552	$ 6,169,645
All Other Government Funds				
Special Revenue:				
Restricted	$ 12,719,054	$ 9,410,349	$ 7,262,071	$ 6,068,627
Nonspendable	11,273	14,196	14,261	12,067
Assigned	4,583	4,583	4,583	4,584
Committed	-	-	-	-
Debt Service:				
Restricted	1,965,204	2,145,172	757,718	1,019,095
Assigned	965,766	1,282,848	1,590,178	1,887,820
Capital projects:				
Restricted	-	-	-	-
Total all other governmental funds	$ 15,665,880	$ 12,857,148	$ 9,628,811	$ 8,992,193
Total governmental and general funds	$ 25,492,020	$ 21,597,497	$ 19,279,363	$ 15,161,838

* Implementation of GASB 54 in 2011

* * Implementation of GASB 74 in 2018

Source: Balance Sheet Governmental Funds

Fiscal Year					
2016	**2015**	**2014**	**2013**	**2012**	*** 2011**
$ 316,714	$ 74,213	$ 295,821	$ 78,134	$ 260,206	$ 415,980
-	-	-	-	-	-
550,000	550,000	723,134	1,219,933	1,219,933	894,680
3,582,326	3,582,326	3,404,652	3,232,604	3,232,604	3,222,160
403,281	255,096	(126,374)	(286,355)	95,628	565,717
-	-	-	-	-	-
$ 4,852,321	$ 4,461,635	$ 4,297,233	$ 4,244,316	$ 4,808,371	$ 5,098,537
$ 4,445,596	$ 2,493,441	$ 2,339,723	$ 1,184,459	$ 1,434,093	$ 1,867,420
16,573	-	18,429	1,084	16,437	16,591
184,984	184,984	184,984	190,062	190,062	190,062
-	290,254	130,783	946,613	544,490	567,140
2,974,093	3,750,413	3,722,988	991,103	1,561,513	2,168,777
-	-	-	-	-	-
2,326,803	3,161,413	3,921,213	2,621,548	2,908,478	3,077,881
$ 9,948,049	$ 9,880,505	$ 10,318,120	$ 5,934,869	$ 6,655,073	$ 7,887,871
$ 14,800,370	$ 14,342,140	$ 14,615,353	$ 10,179,185	$ 11,463,444	$ 12,986,408

City of Fort Pierce, Florida
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Revenues				
Taxes	$ 23,623,274	$ 22,402,679	$ 21,580,447	$ 20,347,337
Licenses, fees and permits	843,397	804,478	907,438	390,963
Intergovernmental	14,750,257	12,875,765	13,198,242	10,448,502
Charges for services	302,697	431,027	382,717	285,520
Fines and penalties	387,801	363,464	552,145	189,139
Contributions from component units	6,276,267	6,125,454	6,138,645	5,968,785
Investment earnings	241,621	590,594	530,441	312,404
Other revenues	5,897,805	4,633,692	3,730,516	5,476,101
Total revenues	$ 52,323,119	$ 48,227,153	$ 47,020,591	$ 43,418,751
Expenditures				
General government	13,869,729	12,897,475	12,259,917	12,538,429
Public safety	16,648,464	16,885,445	15,608,843	15,253,746
Transportation	3,078,572	3,145,704	3,074,578	3,068,423
Economic environment	1,469,508	1,679,942	1,435,852	1,021,717
Culture and recreation	2,464,639	2,530,491	2,444,590	2,217,612
Capital outlay	5,566,761	2,034,264	3,032,948	3,263,816
Debt service:				
Principal	5,325,842	5,185,396	4,742,039	4,289,252
Interest	2,338,879	2,676,241	2,476,039	3,107,687
Other	180,953	67,673	113,527	71,193
Total expenditures	$ 50,943,347	$ 47,102,631	$ 45,188,333	$ 44,831,875
Excess of Revenues over and (under) expenditures	$ 1,379,772	$ 1,124,522	$ 1,832,258	$ (1,413,124)
Other Financing sources (Uses)				
Transfers in	$ 15,680,193	$ 16,494,082	$ 10,966,769	$ 15,746,154
Transfers out	(14,978,589)	(15,836,543)	(10,657,294)	(17,560,935)
Issuance of debt/Capital Lease	13,937,184	28,232,772	6,869,010	3,589,373
Discount on issuance of debt	-	-	-	-
Proceeds from refunding	-	-	-	-
Total other financing	-	-	-	-
Payment on Current Refunding	-	-	-	-
Payment on Advance Refunding	(12,124,037)	(27,696,699)	(4,893,218)	
Total sources (uses)	$ 2,514,751	1,193,612	2,285,267	1,774,592
Special Item-Sale of Land				
Net change in fund balances	$ 3,894,523	2,318,134	4,117,525	361,468
Debt service as a percentage of non capital expenditures	16.9%	17.4%	17.1%	17.8%

SOURCE: Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year					
2016	2015	2014	2013	2012	2011
$ 19,515,783	$ 18,164,053	$ 18,256,174	$ 16,722,691	$ 16,987,002	$ 18,128,308
374,499	435,346	333,806	327,558	353,390	465,984
9,899,947	10,661,557	15,104,540	11,384,520	11,338,211	9,157,273
288,911	261,508	226,708	215,829	195,748	180,180
301,765	245,930	202,277	222,445	193,114	207,067
5,809,302	5,735,240	5,605,157	5,365,879	4,767,268	4,925,280
305,599	166,607	193,528	243,884	196,028	202,640
5,088,808	3,656,005	4,734,719	2,977,234	2,799,953	3,490,107
$ 41,584,614	$ 39,326,246	$ 44,656,909	$ 37,460,040	$ 36,830,714	$ 36,756,839
10,409,135	10,013,455	10,151,988	9,764,941	10,351,426	10,158,774
13,870,188	13,873,313	14,032,891	13,453,506	12,972,368	12,555,394
2,747,800	2,684,573	3,122,509	3,089,871	3,058,459	2,981,763
1,182,662	1,434,987	1,033,042	1,735,007	3,277,492	1,944,850
1,902,214	1,948,803	2,150,857	1,968,202	1,943,145	1,988,264
3,253,508	3,575,611	10,185,718	3,765,513	2,383,608	2,118,083
3,788,108	3,151,895	2,718,000	2,168,000	1,820,000	1,695,000
3,935,165	3,760,086	3,647,762	3,709,460	3,761,440	3,813,474
552,254	4,273	72,534	4,207	28,763	14,687
$ 41,641,034	$ 40,446,996	$ 47,115,301	$ 39,658,707	$ 39,596,701	$ 37,270,289
$ (56,420)	$ (1,120,750)	$ (2,458,392)	$ (2,198,667)	$ (2,765,987)	$ (513,450)
$ 10,826,011	$ 13,675,604	$ 14,954,554	$ 11,239,805	$ 10,639,613	$ 6,319,305
(10,982,301)	(12,828,067)	(14,139,223)	(10,325,397)	(9,396,589)	(6,613,586)
-	-	-	-	-	-
-	-	-	-	-	-
59,370,000	-	6,079,229	-	-	-
-	-	-	-	-	-
(17,400,000)	-	-	-	-	-
(41,299,060)	-	-	-	-	-
$ 514,650	847,537	6,894,560	914,408	1,243,024	(294,281)
$ 458,230	(273,213)	4,436,168	(1,284,259)	(1,522,963)	(807,731)
20.1%	18.7%	17.2%	16.4%	15.0%	15.7%

City of Ft. Pierce. Florida

Changes In Net Position, Fiduciary Funds

Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Additions				
Employer	$ 5,343,484	$ 5,240,707	$ 4,909,654	$ 4,565,884
Employees	2,406,609	2,388,106	2,192,861	2,156,251
State	412,335	402,063	367,113	329,933
Other				
Investment income (net of expenses)	$ 20,283,302	$ 6,004,246	$ 20,351,634	$ 20,081,849
Total additions to plan net position	$ 28,445,730	$ 14,035,122	$ 27,821,262	$ 27,133,917
Deductions				
Benefit payments	$ 15,469,233	$ 14,874,016	$ 14,170,078	$ 13,736,690
Refunds	574,347	467,789	344,428	298,276
Administrative expenses	281,557	325,176	215,247	206,760
Other expenses	20,651	20,651	19,406	19,406
Total deductions from plan net position	$ 16,345,788	$ 15,687,632	$ 14,749,159	$ 14,261,132
Change in net position	$ 12,099,942	$ (1,652,510)	$ 13,072,103	$ 12,872,785

Source: Combining Statement of Changes in Fiduciary Funds Net Position

Fiscal Year						
2016	**2015**	**2014**	**2013**	**2012**	**2011**
$ 4,211,312	$ 4,093,268	$ 4,356,127	$ 4,266,803	$ 3,566,751	$ 3,181,446
2,005,283	1,925,831	1,943,411	1,920,330	1,874,591	1,738,084
302,837	265,449	248,113	249,148	241,799	241,312
-	-	-	-	-	-
$ 17,392,106	$ 2,511,123	$ 17,721,192	$ 21,583,070	$ 26,881,779	$ 1,482,590
$ 23,911,538	$ 8,795,671	$ 24,268,843	$ 28,019,351	$ 32,564,920	$ 6,643,432
$ 13,389,859	$ 12,959,826	$ 12,606,823	$ 11,993,098	$ 10,874,268	$ 10,413,658
786,340	408,937	440,758	585,930	346,839	274,419
204,174	153,522	176,528	134,550	129,911	141,620
19,406	21,601	20,829	19,416	18,992	19,122
$ 14,399,779	$ 13,543,886	$ 13,244,938	$ 12,732,994	$ 11,370,010	$ 10,848,819
$ 9,511,759	$ (4,748,215)	$ 11,023,905	$ 15,286,357	$ 21,194,910	$ (4,205,387)

City of Fort Pierce, Florida
Assessed Value and Actual Value of Taxable Property
Last Ten Years

Fiscal Year Ended September 30,	Real Property	Personal Property	Centrally Assessed Property
2020	$ 3,168,531,958	$ 217,284,499	$ 11,786,499
2019	2,973,396,245	206,673,280	11,674,621
2018	2,807,904,420	200,953,767	11,459,927
2017	2,656,205,901	199,752,821	10,889,970
2016	2,519,792,781	201,769,117	9,950,405
2015	2,420,424,296	178,560,253	8,259,241
2014	2,369,027,251	196,294,919	7,180,208
2013	2,375,689,997	192,499,439	7,381,630
2012	2,463,908,875	209,865,288	7,135,634
2011	2,582,341,713	241,596,029	6,734,681

Less: Exemption	Total Taxable Assessed Value	Total Direct Tax Rate
$ 835,533,570	$ 2,562,069,386	6.9000
813,001,897	2,378,742,249	6.9000
777,186,255	2,243,131,859	6.9000
759,747,984	2,107,100,708	6.9000
744,102,164	1,987,410,139	6.9000
718,951,717	1,888,292,073	6.5786
707,506,816	1,864,995,562	6.6050
707,571,187	1,867,999,879	5.7131
707,684,181	1,973,225,616	5.4674
696,878,963	2,133,793,460	5.4674

City of Fort Pierce, Florida
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

Fiscal Year	County Parks MSTU	Co Public Transit MSTU	Erosion District E	Law Enf. Jail, Judicial Sys	Co General Revenue Fund	St. Lucie County Port Bond	Childrens Services Council	St Lucie Co Fire District
2020	0.2313	0.1269	0.1497	3.2324	4.3077	-	0.4765	3.0000
2019	0.2313	0.1269	0.0925	3.4538	4.1077	-	0.4765	3.0000
2018	0.2313	0.1269	0.0925	3.4538	4.1077	-	0.4765	3.0000
2017	0.2313	0.1269	0.0925	3.2838	4.1077	-	0.4765	3.0000
2016	0.2313	0.1269	0.0925	3.2699	4.1273	0.0154	0.4765	3.0000
2015	0.2313	0.1269	0.0925	3.2699	3.7764	0.0154	0.4765	3.0000
2014	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	3.0000
2013	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	2.6500
2012	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	2.6500
2011	0.2313	0.1269	0.0925	3.9699	2.8707	0.0154	0.4872	2.4839

Source: St. Lucie County Property Appraisers Office

FL Inland Navigation Dist	City of Fort Pierce	County School District	Mosquito Control	S FL Water Mgmt District	Environ Signif Land Bond	Everglades Construction Project	Total
0.0320	6.9000	7.1220	0.1806	0.2795	-	-	26.0386
0.0320	6.9000	6.3350	0.2164	0.2936	-	-	25.2657
0.0320	6.9000	6.5740	0.2164	0.3100	-	-	25.5211
0.0320	6.9000	6.9270	0.2164	0.3307	-	-	25.7248
0.0320	6.9000	7.2830	0.2413	0.3551	-	-	26.1512
0.0345	6.5786	7.2410	0.2522	0.3842	-	-	25.4794
0.0345	6.6050	7.2570	0.4065	0.4110	-	-	25.5593
0.0345	5.7131	7.7710	0.2036	0.4289	-	-	24.6464
0.0345	5.4674	7.8780	0.2036	0.4363	-	-	24.5151
0.0345	5.4674	8.1770	0.2036	0.5346	0.0459	0.0894	24.8302

City of Fort Pierce, Florida
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy	
		Amount	Percentage of Levy
2020	$ 17,678,279	$ 16,913,982	95.68%
2019	16,485,272	15,811,194	95.91%
2018	16,142,879	15,686,319	97.17%
2017	14,596,858	13,990,878	95.85%
2016	13,439,692	13,134,433	97.73%
2015	12,437,017	11,869,802	95.44%
2014	12,386,111	11,676,648	94.27%
2013	10,736,076	10,021,382	93.34%
2012	10,846,887	10,009,972	92.28%
2011	11,436,942	10,792,465	94.36%

Sources: City of Fort Pierce Finance Records,
St. Lucie County Tax records DR420

Collections in Subsequent Years	Total Collections to Date	
	Amount	Percentage of Levy
$ 198,805	$ 17,112,787	96.80%
12,097	15,823,291	95.98%
178,690	15,865,010	98.28%
(17,481)	13,973,397	95.73%
36,964	13,171,397	98.00%
12,303	11,882,105	95.54%
279,204	11,955,852	96.53%
61,442	10,082,823	93.92%
46,554	10,056,526	92.71%
165,634	10,958,099	95.81%

City of Fort Pierce, Florida
Principal Revenue Payers - Property Tax
Current Year and Nine Years Ago

	2020		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**
Wal-Mart Stores East	72,011,360	1	2.81067%
Bellsouth Telecommunication % Ja	28,533,485	2	1.11369%
HCA Attn: Tax Dept	28,057,269	3	1.09510%
Ehden NV C/O Fraga Properties	23,945,681	4	0.93462%
Lawnwood Medical Center % DuCl	22,373,937	5	0.87328%
Destin Beach Inc % Carmela Bell	17,896,507	6	0.69852%
Treasure Cay Properties LLC	15,291,183	7	0.59683%
Landings Fort Pierce LLC	15,113,793	8	0.58991%
Woods Family Limited Ptnr II	13,164,994	9	0.51384%
FEC RR	12,350,318	10	0.48204%
AT&T			
Prime Homes at Portofino Land			
Cornerstone Fort Pierce Dev			
Boca Ven Land of Ft Pierce Inc			
Total	$ 248,738,527		9.7085%

* Total assessed valuation is $ 2,562,069,386

2011		
Taxable Assessed Value	**Rank**	**Percentage of Total City Taxable Assessed Value**
49,595,614	1	2.3243%
36,525,562	2	1.7118%
29,782,142	4	1.3957%
17,931,736	7	0.8404%
12,232,889	8	0.5733%
24,191,992	6	1.1338%
34,116,886	3	1.5989%
27,678,056	5	1.2971%
12,165,985	9	0.5702%
12,060,207	10	0.5652%
$ 256,281,069		12.0106%
$ 2,133,793,460		

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City of Fort Pierce, Florida
State Revenue Sharing Funds
Last Ten Fiscal Years

Fiscal Year	State Revenue Sharing	1/2 Cent Sales Tax	Mobile Home License	Beverage License	Fuel Tax Refund	1/2 Cent Infrastructure Tax*	Total Receipts
2020	$ 1,413,886	1,995,480	50,053	48,513	47,741	1,862,508	5,418,180
2019	1,525,976	1,996,320	47,214	51,267	47,095	1,038,574	4,706,445
2018	1,445,623	1,898,973	45,579	45,403	56,434	-	3,492,012
2017	1,392,722	1,776,224	37,548	47,214	53,834	-	3,307,542
2016	1,323,800	1,666,089	38,013	36,752	53,354	-	3,118,008
2015	1,282,595	1,603,223	39,544	41,793	62,255	-	3,029,410
2014	1,211,575	1,495,885	36,372	39,118	54,071	-	2,837,021
2013	1,166,983	1,378,666	36,427	50,183	59,449	-	2,691,708
2012	1,153,572	1,330,114	37,212	32,681	57,159	-	2,610,738
2011	1,149,797	1,387,116	32,695	30,989	52,131	-	2,652,727

Source: City of Fort Pierce Finance Records

* Implemented in 2019

City of Fort Pierce, Florida
Fort Pierce Redevelopment Agency
Taxable Value Of Each District
Last Ten Fiscal Years

AGENCY			Fiscal Year 2020	2019	2018	2017
City of Fort Pierce						
CRA 1	(Res 82-25)	*	55,818,945	54,796,766	53,285,719	50,541,442
CRA 2	(Res 95-89)		3,519,215	3,304,951	3,196,843	3,150,181
CRA 3	(Res 96-15)		4,950,521	4,186,715	4,085,487	3,942,324
CRA 4	(Res 01-98)	*	791,359,128	710,835,016	673,134,776	632,670,747
	CFP Total		**855,647,809**	**773,123,448**	**733,702,825**	**690,304,694**
St. Lucie County						
CRA 1	(Res 82-25)	**	55,743,945	54,721,766	53,500,126	50,720,476
CRA 2	(Res 95-89)		3,540,121	3,304,951	3,196,843	3,150,181
CRA 3	(Res 96-15)		4,950,521	4,186,715	4,085,487	3,942,324
CRA 4	(Res 01-98)	**	787,656,659	707,204,424	669,506,626	629,469,959
	SLC Total		**851,891,246**	**769,417,856**	**730,289,082**	**687,282,940**

* City with historic but no senior exemption
** County with senior but no historic exemption

Fiscal Year					
2016	**2015**	**2014**	**2013**	**2012**	**2011**
47,636,647	48,076,622	49,234,611	51,157,598	54,952,729	56,168,470
2,742,460	2,742,460	2,591,500	2,477,100	2,590,239	2,820,864
3,853,477	3,853,477	3,173,700	3,467,600	3,832,104	3,822,122
589,287,949	592,159,262	561,639,632	561,948,017	577,410,385	609,706,475
643,520,533	**646,831,821**	**616,639,443**	**619,050,315**	**638,785,457**	**672,517,931**
47,840,681	49,841,776	49,765,511	52,074,098	55,982,929	57,710,070
2,742,460	2,742,460	2,591,500	2,477,100	2,590,239	2,820,864
3,853,477	3,853,477	3,173,700	3,467,600	3,832,104	3,822,122
586,114,655	571,482,215	558,849,211	559,212,624	574,247,439	606,278,371
640,551,273	**627,919,928**	**614,379,922**	**617,231,422**	**636,652,711**	**670,631,427**

City of Fort Pierce, Florida
Legal Debt Margin Information
September 30, 2020

	Fiscal Year				
	2020	**2019**	**2018**	**2017**	**2016**
Debit Limit	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000
Total Net Debt Applicable to Limit * (1)	52,590,350	55,338,710	58,465,244	60,365,683	60,736,702
Debit Margin	$ 14,409,650	$ 11,661,290	$ 8,534,756	$ 6,634,317	$ 6,263,298
Total net debt applicable to the limit as a percentage of debt limit	78.493%	82.595%	87.262%	90.098%	90.652%

* Includes all net long-term debt except debt obligations of the Community Redevelopment Agency
(1) debt includes unamortized items

NOTE: The City Charter does not set a limit of bond indebtedness as a percentage of assessed valuation. The Charter does allow the City to borrow an aggregate of $67,000,000.

City of Fort Pierce
Direct and Overlapping Governmental Activities Debt
September 30, 2020

Jurisdiction	**Governmental Bonded Debt Outstanding**	**Percent Applicable to City***	**Total Applicable to City**
Overlapping Debt:			
St. Lucie County	141,550,657	13.06%	18,483,401
St. Lucie County District School Board**	200,747,000	12.40%	24,899,618
Overlapping Debt Totals	342,297,657		43,383,020
Direct Debt:			
City of Fort Pierce (1)	60,039,714	100.00%	60,039,714
Capital Leases	2,748,477	100.00%	2,748,477
Total Direct Debt	62,788,191		62,788,191
Total direct and overlapping debt	405,085,848		106,171,211

Sources: St. Lucie County
* The percent applicable to the City is calculated using property taxable value ratios
** School Board: Exemptions for Economic Development and Additional Homestead are not included.
(1) City direct debt includes unamortized items

Sources: St. Lucie County School Board
St. Lucie County Clerk of Court
St. Lucie County Property Appraiser
City of Fort Pierce Finance Department

	Fiscal Year				
	2015	**2014**	**2013**	**2012**	**2011**
$	67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000
	59,086,556	61,940,246	53,835,180	59,250,000	60,480,000
$	7,913,444	$ 5,059,754	$ 13,164,820	$ 7,750,000	$ 6,520,000
	88.189%	92.448%	80.351%	88.433%	90.269%

City of Fort Pierce. Florida
Ratio of Outstanding Debt by Type
Last Ten Fiscal Years .

Governmental Activities

Fiscal Year	Redevelopment Bonds	Sales Tax Increment Bonds	Non-ad Valorum	Capital Leases
2020	$ 23,050,000	-	36,989,714	2,748,477
2019	24,770,000	-	39,642,639	1,674,225
2018	26,435,000	-	43,231,987	1,656,683
2017	28,045,000	-	45,720,773	52,886
2016	32,000,000	-	42,296,369	-
2015	30,330,000	-	43,419,477	-
2014	31,670,000	-	40,192,143	-
2013	32,875,000	-	40,665,143	-
2012	34,080,000	490,000	41,138,143	-
2011	35,240,000	965,000	41,323,143	-

Source: City of Fort Pierce Financial Statements
** Debt includes unamortized items

Business-Type Activities						
Marina	**Storm water**	**Solid Waste**	**Capital Leases**	**Total Primary Government**	**Percentage of Personal Income**	**Per Capita**
7,871,070	9,316,978	-	1,672,682	81,648,921	5.03%	1,771
8,070,875	10,214,676	-	851,820	85,224,235	6.08%	1,850
5,230,204	11,942,374	-	1,203,685	89,699,933	7.02%	1,968
5,361,342	11,970,000	-	1,471,677	92,621,679	7.72%	2,045
5,598,333	13,745,000	-	-	93,639,702	8.21%	2,105
5,827,371	13,935,000	-	-	93,511,848	8.20%	2,102
1,846,857	14,570,000	-	-	88,279,000	7.67%	2,025
1,846,857	15,185,000	-	-	90,572,000	7.59%	2,178
1,846,857	15,775,000	-	-	93,330,000	6.93%	2,226
1,846,857	16,345,000	-	-	95,720,000	7.38%	2,270

City of Fort Pierce, Florida
Pledged Revenue Coverage
Last Ten Fiscal Years

Governmental Activities

Non-ad Valorum Bonds

Fiscal Year	Revenue [1]	Less: Operating Expenses [2]	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2020	$ 35,328,942	$ 23,939,200	$ 11,389,742	$ 1,480,522	$ 422,704	5.98
2019	36,289,980	21,725,083	14,564,897	1,493,396	1,322,522	5.17
2018	29,828,824	19,680,890	10,147,934	1,244,692	1,347,312	3.92
2017	32,811,589	20,322,433	12,489,156	967,987	1,325,055	5.45
2016	30,423,143	16,406,115	14,017,028	530,000	1,119,194	8.50
2015	29,088,947	16,279,220	12,809,727	1,255,000	2,038,348	3.89
2014	30,042,740	15,262,366	14,780,374	1,185,000	2,105,055	4.49
2013	27,430,244	14,139,760	13,290,484	190,000	2,112,561	5.77
2012	25,997,176	14,636,799	11,360,377	185,000	2,119,967	4.93
2011	28,044,024	15,161,178	12,882,846	175,000	2,140,511	5.56

Redevelopment Bonds [3]

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2020	$ 7,492,647	$ 3,148,729	$ 4,343,918	$ 3,351,611	$ 1,770,830	0.85
2019	7,081,572	3,497,785	3,583,787	3,409,000	1,022,002	0.81
2018	6,033,664	3,179,060	2,854,604	2,884,000	1,124,766	0.71
2017	7,349,601	4,228,262	3,121,339	2,848,500	1,117,279	0.79
2016	8,192,527	2,511,834	5,680,693	2,685,000	1,542,822	1.34
2015	7,461,479	4,225,896	3,235,583	1,295,000	1,432,781	1.19
2014	8,321,415	5,173,422	3,147,993	1,205,000	1,479,406	1.17
2013	5,453,289	2,523,697	2,929,592	1,205,000	1,524,331	1.07
2012	5,294,961	2,683,020	2,611,941	1,160,000	1,567,581	0.96
2011	5,771,580	2,501,344	3,270,236	1,065,000	1,610,181	1.22

Sales Tax Increment Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2020	$ 1,995,480	$ -	$ 1,995,480	$ -	$ -	-
2019	1,996,320	-	1,996,320	-	-	-
2018	1,898,973	-	1,898,973	-	-	-
2017	1,776,224	-	1,776,224	-	-	-
2016	1,666,089	-	1,666,089	-	-	-
2015	1,603,223	-	1,603,223	-	-	-
2014	1,495,886	-	1,495,886	-	-	-
2013	1,378,666	-	1,378,666	490,000	9,800	2.76
2012	1,330,144	-	1,330,144	475,000	28,506	2.64
2011	1,387,116	-	1,387,116	455,000	45,375	2.77

*** No bonds outstanding

[1] Reveunes: Less Grants, Capital leases, Transfers. Also, Restricted Reveunes, Local Option Gas Tax and Impact Fees

[2] Expenses: Governmental Expenditures and Public Safety Debt Financed from the Sources, and Ad Valorum Credit which started in 2004

[3] Funded by (TIF) Tax Increment Funds

[4] Statement of Revenues, Expenses and Changes in Fund Net Position-Proprietary Funds
Total Operating Revenues + Total non-operating revenues (expenses) less
Total operating expenses (less depr)

Note: Non Ad Valorum Debt: 2001 & 2002 the City of Fort Pierce paid before maturity 2.5 million in Long-Term Debt

Business Activities [4]

Marina Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2020	$ 2,749,941	$ 2,501,347	$ 248,594	$ 424,920	$ 255,208	0.37
2019	3,458,992	2,841,350	617,642	267,620	181,293	1.38
2018	3,646,597	2,849,827	796,770	267,369	174,335	1.80
2017	3,086,148	2,474,008	612,140	244,619	208,933	1.35
2016	2,569,916	1,846,488	723,428	236,990	245,716	1.50
2015	2,203,948	2,183,515	20,433	229,038	223,573	0.05
2014	1,749,369	1,666,599	82,770	-	92,343	0.90
2013	1,812,467	1,754,527	57,940	-	92,343	0.63
2012	1,938,537	1,737,132	201,405	-	92,343	2.18
2011	2,038,173	1,751,506	286,667	-	95,421	3.00

Storm Water Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2020	$ 3,889,632	$ 1,126,776	$ 2,762,856	$ 900,000	$ 296,960	2.31
2019	2,699,775	1,660,427	1,039,348	1,730,000	322,335	0.51
2018	2,750,689	1,612,191	1,138,498	-	351,332	3.24
2017	2,765,987	3,550,865	(784,878)	855,000	371,055	(0.64)
2016	2,747,322	4,856,140	(2,108,818)	950,000	542,329	(1.41)
2015	2,693,352	1,521,214	1,172,138	635,000	628,375	0.93
2014	2,718,550	2,538,854	179,696	635,000	657,605	0.14
2013	2,598,840	1,249,161	1,349,679	615,000	679,336	1.04
2012	2,736,435	1,153,251	1,583,184	590,000	703,935	1.22
2011	2,768,553	1,010,332	1,758,221	570,000	724,835	1.36

City of Fort Pierce, Florida
Demopgraphic and Economic Statistics
Last Ten Calendar Year

Calender Year	City of Ft. Pierce Population	Personal Income	Median Household Income *	School Enrollment**, ***	Unemployment Rate
2020	46,103	1,622,733,394	35,198	39,872	8.7%
2019	46,071	1,402,631,595	30,445	40,160	5.7%
2018	45,581	1,277,407,525	28,025	40,160	5.9%
2017	45,295	1,200,453,385	26,503	41,458	6.5%
2016	44,484	1,140,347,340	25,635	41,589	8.4%
2015	43,601	1,151,676,814	26,414	40,764	10.4%
2014	43,074	1,193,968,206	27,719	40,951	13.7%
2013	42,645	1,347,496,710	31,598	45,781	10.1%
2012	41,993	1,296,281,917	30,869	46,453	10.9%
2011	42,169	1,561,500,000	37,030	44,294	13.0%

* U. S. Department of Commerce, Bureau of Economic Analysis (FRED)

** St. Lucie County School Board (Countywide)

*** St. Lucie County School Board figures are the most recent printed at time of publication.

City of Fort Pierce, Florida
Principal Employers
Current Year and Nine Years Ago

	2020			2011		
Employer*	**Employees***	**Rank**	**Percentage of Total County Employment Within the City Limits**	**Employees***	**Rank**	**Percentage of Total County Employment Within the City Limits**
School Board of St Lucie County	5,564	1	6.96%	4,946	1	25.34%
Indian River State College	2,338	2	2.92%	1,037	3	5.31%
Lawnwood Regional Medical Ctr & Heart Institute	1,615	3	2.02%	1,500	2	7.68%
Wal-Mart Distribution Center	890	4	1.11%	650	4	3.33%
St. Lucie County	797	5	1.00%			
Convey Health Solutions	450	6	0.56%			
St. Lucie County Fire District	434	7	0.54%			
City of Fort Pierce	384	8	0.48%	357	5	1.83%
MAXIMUS	354	9	0.44%			
Fort Pierce Utilities Authority	283	10	0.35%	286	9	1.47%
New Horizons				300	8	1.54%
United States Postal Service				350	7	1.79%
Tropicana Products Inc				340	6	1.74%
Drawdy Brothers construction				200	10	1.02%
Total	13,109		16.40%	9,966		51.05%
Total industry jobs in St. Lucie County	79,956			19,521		

Sources: Economic Development Council (EDC) of St. Lucie County
Florida Department of Economic Opportunity

* Total industry job information is for St. Lucie County; specific City only data is not available.
The information uses the most recent EDC data.
Prior year Total industry jobs in St. Lucie County is an estimate.
Employee numbers were not published at this time.
Nine years prior industry jobs includes Fort Pierce only, not the entire county.

City of Fort Pierce, Florida
Full-time Equivalent City Government Employees by Function/ Program
Last Ten Fiscal Years

	Fiscal Year			
Function / Program	**2020**	**2019**	**2018**	**2017**
Primary government:				
Government activities:				
General government	77.0	74.0	69.5	69.5
Public safety	178.0	183.0	174.0	170.5
Transportation	26.0	26.0	26.0	25.0
Economic environment	3.0	3.0	3.0	2.0
Culture and recreation	31.0	29.0	26.0	26.0
Total governmental activities	315.0	315.0	298.5	293.0
Business type activities				
Building Inspections	18.0	18.0	18.0	13.0
Marina	7.0	7.0	6.5	6.5
Solid Waste	35.0	35.0	33.0	33.0
Golf Course	3.0	2.0	2.0	12.5
Sunrise Theatre	8.0	7.0	7.0	7.0
Total Business type activities	71.0	69.0	66.5	72.0
Total all activities	386.0	384.0	365.0	365.0

Source: City of Fort Pierce Budget Document

Fiscal Year					
2016	**2015**	**2014**	**2013**	**2012**	**2011**
65.5	68.0	69.0	69.0	71.0	70.0
166.5	167.0	164.0	164.0	155.0	165.0
25.0	26.0	26.0	26.0	26.0	26.0
2.0	2.0	2.0	6.0	8.0	6.0
26.0	26.0	26.0	26.0	26.0	26.0
285.0	289.0	287.0	291.0	286.0	293.0
11.0	11.0	12.0	12.0	12.0	12.0
5.0	5.0	5.0	6.0	6.0	5.0
33.0	33.0	33.0	34.0	34.0	34.0
12.5	13.0	13.0	16.0	16.0	16.0
7.0	7.0	6.0	8.0	8.0	7.0
68.5	69.0	69.0	76.0	76.0	74.0
353.5	358.0	356.0	367.0	362.0	367.0

City of Fort Pierce, Florida
Operating Indicators by Function/Program
Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Function/Program				
Police/Code Enforcement				
Physical arrests	2,825	2,863	2,690	2,520
Parking Violations	377	633	593	316
Traffic Violations	2,408	2,727	2,895	3,310
Fire (County wide)				
Emergency responses	49,418	48,995	39,736	47,000
Fires calls	4,889	4,965	3,754	6,301
Refuse collections				
Refuse collected (tons per day)	138	133	137	134
Other public works				
Street resurfacing (miles)	1	3	2	2
Potholes repaired *	191	322	222	222
Parks and recreation				
Athletic fields permits issued	126	274	450	287
River Walk Center permits issued	73	106	101	91
Garden Club permits issued	38	56	59	65
Maravilla permits issued	65	93	90	82
Special Events	168	145	154	143
Old City Hall	8	36	39	38

Sources: Various City of Fort Pierce departments
Notes: * Work orders issued
*** Data not avaiable

Fiscal Year					
2016	**2015**	**2014**	**2013**	**2012**	**2011**
2,626	2,975	3,189	3,064	2,899	2,510
433	341	298	230	211	336
6,496	9,984	8,791	5,619	4,782	171
45,796	43,045	40,033	39,189	34,161	38,989
4,928	4,659	4,483	4,229	3,629	4,626
124	133	131	129	201	123
2	1	1	1	-	2
412	440	428	478	215	200
269	280	278	218	358	397
97	85	64	66	69	73
57	48	33	20	19	10
86	92	66	56	47	10
168	163	186	151	150	141
34	26	***	***	***	***

City of Fort Pierce, Florida
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	Fiscal Year			
	2020	**2019**	**2018**	**2017**
Function/Program				
Police				
Stations	2	2	2	2
Sworn Officers	113	119	119	121
Fire				
Stations	17	17	17	17
Firefighters	401	386	389	380
Refuse collections				
Commerial	1,839	1,814	1,792	1,786
Residential	12,566	12,273	12,073	11,993
Public	24	23	32	30
Other public works				
Streets (miles)	185	185	152	141
Streetlights	5,313	5,313	5,313	5,327
Traffic signals	211	211	211	211
Parks and recreations				
Acreage	294.3	294.3	294.3	294.3
Playgrounds	12	12	12	12
Baseball/football fields/basketball courts	35	35	35	35
Tennis/handball/racquetball/shuffleboard	21	21	21	21
Community Centers	2	2	2	2
Miles of public beach	2.3	2.3	2.3	2.3
Pools	2	2	2	2
Utility Customers				
Electric	28,500	28,300	28,300	28,300
Water	20,700	20,400	20,220	20,100
Wastewater	15,300	15,200	15,100	15,100
Natural Gas	4,100	4,100	4,130	4,150

Sources: Various City of Fort Pierce departments and Fort Pierce Utilities Authority
* Parks Transferred to the City from St. Lucie County

Fiscal Year					
2016	**2015**	**2014**	**2013**	**2012**	**2011**
3	3	3	3	3	3
115	115	118	115	107	110
17	17	17	18	18	18
389	386	370	370	364	370
1,751	1,730	1,685	1,695	1,675	1,678
12,173	11,871	11,611	11,550	11,427	12,843
30	30	30	32	35	36
141	185	179	152	152	152
5,313	5,313	5,313	5,313	5,106	5,028
211	211	177	177	177	177
294.3	294.3	294.3	294.3	294.3	294.3
12	12	11	12	12	12
35	35	24	23	23	23
21	21	21	21	21	21
2	2	2	2	2	2
2.3	2.3	2.3	2.3	2.3	2.3
2	2	2	2	2	2
28,100	28,096	27,630	27,770	28,413	27,697
19,750	19,756	19,250	19,280	19,394	19,180
15,000	14,987	14,640	14,450	14,842	14,377
4,225	4,223	4,180	4,190	4,039	3,892

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AUDITORS' REPORTS

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and other matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the City Commission
City of Fort Pierce, Florida March 22, 2021

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 22, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fort Pierce, Florida's internal control over financial reporting (internal control) as a basis for determining audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Fort Pierce, Florida's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
Fort Pierce, Florida

City of Fort Pierce, Florida
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
For the year ended September 30, 2020

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Pass-Through to Sub-Recipients
FEDERAL PROGRAMS:				
U.S. Department of Housing and Urban Development				
Direct Program:				
Community Development Block Grant Entitlement	14.218	B18-MC-12-0031	$ 126,349	-
Community Development Block Grant Entitlement	14.218	B19-MC-12-0031	499,714	-
			626,063	-
U.S. Department of Justice				
Direct Program:				
Coronavirus Emergency Supplemental Funding	16.544	2020-VD-BX-0160	80,374	-
Bullet Proof Vests	16.607		6,059	-
Indirect Program:				
Passed through Florida Attorney General:				
Victims of Crime Act	16.575	VOCA-2019-FPPD-00105	87,954	-
Passed through Florida Department of Law Enforcement:				
Edward Byrne Memorial Competitive Grant Prog.	16.738	2020-JAGC-STLU-1-Y5-078	7,671	-
Passed through St. Lucie County, Florida:				
Edward Byrne Memorial Justice asst. grant prog	16.738	2019DJ-BX-0807	20,568	
			202,626	-
Federal Emergency Management Administration:				
Passed through Florida Division of Emergency management:				
Hazard Mitigation Grant Program	97.039	FEMA-DR-4283-FL/ DEM-18-HM-10-56-02-H0108	113,331	-
The Deartment of the Treasury:				
Passed through St. Lucie County, Florida:				
Corona Virus Aid, Relief and Economic Sec. Act	21.019	C20-08-461	695,730	-
			695,730	
TOTAL FEDERAL FINANCIAL ASSISTANCE			$ 1,637,750	$ -
STATE PROJECTS:				
Florida Department of Transportation				
Florida Highway Beautification	55.039	G1G32	$ 16,000	-
Florida Housing Finance Agency:				
State Housing Initiatives Partnership Program	40.901		85,666	-
Coronavirus Relief Fund	40.901	117-2020	183,341	
Department of State				
General Program Support 2020	45.061	20.c.ps.180.569	42,185	
General Program Support 2021	45.061	20.c.ps.180.239	10,597	-
TOTAL STATE FINANCIAL ASSISTANCE			$ 337,789	$ -

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance Projects was prepared to include the activity of all federal and state awards of the City of Fort Pierce, Florida and is presented on the accrual method of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

NOTE B-INDIRECT COST RATE

The City has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Independent Auditor's Report on Compliance For Each Major Federal Awards Program and State Project, and on Internal Control Over Compliance Required by Uniform Guidance

To the City Council
City of Fort Pierce, Florida

March 22, 2021

Report on Compliance for Each Major Federal Program

We have audited the compliance of the City of Fort Pierce, Florida with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of its major federal awards programs for the year ended September 30, 2020. The City of Fort Pierce, Florida's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with federal and state statutes, regulations, and the terms and conditions of its Federal programs applicable to its Federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Fort Pierce, Florida's major Federal programs projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards, and the Uniform Guidance, requires that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Fort Pierce, Florida's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major Federal program. However, our audit does not provide a legal determination of the City of Fort Pierce, Florida' compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Fort Pierce, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2020.

Report on Internal Control Over Compliance

The management of the City of Fort Pierce, Florida is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Fort Pierce, Florida's internal control over compliance with requirements that could have a direct and material effect on a major federal program or State project in order to determine our auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a Federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a Federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or as combination of deficiencies, in internal control over compliance with the type of compliance requirement of a Federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
Fort Pierce, Florida

City of Fort Pierce, Florida
SCHEDULE OF FINDINGS AND QUESTIONED COSTS-FEDERAL AWARDS
September 30, 2020

I. Summary of Auditor Findings

1. The independent certified public accountant's report expresses an unmodified opinion on the combined financial statements of the City of Fort Pierce, Florida.

2. No material weaknesses or significant deficiencies were disclosed during the audit of the financial statements.

3. No instances of non-compliance material to the financial statements were disclosed during the audit.

4. No material weaknesses were disclosed during the audit of the major federal awards programs.

5. The independent certified public accountant's report on compliance for the major federal awards programs expresses an unmodified opinion.

6. There were no audit findings relative to the major federal awards programs.

7. The programs tested as major programs were as follows:

   Federal Programs:
   CFDA Number: 21.019 Corona Virus Aid, Relief and Economic Sec. Act

The threshold for distinguishing between Type A and Type B programs was $750,000 for major federal programs

8. The City of Fort Pierce, Florida was determined to be a low risk auditee for federal program testing pursuant to Uniform Guidance.

II. Financial Statement Findings

There were no financial statement findings required to be reported in accordance with Chapter 5.18 of *Government Auditing Standards.*

III. Federal Program Findings and Questioned Costs

There were no audit findings that are required to be reported in accordance with CFR 200.516(a)

IV. Summary Schedule of Prior Audit Findings

There were no prior audit findings.

Independent Accountant's Report on Compliance With Section 218.415, Florida Statutes

To the City Commission
Fort Pierce, Florida

March 22, 2021

We have examined the City's compliance with the requirements of Section 218.415, Florida Statutes with regards to the City's investments during the year ended September 30, 2020. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida

Management Letter

To the City Commission
City of Fort Pierce, Florida

March 22, 2021

Report on the Financial Statements

We have audited the financial statements of the City of Fort Pierce, Florida, as of and for the year ended September 30, 2020, and have issued our report thereon dated March 22, 2021, which was unqualified.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 22, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit. There were no findings or recommendations noted in the preceding annual financial audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements.

The City was created, established, and incorporated under the City Charter, as adopted by Laws of Florida Chapter 65-1351 and is further governed by state and local laws and regulations. The City also has two component units, the Fort Pierce Utility Authority (discretely presented) and the Community Redevelopment Agency (blended). The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority at a special election held May 30, 1972. City Ordinance No. F-399 (as amended by City Ordinances G-295, 296, and 297) defines the powers, duties and responsibilities of the Authority. City Ordinance No. H-239 created the Community Redevelopment Agency and delegated powers to the Agency in accordance with Florida Law and State Statutes Chapter 163.

Financial Condition

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether or not the City of Fort Pierce, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City of Fort Pierce, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the City of Fort Pierce, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Other Matters

Section 10.554(1)(i)2, Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)3, Rules of the Auditor General, requires us to communicate noncompliance with of provisions of contracts and grant agreements or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants
Fort Pierce, Florida

AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Johnna S. Morris, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Fort Pierce which is a local government entity of the State of Florida;
2. City of Fort Pierce adopted Ordinance No. L-61 implementing an impact fee; and
3. City of Fort Pierce has complied and, as of the date of this affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FUTHER AFFIANT SAYETH NAUGHT.

J. Johnna S. Morris

Johnna S. Morris, Director of Finance

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

SWORN TO AND SUBSCRIBED before me this 30 day of March, 2021.

Sara Delgado

NOTARY PUBLIC

Print Name Sara Delgado

Personally known X or produced identification _____

Type of identification produced _____

My Commission Expires:

FLORIDA NOTARY ASSOCIATION SINCE 1978

Sara A. Delgado
Notary Public
State of Florida
Comm# HH054871
Expires 10/19/2024

City Commission Regular Meeting - 4:30 pm **11. a.**

Meeting Date: 04/19/2021

Re: Interlocal Agreement Ilous Ellis Park Project

Submitted For: Audria Moore-Wells, Special Projects Coordinator, City Manager

---

SUBJECT:

Review and approval of an amendment to the Interlocal Agreement with St. Lucie County regarding Ilous Ellis Park renovation project.

SUMMARY:

The City and County were approached by the Khalil Mack Foundation to provide funding for the design and construction of substantial improvements to the Ilous Ellis Park, which is home to the field named in Khalil Mack's honor. In order to appropriately accommodate the request of this private donor, revisions to the 1998 interlocal agreement between the City and the County were necessary. The attached agreement outlines the roles and responsibilities of each municipality as it relates to the implementation of the project plan and the operation and maintenance of the park upon completion project.

RECOMMENDATION:

Staff recommends approval of the draft interlocal agreement. The agreement has been approved by the City Attorney as to form and correctness. The St. Lucie County Board of Commissioners approved the agreement and authorized the Chair to sign the agreement at its March 23, 2021 regular meeting.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Audria Moore-Wells, Special Projects Coordinator

COORDINATED WITH:

Nicholas C. Mimms, P.E., ICMA-CM, City Manager,
Peter Sweeney, City Attorney,
Daniel S. McIntyre, County Attorney,
Luther Robinson, Khalil Mack Foundation representative,
Derrick Johnson, Deputy Director of Public Works,
Matt Baum, Parks and Recreation Director

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2021

Account: N/A

Amount: 0

OTHER INFORMATION:

There is no fiscal impact.

Attachments

Draft Interlocal Agreement-Ilous Ellis Park

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2021 02:39 PM
City Manager	Nick Mimms	03/25/2021 02:39 PM

Form Started By: Audria Moore-Wells Started On: 03/11/2021 09:14 PM

Final Approval Date: 03/25/2021

INTER-OFFICE MEMORANDUM
COUNTY ATTORNEY'S OFFICE
ST. LUCIE COUNTY, FLORIDA

TO: Howard N. Tipton, County Administrator
Alphonso Jefferson, Deputy County Administrator
Matt Baum, Parks and Recreation Director
Jennifer Hill, Office of Management and Budget Director

FROM: Daniel S. McIntyre, County Attorney

C.A. No.: 21-0280

DATE: March 5, 2021

SUBJECT: Interlocal Agreement Ilous Ellis Park Project

Attached for review is a revised draft Interlocal Agreement based on comments received from the City of Fort Pierce. My intention is to agenda the draft Agreement for Board review at the Board's March 23, 2021 regular meeting.

DSM/slb

cc: Katherine D. Barbieri, Esq.
Pete Sweeney, Esq.

INTERLOCAL AGREEMENT
ILOUS ELLIS PARK PROJECT

THIS INTERLOCAL AGREEMENT ("Agreement") made and entered into this _____ day of _____, 2021, by and between the **CITY OF FORT PIERCE**, a Florida municipal corporation, (hereinafter "CITY") and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida (hereinafter "COUNTY").

RECITALS

WHEREAS, the COUNTY and CITY desire to enter into this Agreement pursuant to Section 163.01 Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969," which authorizes local governmental units to make the most efficient use of their powers by enabling them to cooperate with each other on a basis of mutual advantage; and

WHEREAS, the CITY owns the property commonly known as Ilous Ellis Park (hereinafter referred to as the "PARK") which is located at 13th and Avenue M; and

WHEREAS, on September 22, 1998, the CITY and the COUNTY entered into an interlocal agreement wherein the COUNTY agreed to operate and maintain the PARK including all existing park elements, (i.e., municipal pool, four (4) basketball courts, restroom facilities, little league training facility, playground equipment, football field with concession stand and press box and parking lots) in accordance with the CITY standards; and

WHEREAS, the CITY and the COUNTY were approached by a private donor (hereinafter referred to as "MACK") who is interested in funding the design and construction of substantial improvements to the PARK (hereinafter referred to as the "PROJECT"); and

WHEREAS, the CITY intends to enter into a memorandum of understanding or other contractual arrangement with MACK wherein MACK will provide the CITY with sufficient funds for the CITY to design, permit and award a contract to a licensed contractor to construct the PROJECT; and

WHEREAS, the CITY has agreed to coordinate with COUNTY in the design and construction of the PROJECT; and

WHEREAS, the COUNTY has agreed to operate and maintain the PROJECT upon completion; and

WHEREAS, coordination on the PROJECT between the CITY and the COUNTY will serve a public purpose.

NOW, THEREFORE, in consideration of the foregoing premises, mutual benefits to be derived from the cooperation of the parties on the Project, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the COUNTY and CITY, hereby agree as follows:

1. **Recitations.** The foregoing recitals are true incorporated herein by reference.

2. **Condition Precedent.** The parties agree that a condition precedent to the effectiveness of this Interlocal Agreement is for the CITY to enter into an agreement with MACK as described above.

3. **PROJECT Design.** Prior to construction, the CITY agrees to provide conceptual plans to the COUNTY for review and approval. The COUNTY agrees to review the conceptual plans from a functionality perspective given the COUNTY'S operation and maintenance responsibilities. COUNTY agrees to complete its review of the conceptual plans within ten (10) days of receipt of the plans and provide written comments to the CITY.

4. **Permitting and Construction of the PROJECT.** The CITY agrees to award the PROJECT to a licensed contractor in accordance with CITY procurement standards and state law. The CITY or its contractor shall obtain all permits needed to construct the PROJECT.

5. **Contract Administration and Inspection of the PROJECT.** The CITY will provide contract administration and inspection during the construction of the PROJECT. The COUNTY shall have the right, but not the obligation, to inspect or contract with a CEI firm to inspect the PROJECT during construction. In the event the COUNTY determines to inspect the PROJECT, the COUNTY agrees to provide any comments or concerns directly to the CITY and not interfere with work of the contractor retained by the CITY.

6. **Certification of PROJECT Upon Completion.** Upon completion of the PROJECT, the CITY shall provide the COUNTY with a certificate indicating completion of the PROJECT in accordance with the approved plans and provide the COUNTY with as built plans.

7. **Operation and Maintenance of the PROJECT.** Upon receipt of the certificate of completion from the CITY, the COUNTY agrees to operate and maintain the PROJECT consistent with the requirements of the September 22, 1998 Interlocal Agreement.

8. **Term.** The term of this Agreement shall be indefinite. This Agreement shall renew automatically each year unless written notice is furnished by either party to the other of its intent to terminate this Agreement, such notice to be furnished a minimum of nine (9) months prior to October 1, of any year.

9. **No Discrimination.** Both parties to this Agreement agree not to discriminate against any person on the basis of race, religion, national origin, age, sex, or marital status, in the use of facilities pursuant to the Agreement.

10. **Complete Understanding.** The Agreement contains a complete understanding of the parties hereto, notwithstanding any previous written or oral understandings between the parties on the same subject.

11. **Notices.** Any notice, payment, demand, or communication required or permitted to be given by any provision of this Agreement shall be in writing and shall be deemed to have been delivered and given for all purposes, whether or not the same is actually received, if sent by registered or certified mail, postage and charges prepaid, and addressed to the parties at the following addresses:

DRAFT

FOR THE CITY:	FOR THE COUNTY:
FORT PIERCE CITY MANAGER P.O. Box 1480 Fort Pierce, FL 34954 With a copy to: FORT PIERCE CITY ATTORNEY P.O. Box 1480 Fort Pierce, FL 34954	ST. LUCIE COUNTY ADMINISTRATOR County Administration Annex 2300 Virginia Avenue Fort Pierce, FL 34982 With a copy to: ST. LUCIE COUNTY ATTORNEY County Administration Annex 2300 Virginia Avenue Fort Pierce, FL 34982

Or to such other address as the parties may from time to time specify by writing. Any such notice may at any time be waived by the person entitled to receipt of such notice.

12. **Amendments**. No amendment, modification, or waiver of this Agreement, or any part hereof, shall be valid or effective unless in writing and signed, and no waiver of any breach or condition of this Agreement shall be deemed to be a waiver of any other conditions or subsequent breach whether of like or different nature.

13. **Further Documents.** Each of the parties hereto hereby agree that they will execute and deliver such further instruments and do such further acts and things as may be necessary or desirable to carry out the purposes of this Agreement.

14. **Sections – Captions.** Section and other captions contained in this Agreement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent of intent of this Agreement or any provision hereof.

15. **Severability.** Each provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegibility or invalidity shall not effect the validity of the remainder of this Agreement.

16. **Governing Law.** This Agreement and the rights of the parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida.

17. **Filing; Effective Date.** This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, prior to its effectiveness.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their proper officials and under their official seals this _____ day of _____ 2021.

DRAFT

ATTEST:

_____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____
CHAIR

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____
COUNTY ATTORNEY

DRAFT

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____
CITY CLERK

BY: _____
MAYOR

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
CITY ATTORNEY

DRAFT

City Commission Regular Meeting - 4:30 pm **11. b.**

Meeting Date: 04/19/2021

Re: Memorandum of Understanding with the Khalil Mack Foundation

Submitted For: Audria Moore-Wells, Special Projects Coordinator, City Manager

---

SUBJECT:

Approval of Memorandum of Understanding between the City of Fort Pierce and the Khalil Mack Foundation for a public private partnership for site improvements at Ilous Ellis Park.

SUMMARY:

In October 2020, representatives of the Khalil Mack Foundation approached staff concerning Mr. Mack's interest in upgrading the field named in his honor. In the interest of moving the project along with a goal of completing renovations by the end of March 2021 or before the youth football season begins, foundation representatives asked City staff to assist with overseeing the project. The attached agreement solidifies the public private partnership with the City of Fort Pierce to oversee the renovations of Khalil Mack Field as outlined in the attached cost estimate of approximately $500,000. The renovations include, but may not be limited to Design Services, Selective Demolition and Renovation, Walkway Coverings, Foodservice Equipment, Play Structures, Non-Reimbursable General Conditions, Overhead, and Reimbursable General Conditions.

RECOMMENDATION:

Staff recommends approval of the MOU with the Khalil Mack Foundation.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Audria Moore-Wells, Special Projects Coordinator

COORDINATED WITH:

Nicholas C. Mimms, P.E., ICMA-CM, City Manager
Peter J. Sweeney, City Attorney
Jennifer A. Raben, J.D.
Adam Kenner, Esquire

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	TBD
Amount:	$500,000

FISCAL IMPACT:

As per the MOU, "the project funds will be held in a restricted account to be used exclusively for the project. In the event the project is not approved, or if for any reason the project does not occur, Mack shall be entitled to a full refund of funds within thirty (30) days of notification that the project will not or cannot occur."

The restricted account where the $500,000 contribution is held will be identified by the Finance Director.

Attachments

MOU Khalil Mack Foundation

Khalil Mack Field Renovation Cost Estimate

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/25/2021 02:39 PM
Finance Department	Johnna Morris	04/05/2021 08:23 AM
City Manager	Nick Mimms	04/14/2021 12:45 PM
Form Started By: Audria Moore-Wells		Started On: 03/18/2021 04:01 PM
Final Approval Date: 04/14/2021		

MEMORANDUM OF UNDERSTANDING
KHALIL MACK FOUNDATION, INC. FOR RENOVATIONS
AT ILOUS ELLIS PARK

THIS MEMORANDUM OF UNDERSTANDING (hereinafter "MOU") made and entered into this _____ day of _____, 2021, by and between the **CITY OF FORT PIERCE**, a Florida Municipal Corporation, (hereinafter "CITY") and the **KHALIL MACK FOUNDATION, INC.**, a Florida Not-For-Profit Corporation (hereinafter "MACK") (collectively referred to as the "Parties").

RECITALS

WHEREAS, the CITY owns the property commonly known as Ilous Ellis Park (hereinafter referred to as the "PARK") which is located at 13th Street and Avenue M; and

WHEREAS, on September 22, 1998, the CITY and ST. LUCIE COUNTY (hereinafter "COUNTY") entered into an Interlocal Agreement wherein the COUNTY agreed to operate and maintain the PARK including all existing park elements (i.e., municipal pool, four (4) basketball courts, restroom facilities, little league training facility, playground equipment, football field with concession stand and press box and parking lots) in accordance with the CITY standards; and

WHEREAS, the CITY and COUNTY were approached by MACK who expressed interest in funding the design and construction of substantial improvements to the PARK (hereinafter referred to as the "PROJECT"); and

WHEREAS, the CITY intends to enter into this MOU with MACK wherein MACK will provide the CITY with the Funds for the CITY to design, permit, and award a contract to a licensed contractor to construct the PROJECT; and

WHEREAS, the CITY agrees to hold the funds in a restricted account to be used exclusively for the PROJECT; and

WHEREAS, the MOU between the CITY and MACK will enable the PROJECT to move forward in order to serve a public purpose.

NOW, THEREFORE, in consideration of the foregoing premises, mutual benefits to be derived from the cooperation of the Parties, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CITY and MACK, hereby agree as follows:

1. **Recitations.** The foregoing recitals are true and are incorporated herein by reference.

2. **PROJECT funding.** MACK shall provide to the CITY funding for the PROJECT in the amount of Five Hundred Thousand Dollars and 00/100 ($500,000.00 USD) (the "Funds"). The Funds will be held in a restricted account to be used exclusively for the PROJECT. In the event the PROJECT is not approved, or if for any reason the PROJECT does not occur, MACK shall be entitled to a full refund of the Funds within thirty (30) days of notification that the PROJECT will not or cannot occur.

3. **Permitting and Construction of the PROJECT.** The CITY agrees to award the PROJECT to a licensed contractor in accordance with CITY procurement standards and Florida state law within six (6) months of execution of this MOU. It shall be the sole responsibility of the CITY and/or its licensed contractor to successfully obtain any and all permits required to construct the PROJECT.

4. **Contract Administration and Inspection of the PROJECT.** The CITY will provide contract administration and inspection during the construction of the PROJECT. The COUNTY shall have the right, but not the obligation, to inspect or contract with a Civil and Environmental Engineering Firm ("CEI Firm") to inspect the PROJECT during construction. In the event the COUNTY decides to inspect the PROJECT, the COUNTY agrees to provide any comments or concerns directly to the CITY and not interfere with work of the licensed contractor retained by the CITY.

5. **Certification of PROJECT Upon Completion.** Upon completion of the PROJECT, the CITY shall provide the COUNTY with a certificate indicating completion of the PROJECT in accordance with the approved plans and provide the COUNTY with as built plans.

6. **Operation and Maintenance of the PROJECT.** Upon receipt of the certificate of completion from the CITY, the COUNTY agrees to operate and maintain the PROJECT consistent with the requirements of the September 22, 1998 Interlocal Agreement.

7. **No Discrimination.** Both parties to this MOU agree not to discriminate against any person on the basis of race, religion, national origin, age, sex, or marital status, in the use of facilities improved pursuant to this MOU.

8. **Complete Understanding.** The MOU contains a complete understanding of the parties hereto, notwithstanding any previous written or oral understandings between the parties on the same subject.

9. **Notices.** Any notice, payment, demand, or communication required or permitted to be given by any provision of this MOU shall be in writing and shall be deemed to have been delivered and given for all purposes, whether or not the same is actually received, if sent by registered or certified mail, postage and charges prepaid, and addressed to the parties at the following addresses:

FOR THE CITY:	FOR MACK:
FORT PIERCE CITY MANAGER P.O. Box 1480 Fort Pierce, FL 34954 With a copy to: FORT PIERCE CITY ATTORNEY P.O. Box 1480 Fort Pierce, FL 34954	Khalil Mack, President 909 Atlantic Avenue Fort Pierce, FL 34950 With a copy to: Kenner + Imparato PLLC 990 Biscayne Blvd. Suite 1402 Miami, FL 33132

Or to such other address as the parties may from time to time specify by writing. Any such notice may at any time be waived by the person entitled to receipt of such notice.

10. **Amendments**. No amendment, modification, or waiver of this MOU, or any part hereof, shall be valid or effective unless in writing and signed, and no waiver of any breach or condition of this MOU shall be deemed to be a waiver of any other conditions or subsequent breach whether of like or different nature.

11. **Further Documents.** Each of the parties hereto hereby agree that they will execute and deliver such further instruments and do such further acts and things as may be necessary or desirable to carry out the purposes of this MOU.

12. **Sections – Captions.** Section and other captions contained in this MOU are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent of intent of this MOU or any provision hereof.

13. **Severability.** Each provision of this MOU is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegibility or invalidity shall not affect the validity of the remainder of this MOU.

14. **Governing Law.** This MOU and the rights of the parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida.

15. **Filing; Effective Date.** This MOU shall be filed with the Clerk of the Circuit Court of St. Lucie County, prior to its effectiveness.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their proper officials and under their official seals this _____ day of _____ 2021

KHALIL MACK FOUNDATION, INC.

ATTEST:

_____ **BY: _____**

KHALIL MACK, PRESIDENT

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____ **BY: _____**

CITY CLERK **MAYOR**

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____

CITY ATTORNEY

Remnant CONSTRUCTION **emnant Const u t on, LLC**

COST ESTIMATE
Summary by Assembly

1680001 - Firehawks Field Renovation

Manager: Mike Buckland

As of 11/13/2020

Original Scope

	Description	Quantity	U/M	Labo ($)	Mater al ($)	Subcontract ($)	Equipment ($)	Other ($)	Total ($)
00-00-01	Design Services	1.00	l/s	0.00	0.00	12,100.00	0.00	0.00	12,100.00
02-41-19.13	Selective Demolition and Renovation	1,320.00	sf	0.00	0.00	184,800.00	0.00	0.00	184,800.00
10-73-26	Walkway Coverings	1.00	l/s	0.00	0.00	111,200.00	0.00	0.00	111,200.00
11-40-00	Foodservice Equipment	1.00	l/s	0.00	0.00	23,000.00	0.00	0.00	23,000.00
11-68-16	Play Structures	1.00	l/s	0.00	0.00	76,850.00	0.00	0.00	76,850.00
80 00 00	Non-Reimbursable Genera l Conditions	1.00	l/s	22,250.00	0.00	0.00	0.00	0.00	22,250.00
82-00-00	Overhead	1.00	l/s	0.00	27,165.00	0.00	0.00	0.00	27,165.00
90 00 00	Reimbursable General Co nditions	1.00	l/s	0.00	9,075.00	0.00	0.00	0.00	9,075.00

SUBTOTAL DI ECT COSTS	**22,250.00**	**36,240.00**	**407,950.00**	**0.00**	**0.00**	**466,440.00**
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDI ECT COSTS	**22,250.00**	**36,240.00**	**407,950.00**	**0.00**	**0.00**	**466,440.00**
Profit Margin					7.50%	38,232.79

Supplemental Markups:

70-00-01	General Liability Insuranc e	1.00	Percent of Total Price	5,097.70

TOTAL PRICE	**509,770.49**

In-Kind Donation of profit: (38,232.79)

Revised Total: $471,537.70

City Commission Regular Meeting - 4:30 pm **11. c.**

Meeting Date: 04/19/2021

Re: IEMO for Curtis Johnson

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Curtis Johnson, Jr. to attend FLC Institute for Elected Municipal Officials in Tampa, FL from May 6 through 9th, 2021 in the total amount of $953.82.

SUMMARY:

Approval of travel for Commissioner Curtis Johnson, Jr. to attend FLC Institute for Elected Municipal Officials in Tampa, FL from May 6 through 9th, 2021 in the total amount of $953.82.

RECOMMENDATION:

Approval travel.

ALTERNATIVES:

Do not approve request.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Finance Department

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2021

Account: 001-1000-512-4020

Amount: 953.82

OTHER INFORMATION:

Amount is budgeted.

Attachments

Travel

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/14/2021 12:45 PM

Form Started By: Linda Cox Started On: 03/31/2021 03:32 PM

Final Approval Date: 04/14/2021

REGISTRATION INFORMATION

HOTEL INFORMATION

TRAVEL EXPENSE STATEMENT

DATE: 3/31/2021

1. TRAVELER'S NAME: Curtis Johnson, Jr.
2. DEPARTURE DATE: 5/6/2021
3. RETURN DATE: 5/9/2021
4. DESTINATION: Tampa, FL
5. CODE CHARGE: **001-1000-511-4020**
6. AMT BUDGETED: 10,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 4:00 p.m.
RETURN TIME: 5:00 p.m.
PURPOSE: FLC - Institute for Elected Municipal Officials

7. BALANCE AVAILABLE: **$9,795.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:		300.00		
* HOTEL BILL: Confirmation #		387.00		
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.56 320			179.20	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES				
* MISC. EXPENSES				
MEALS				
0 BREAKFAST @ $8.00			0.00	
1 LUNCH @ $8.00			8.00	
3 DINNER @ $20.00			60.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			4.42	
15% GRATUITIES			10.20	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

					Total
TOTALS	0.00	687.00	266.82		$953.82

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY:

_____
DEPARTMENT SUPERVISOR

_____
CITY MANAGER
(220 WITH CITY MANAGER
SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED
FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/21 DLN

FLC
FLORIDA LEAGUE OF CITIES

May 2021 Institute for Elected Municipal Officials I

The Florida League of Cities and the John Scott Dailey Florida Institute of Government are proud to bring you the ***Institute for Elected Municipal Officials I (IEMO I)***. This educational program is specially designed for *newly elected officials* and *those with less than one term in office.*

The Institute for Elected Municipal Officials I (IEMO I) program will take place on May 7-9, 2021 at the DoubleTree by Hilton, 3050 North Rocky Point Drive West, Tampa, FL 33607

Who should attend IEMO?

Created in 1992, the *Institute for Elected Municipal Officials* was designed to help elected officials in Florida's municipalities to effectively meet the requirements of their elected role. Its intensive academic program offers a comprehensive overview of Florida municipal government, presented by a faculty of top professionals in the field. IEMO is a three-day program structured in a Friday through Sunday format and is offered three times per year at several different locations throughout the state.

Curriculum

Curriculum is divided into six instructional modules, taught in the following sequence:

- Structure and Functions of Municipal Government in Florida
- How to Be an Effective Council Member
- Taxes and Other Sources of Revenue
- Budgeting and Accounting
- Understanding the Relationships Among Governments in Florida
- Florida Ethics Law and Understanding "Government-in-the-Sunshine" (Ethics portion meets the state requirement for elected municipal officers of four hours' training)

These topics were selected to provide a comprehensive overview of the critical issues that are addressed by municipal government officials. It is suggested that participants review their municipal charter, policies and budget to prepare for the classes, and may want to bring these materials along. Speakers will provide hand-outs and resource material.

A certificate of attendance is provided upon successful completion of the program.

Hotel Reservations

Reservations are made with the hotel by phone only, and must be completed by **Monday, April 19, 2021.** Call (800) HILTONS to make your reservation. To take advantage of the special reduced room rate, mention the **Florida League of Cities / Institute for Elected Municipal Officials**. Room rate is $129.00++ per night. Complimentary parking. A credit card is required to guarantee reservations.

Cancellations

Cancellation/transfer requests must be received and confirmed in writing by Friday, April 23, 2021 to be eligible for a refund. A $25.00 processing fee will be applied to all cancellations and/or transfers. Transfers must take place within the fiscal year. Substitutions are accepted and encouraged. Refunds will be processed after the program. We reserve the right to cancel the IEMO training. If the training is cancelled, registration fees will be refunded in full. Schedule

Schedule

Friday, May 07, 2021

8:00 a.m. - 8:30 a.m.	Registration/Light Continental Breakfast
8:30 a.m. - 9:00 a.m.	Introduction and Overview
9:00 a.m. - 11:45 a.m.	Structure and Function of Municipal Government in Florida
10:15 a.m.	Refreshment Break
11:45 a.m. - 12:30 p.m.	Public Officials' Liability
12:30 p.m. - 1:30 p.m.	Group Lunch
1:30 p.m. - 5:00 p.m.	Effective Council Techniques
3:00 p.m.	Refreshment Break
5:00 p.m.	Adjourn for the day

Saturday, May 08, 2021

8:00 a.m. - 8:30 a.m.	Light Continental Breakfast
8:30 a.m. - 12:00 p.m.	Budgeting and Accounting
9:45 a.m.	Refreshment Break
12:00 p.m. - 1:00 p.m.	Group Lunch
1:00 p.m. - 5:00 p.m.	Taxes and Other Sources of Revenue
2:30 p.m.	Refreshment Break
5:00 p.m.	Adjourn for the day

Sunday, May 09, 2021

7:30 a.m. - 8:00 a.m.	Light Continental Breakfast
8:00 a.m. - 9:45 a.m.	Understanding Intergovernmental Relationships in Florida
9:45 a.m.	Refreshment Break

10:00 a.m. - 12:00 p.m.	Florida's Ethics Law
12:00 p.m. - 1:15 p.m.	Lunch on own
1:15 p.m. - 3:15 p.m.	How to Comply with Public Records and Public Meetings Laws
3:15 p.m.	Program concludes

** Meeting rooms may be chilly, so please bring a jacket or sweater. Participants are also encouraged to bring copies of their city budget, CAFR or most recent financial statements for the Saturday classes.*

Price 300.00

When 5/7/2021 - 5/9/2021

Where DoubleTree by Hilton
3050 North Rocky Point Dr. West
Tampa, FL 33607

Add to Calendar

Register Myself

Register Someone Else

Last day to register is 4/19/2021
My registration status: Not registered

Registrants

Curtis Johnson, Jr.

Registration status for Curtis Johnson, Jr.: Registered pending checkout

IMPORTANT: Click here to enter badge information and provide an email for your event confirmation for Curtis Johnson, Jr.

Cancel registration for Curtis Johnson, Jr.

Linda Cox

From: memberservices@flcities.com
Sent: Wednesday, March 31, 2021 3:00 PM
To: Linda Cox
Subject: Order Confirmation

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Order Confirmation

Here are the details of your order. Please retain this email for your records.

Order Number: 87252
Order Date: Mar 31, 2021 12:41 PM
Bill To: Linda W. Cox, CMC
Order Total: 300.00
Payment Method: Visa **********0347
Name on Card: Linda Cox

Item	Price	Qty	Total
May 2021 Institute for Elected Municipal Officials I - Curtis Johnson, Jr. *When:* May 7, 2021 - May 9, 2021 *Where:* DoubleTree by Hilton 3050 North Rocky Point Dr. West Tampa, FL 33607 United States *Registration option:* May 7, 2021 - Registration	300.00	1	300.00

Item Total	300.00
Shipping	0.00
Handling	0.00
Item Grand Total	300.00
Transaction Grand Total	300.00

You are receiving this communication from the Florida League of Cities or on behalf of one of its affiliated organizations, including: Florida Association of City Clerks, Florida Black Caucus of Local Elected Officials, Florida City and County Management Association, Florida Government Finance Officers Association, Florida Local Government Information Systems Association, Florida League of Mayors, Florida Municipal Attorneys Association, Florida Municipal Communicators Association, Florida Municipal Insurance Trust, and Florida Redevelopment Association.

Linda Cox

From: DoubleTree by Hilton Confirmed <noreply@h4.hilton.com>
Sent: Wednesday, March 31, 2021 3:15 PM
To: Linda Cox
Subject: Your May-06-2021 Confirmation #82048449

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

DOUBLETREE by Hilton™

Join Hilton Honors
Get instant benefits by joining – for free.

See you soon, Curtis Johnson

Your reservation for May-06-2021 has been confirmed.

Confirmation :

DoubleTree by Hilton Tampa Rocky Point Waterfront

3050 N. Rocky Point Dr. West
Tampa FL 33607-5800 US
Maps & Directions >>

18138888800

6 THU MAY	3 Nights	9 SUN MAY
Check In: 3:00 PM		Check Out: 12:00 PM

Add to Calendar

Due to the current travel environment, hotel amenities and services may be limited. Please check the **DoubleTree by Hilton Tampa Rocky Point Waterfront** hotel website for any updates provided by the hotel or to understand any local rules or restrictions that may be in place.

Your Room Information

Guest Name:	Curtis Johnson
Guests:	2 Adults
Rooms:	1
Room Plan:	1 KING BED

Upgrade your room for only **$10** more a night. **UPGRADE ▶**

Your Rate Information	FL Institute Elected
Rate per night	
May-06-2021 - May-09-2021	129.00 USD
Total for Stay per Room Rate	**387.00 USD**
Taxes	56.12 USD
Total price for Stay	**443.12 USD**

Modify Your Reservation >>

What To Expect When You Arrive

Clean & Ready for You

We are creating an even cleaner stay for you from your guest room to public areas to food and beverage. **Learn more→**

Google Maps **100 N US Hwy 1, Fort Pierce, FL 34950 to DoubleTree by Hilton Tampa Rocky Point Waterfront** Drive 160 miles, 2 hr 53 min

100 N US Hwy 1

Fort Pierce, FL 34950

Take I-95 N, FL-60 W, US-98 N, FL-570 W/Polk Pkwy and I-4 W to N Rocky Point Dr in Tampa

2 hr 42 min (160 mi)

1. Head northwest on N 4th St/N US Hwy 1 toward Avenue A

272 ft

2. Turn left at the 1st cross street onto Avenue A

0.2 mi

3. Turn left onto N 7th St

72 ft

4. Turn right onto FL-68 W/Orange Ave

3.7 mi

5. Use the right lane to merge onto I-95 N via the ramp to Daytona Beach

15.6 mi

6. Use the right 2 lanes to take exit 147 for FL-60 W toward Lake Wales

0.3 mi

7. Use any lane to turn left onto FL-60 W

86.2 mi

8. Use the left 2 lanes to turn left onto E Van Fleet Dr
   - Pass by Pizza Hut (on the right in 0.5 mi)

0.6 mi

9. Use the right 2 lanes to turn right onto US-98 N/Broadway Ave N
   - Continue to follow US-98 N
   - Pass by KFC (on the right in 0.3 mi)

7.7 mi

10. Use the right 2 lanes to merge onto FL-570 W/Polk Pkwy via the ramp to Tampa
    - Toll road

10.1 mi

11. Use the left 2 lanes to merge onto I-4 W toward Tampa

17.9 mi

12. Keep left to stay on I-4 W

1.6 mi

13. Keep left to stay on I-4 W

7.0 mi

14. Use the left 3 lanes to merge onto I-275 S toward St Petersburg

5.3 mi

15. Use the right 2 lanes to take exit 39 to merge onto FL-60 W toward Clearwater/Tampa Airport

1.7 mi

16. Take exit 2A for FL-60 W toward Clearwater

0.4 mi

17. Continue onto FL-60 W

1.2 mi

Follow N Rocky Point Dr to your destination

3 min (0.3 mi)

18. Turn right onto N Rocky Point Dr

266 ft

19. Turn left at the 1st cross street onto N Rocky Point Dr W

0.2 mi

20. Turn left

Destination will be on the left

30 ft

DoubleTree by Hilton Tampa Rocky Point Waterfront

3050 N Rocky Point Dr W, Tampa, FL 33607

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

City Commission Regular Meeting - 4:30 pm **11. d.**

Meeting Date: 04/19/2021

Re: Purchase Ford Transit-350 Cargo Van

Submitted For: Jason Braun, Acting Lieutenant , Police Department

SUBJECT:

Approve request to purchase a Ford Transit-350 Cargo Van for the Fort Pierce Police Department in the amount of $69,598.71 with awarded grant funds that requires no match.

SUMMARY:

The Police Department has received discretionary grant funds from the Florida Department of Law Enforcement (FDLE) to purchase law enforcement equipment, specifically, a Ford Transit-350 Cargo Van. No match is required. The City Commission approved the grant application and subsequent award at their October 19, 2020 meeting.

RECOMMENDATION:

Staff recommends utilized awarded funds for the purchase of the Ford Transit-350 Cargo Van, as approved by FDLE for that purpose.

ALTERNATIVES:

Do not allow staff to purchase the vehicle with awarded funds made available for the targeted purchase allowing funding to lapse.

RESPONSIBLE STAFF:

Sgt. Jason Braun, Fort Pierce Police Department
Anita Cocoves, Grant Coordinator

COORDINATED WITH:

Johnna Morris, City of Fort Pierce Director of Finance;
Gelencia Carter, City of Fort Pierce Purchasing Manager

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2021
Account:	101-3005-521-6440
Amount:	$69,598.71

FISCAL IMPACT:

The City of Fort Pierce was awarded grant funding to enable the purchase of a Ford Transit-350 Cargo Van (no match required). The Department will 'piggyback' on the Charlotte County purchasing contract #: 2018000509 for this purchase from Bartow Ford.

Attachments

Quote

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/14/2021 10:03 AM
City Manager	Nick Mimms	04/14/2021 01:14 PM
Form Started By: Anita Cocoves		Started On: 04/05/2021 04:55 PM
Final Approval Date: 04/14/2021		

February 23, 2021

Fort Pierce Police Department
Sergeant Jason Braun

BARTOW FORD
INTEGRITY·TRUST·HONESTY
Since 1948

	DESCRIPTION	
W1X	2021 Transit-350 Cargo RWD High Roof Van 148" WB Base	
998	3.5L PFDI V6 Flex-Fuel Engine	
44U	10 Speed Automatic Transmission	
60C	Cruise Control	
86F	2 Additional Keys (4 Total)	
101A	Equipment Package	
X4L	4.10 Limited-Slip Axle Ratio	
545	Short-Arm Manual-Folding Heated Power Adjusting Mirrors	
67D	Trailer Brake Controller	
53B	Heavy-Duty Trailer Tow Package	
60C	Cruise Control	
67E	Large Center Console	
57G	Driver Controlled Front/Rear Aux A/C & Heater	
63E	Dual AGM Batteries	
61C	Vehicle Maintenance Monitor	
87A	12V Powerpoint	
86F	2 Additional Keys (4 Total)	
43R	Reverse Sensing System	
	Factory Invoice	$44,094.00
	Government Price Concession Discount	$6,747.00
	4.06% Contract Discount	$1,516.29
	DRONE SUPPORT VAN, UNIT SHALL BE EQUIPPED WITH 2 WORKSTATIONS DIVIDED BY A 3 DRAWER UNIT WITH ONE DRAWER LARGE ENOUGH TO ACCOMMODATE HANGING FILES. AND 2 SMALLER DRAWERS. AN OVERHEAD CABINET EQUAL TO THE LENGTH OF THE WORKSTATIONS WITH LATCHING DOORS. THIS AREA SHALL HAVE DUCTED A/C AND RED/WHITE OVERHEAD LIGHTING AND A TALL STORAGE CABINET ON THE PASSENGERS SIDE. THIS AREA SHALL BE SEPARATED BY A SOLID PARTITION BEHIND THE DRIVERS AREA AND A SECOND PARTITION AT THE REAR. THE REAR SPACE SHALL CONSIST OF DRAWER UNIT TO ACCOMMODATE CUSTOMER SUPPLIED DRONE AND DRONE CHARGING STATION, WITH TOP WORKSURFACE. OVERHEAD LIGHTING WILL BE RED/WHITE. FLOORING WILL BE 1/2" PLYWOOD WITH CHARCOAL GREY DIAMOND TRED VINYL COVERING, (6) LED DOME LIGHTS 4" RED WHITE 300 LUMEN, (1) INVERTER, 2000 WATTS CONTINUOUS POWER, 4000 WATTS PEAK POWER, (2) 110 V/USB COMBO OUTLET WITH WIRING, (1) GREY ABS WALL LINER KIT WITH WHITE ABS HEADLINER AND ABS FRONT PARTITION, PREP REAR BULKHEAD FOR LED DISPLAY, INSTALL STRAP TO SECURE DISPLAY WHILE VEHICLE IS IN MOTION, FULL MOTION SWIVEL ARTICULATING TILT TV WALL MOUNT BRACKET FOR 26-55" LED, OLED AND 4K TVs, TV Mount FIT FOR 32, 40, 50 TV WITH VESA UP TO 400x400mm-WEIGHT CAPACITY UP TO 60lbs, 110 V/ USB OUTLET WITH WIRING INSTALLED IN REAR WORKSURFACE, LG 55UH5E-B 55" 4K Ultra HD Commercial Display (Cisco Certified Compatible Display), with Built-in Wi-Fi, webOS, 24/7, Landscape & Portrait MOUNTED REAR BULKHEAD, GRIP STEP 7" X 54" BLACK ALUMINUM REAR STEP, KUSSMAUL LPC20 WITH BAR GRAPH DISPLAY AND SUPER 15 AUTO EJECT PLUG (YELLOW COVER), WHELEN FST DUO INNER EDGE RED/BLUE WITH FULL WHITE TAKE DOWN OVERRIDE, (4) WHELEN THIN SPLIT RED/BLUE ION'S MOUNTED IN GRILL AREA, (2) WHELEN THIN SPLIT RED/BLUE ION'S MOUNTED RIGHT & LEFT FENDER AREA, (2) WHELEN DUO TRACERS RED/BLUE WITH FULL WHITE OVERRIDE MOUNTED IN RUNNING BOARD AREA, (2) WHELEN M9 RED/BLUE DUO COMBINATION WARING/SCENELIGHT MOUTED HIGH IN REAR DRIVER & PASSENGER SIDE, (2) WHELEN M6 SPLIT RED/BLUE MOUNTED IN REAR DOORS, (2) WHITE LEDS MOUNTED IN REAR TAILLIGHTS, WHELEN HHS3200 HAND HELD SIREN CONTROLLER, 100 WATT SPEAKER, FORT PIERCE POLICE GRAPHICS BARTOW FORD CUSTOM INSTALLATION	$33,768.00
	TOTAL PURCHASE AMOUNT PER UNIT	**$69,598.71**

Pricing in accordance with the Charlotte County contract # 2018000509

me anytime.

Sincerely Yours,
Richard Weissinger
Commercial Fleet Sales
Direct Line (813) 477-0052
Fax (863) 533-8485

BARTOW FORD
INTEGRITY·TRUST·HONESTY
Since 1948

City Commission Regular Meeting - 4:30 pm **11. e.**

Meeting Date: 04/19/2021

Re: Lot Clearing Reduction - 1202 N 13th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $6,099.32 against 1202 N13th Street, Fort Pierce, FL, Parcel ID# 2404-801-0066-000/5 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $2,947.64 leaving a **balance due of $3,151.68 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $6,099.32, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $6,099.32.

RECOMMENDATION:

Staff recommends waiving the administrative fees, interest and penalties only in the amount of $2,947.64, leaving a balance due of $3,151.68 payable in 60 days.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$3,151.68 to the general fund

Attachments

Property Card
Location Case History
Amounts Due - Finance
Reduction Request

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 05:16 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 05:15 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: TBD	Parcel ID: 2404-801-0066-000-5	Account #: 17697	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04S	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie, FL 34986

Legal Description

PROSPERITY PARK BLK 3 LOTS 14,15 AND 16-LESS W 10 FT-AND ALL LOT 17

Current Values

Just/Market:	$11,900	Assessed:	$7,590
Exemptions:	$0	Taxable:	$7,590

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$11,900	$7,590	$0	$7,590
2019	$6,900	$6,900	$0	$6,900
2018	$6,700	$6,700	$0	$6,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2021	4570 / 0482	0311	QC	IDGAS Properties LLC	$67,500
03-05-2021	4570 / 0480	0311	QC	Tarpon IV LLC	$100
03-18-2010	3191 / 2195	0111	TD	Robinson Cathy M	$3,100

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.48
Land Size (SF):	20,871
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	437	1979

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2404-801-0066-000/5
1202 N 13TH ST FT PIERCE FL 34950

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
91-00001609	CODE ENFORCEMENT VIOLATION	7/23/91	IN COMPLIANCE	0/00/00
91-00001623	CODE ENFORCEMENT VIOLATION	7/24/91	IN COMPLIANCE	0/00/00
91-00001624	CODE ENFORCEMENT VIOLATION	7/24/91	IN COMPLIANCE	0/00/00
91-00001625	CODE ENFORCEMENT VIOLATION	7/24/91	IN COMPLIANCE	0/00/00
92-00001066	CODE ENFORCEMENT VIOLATION	6/18/92	IN COMPLIANCE	7/22/13
93-00000183	LOT CLEARING	2/12/93	IN COMPLIANCE	7/16/93
95-00000273	LOT CLEARING	1/27/95	VOIDED	5/31/95
95-00001191	MISCELLANEOUS	4/28/95	IN COMPLIANCE	6/15/95
95-00001449	LOT CLEARING	5/31/95	IN COMPLIANCE	6/29/95
95-00003151	CODE ENFORCEMENT VIOLATION	12/14/95	IN COMPLIANCE	6/13/96
95-00003217	LOT CLEARING	12/20/95	IN COMPLIANCE	12/28/95
96-00003562	LOT CLEARING	8/05/96	IN COMPLIANCE	8/20/96
97-00004190	LOT CLEARING	7/23/97	IN COMPLIANCE	8/11/97
98-00006841	LOT CLEARING	10/13/98	IN COMPLIANCE	10/27/98
01-00001606	MISCELLANEOUS	4/03/01	INVOLUNTARY COMPLIANCE	5/08/01
01-00006143	LOT CLEARING	11/08/01	INVOLUNTARY COMPLIANCE	11/29/01
02-00001506	CODE ENFORCEMENT VIOLATION	12/16/02	INVOLUNTARY COMPLIANCE	12/16/02
02-00007742	CODE ENFORCEMENT VIOLATION	3/06/02	FINES/LIENS RUNNING	6/14/10
02-00009486	LOT CLEARING	5/17/02	INVOLUNTARY COMPLIANCE	7/09/02
03-00004503	LOT CLEARING	12/04/03	INVOLUNTARY COMPLIANCE	12/04/03
04-00001049	CODE ENFORCEMENT VIOLATION	5/05/04	IN COMPLIANCE	5/05/04
04-00001628	CODE ENFORCEMENT VIOLATION	7/06/04	IN COMPLIANCE	7/06/04
07-00003272	LOT CLEARING	8/29/07	IN COMPLIANCE	11/13/07
11-00000464	LOT CLEARING	3/24/11	INVOLUNTARY COMPLIANCE	4/26/11
11-00001840	LOT CLEARING	12/05/11	INVOLUNTARY COMPLIANCE	2/15/12
12-00000824	LOT CLEARING	5/29/12	INVOLUNTARY COMPLIANCE	8/06/12
13-00000354	LOT CLEARING	2/08/13	INVOLUNTARY COMPLIANCE	4/04/13
13-00001617	LOT CLEARING	8/23/13	INVOLUNTARY COMPLIANCE	11/19/13
14-00001436	LOT CLEARING	7/10/14	INVOLUNTARY COMPLIANCE	11/13/14
15-00001822	LOT CLEARING	10/15/15	INVOLUNTARY COMPLIANCE	2/12/16
16-00001552	LOT CLEARING	6/29/16	INVOLUNTARY COMPLIANCE	10/15/16
17-00002816	LOT CLEARING	11/07/17	INVOLUNTARY COMPLIANCE	2/14/18
19-00000286	LOT CLEARING	1/31/19	INVOLUNTARY COMPLIANCE	7/24/19
19-00002362	LOT CLEARING	8/21/19	INVOLUNTARY COMPLIANCE	1/03/20
20-00002450	LOT CLEARING	10/26/20	Destruction Date	1/29/21
21-00000459	LOT CLEARING	2/24/21	ACTIVE	2/24/21

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:17:21

Customer ID . . . : 1922 Name: 1202 N 13TH ST TARPON IV LLC ✓
Last statement . : 2/06/21 Addr: 240480100660005 TARPON IV LLC
Last invoice . . : 1/08/20 AVENTURA, FL 33160
Current balance . : 6,099.32
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 6,099.32 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	LC	INTEREST CHARGE 6%/YR	.00	1455.78	1455.78
	LOT	CLEARING ADMIN FEE	.00	1200.00	1200.00
	LOT	CLEARING	.00	220.44	220.44
	LOT	CLEARING	.00	2931.24	2931.24
	LC	PENALTY CHARGES OF .1%	.00	291.86	291.86

6,099.32
− 220.44
− 2931.24
⟨3151.68⟩ HC
2,947.64 IPA

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	1/21/21				
Property address:	1202 N 13th St Fort Pierce, FL 34950				
Owner(s) of record:	Tarpon IV, LLC				
Mailing address:	18305 Biscayne Blvd Ste 400 Aventura, FL 33160				
Property tax ID #:	2404-801-0066-000-5				
Original purchase date:	08/06/2010	Original purchase price:	NA		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	■ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	954-914-5090		
E-mail:	NA	Preferred contact method:	Mobile		
What are owner(s) intentions for property:	Build Duplex				
Are there current code violations?	■ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	■ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	■ Yes	If yes, what is the sale price?	$5,000	

LC REDUCE REQ

City incurred charges (lot clearing, demolition, etc)	6,099.32	$27,073.20	LC & CE
Administrative fees		$	COMBINED
Interest		$	
Penalties		$	
TOTAL AMOUNT DUE TO CITY	6,099.32	$~~27,073.20~~	
DOLLAR AMOUNT REQUESTING TO BE WAIVED		$~~27,073.20~~	
DOLLAR AMOUNT I AGREE TO PAY	6,099.32 p	$0	

[signature] 1.22.21
Signature of Owner or Representative Date

Vincent Marcellino
Printed Name

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1202 N 13th St

Property Owner: Tarpon IV, LLC

Mailing Address: 18305 Biscayne Blvd SE 400 Aventura, fl 33160

Telephone #: N/A Cell Phone #: N/A

E-Mail Address: N/A

Is the property in compliance? NO If no, please explain in the narrative of your request.

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1202 N 13th ST FT pierce, 34950

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

[signature] 1.21.21

Signature of Owner or Representative — Date

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

Comments:

Mayant Fr Omuz 4/6/21

City Representative — Date

City Commission Regular Meeting - 4:30 pm **11. f.**

Meeting Date: 04/19/2021

Re: Lot Clearing Reduction - 1006 Avenue H

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $7,746.84 against 1006 Avenue H, Fort Pierce, FL, Parcel ID# 2404-818-0001-000/4 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $3,551.87 leaving a **balance due of $4,194.97 payable in 60 day**s. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $7,746.84, which requires the item to be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $7,746.84.

RECOMMENDATION:

Staff recommends waiving the administrative fees, interest and penalties only in the amount of $3,551.87, leaving a balance of $4,194.97 payable in 60 days.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$4,194.97 to the general fund.

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 05:18 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 05:17 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1006 Avenue H	Parcel ID: 2404-818-0001-000-4	Account #: 18041	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04S	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie, FL 34986

Legal Description

ENGLEWOOD PARK S/D LOTS 1, 2, 3 AND 8

Current Values

Just/Market:	$13,000	Assessed:	$7,700
Exemptions:	$0	Taxable:	$7,700

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$13,000	$7,700	$0	$7,700
2019	$7,000	$7,000	$0	$7,000
2018	$8,200	$8,200	$0	$8,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2021	4570 / 0482	0311	QC	IDGAS Properties LLC	$67,500
03-05-2021	4570 / 0480	0311	QC	Tarpon IV LLC	$100
11-12-2010	3271 / 0063	0111	TD	Equitymax Inc	$29,600

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.61
Land Size (SF):	26,575
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
2404-818-0001-000/4				
1006 AVENUE H	FT PIERCE	FL 34950		
90-00000502	LOT CLEARING	6/08/90	IN COMPLIANCE	0/00/00
92-00000103	LOT CLEARING	1/16/92	IN COMPLIANCE	0/00/00
02-00000264	CODE ENFORCEMENT VIOLATION	8/28/02	ACTIVE	8/28/02
02-00000876	*ERROR*	10/24/02	CLOSED	5/08/19
03-00003437	CONDEMNATION (BLDG)	9/09/03	IN COMPLIANCE	1/23/19
03-00003480	PROPERTY MAINTENANCE	9/23/03	IN COMPLIANCE	9/23/03
03-00003481	NON-OPERATIVE/UNLICENSES VEHCL	9/23/03	IN COMPLIANCE	9/23/03
03-00003482	CODE ENFORCEMENT VIOLATION	9/23/03	IN COMPLIANCE	6/12/07
06-00000607	CODE ENFORCEMENT VIOLATION	3/07/06	IN COMPLIANCE	3/07/06
07-00003605	LOT CLEARING	9/12/07	IN COMPLIANCE	10/18/07
08-00002652	LOT CLEARING	7/30/08	INVOLUNTARY COMPLIANCE	11/09/08
09-00001509	LOT CLEARING	6/11/09	INVOLUNTARY COMPLIANCE	7/22/09
10-00000816	LOT CLEARING	7/01/10	INVOLUNTARY COMPLIANCE	8/19/10
11-00001644	LOT CLEARING	10/26/11	INVOLUNTARY COMPLIANCE	2/10/12
13-00000338	LOT CLEARING	2/08/13	INVOLUNTARY COMPLIANCE	5/01/13
13-00001328	LOT CLEARING	8/19/13	INVOLUNTARY COMPLIANCE	1/29/14
14-00001599	LOT CLEARING	7/29/14	INVOLUNTARY COMPLIANCE	11/13/14
15-00001354	LOT CLEARING	8/14/15	IN COMPLIANCE	11/18/15
16-00001417	LOT CLEARING	6/08/16	INVOLUNTARY COMPLIANCE	11/14/16
17-00000344	LOT CLEARING	2/16/17	INVOLUNTARY COMPLIANCE	10/03/17
19-00000642	LOT CLEARING	3/12/19	INVOLUNTARY COMPLIANCE	9/25/19
20-00000097	LOT CLEARING	1/15/20	INVOLUNTARY COMPLIANCE	6/18/20
21-00000215	LOT CLEARING	1/28/21	ACTIVE	1/28/21

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	1/21/21				
Property address:	1006 Avenue H Fort Pierce, FL 34950				
Owner(s) of record:	~~Tarpon IV, LLC~~ 2ND GENERATION BUILDING CORP				
Mailing address:	18305 Biscayne Blvd Ste 400 Aventura, FL 33160				
Property tax ID #:	2404-818-0001-000-4				
Original purchase date:	11/12/2010	Original purchase price:	$29,600		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	954-914-5090		
E-mail:	NA	Preferred contact method:	Mobile		
What are owner(s) intentions for property:	Build Duplex.				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	☒ Yes	If yes, what is the sale price?	$5,000	

City incurred charges (lot clearing, demolition, etc)	$7,~~714.45~~ 46.84
Administrative fees	$
Interest	$
Penalties	$ ~~46.84~~
TOTAL AMOUNT DUE TO CITY	$7,~~714.45~~ 46.84
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$~~7,714.45~~ 46.84
DOLLAR AMOUNT I AGREE TO PAY	$0

Signature of Owner or Representative — Date: 1.22.21

Vincent Marcellino
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1006 Avenue H Fort Pierce, FL 34950

☐ I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative — Date: 1-22-21 — Vincent Marcellino (Printed Name)

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

City Representative — Date: 4/6/21 — MARGARET M ARRAIZ (Printed Name)

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1006 Avenue H

Property Owner: Tarpon IV, LLC

Mailing Address: 18305 Biscayne Blvd Ste 400 Aventura Fl 33160

Telephone #: N/A Cell Phone #: N/A

E-Mail Address: N/A

Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I am continuing to buy distressed properties in Lincoln Park and the city of Fort Pierce, to improve the neighborhood. I plan to build duplexes to bring revenue to the area of Lincoln Park. I appreciate in advance any help in this matter.

Signed: _____ Date: 1-21-21

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority _____ who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

_____

Notary Public, State of Florida

Customer ID . . . : 3628 Name: 1006-1008 AVE H TARPON IV LLC ✓
Last statement . : 2/06/21 Addr: 240481800010004 TARPON IV LLC
Last invoice . . : 4/24/20 PLANTATION, FL 33317
Current balance . : 7,746.84
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 7,746.84 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	LC	INTEREST CHARGE 6%/YR	.00	1958.42	1958.42
	LOT	CLEARING ADMIN FEE	.00	1200.00	1200.00
	LOT	CLEARING	.00	4194.97	4194.97
	LC	PENALTY CHARGES OF .1%	.00	393.45	393.45

7,746.84
-4,194.97 -HC
3,551.87 I.P.A

City Commission Regular Meeting - 4:30 pm **11. g.**

Meeting Date: 04/19/2021

Re: Lot Clearing Reduction - 3106 Avenue C

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $4,351.32 against 3106 Avenue C, Fort Pierce, FL, Parcel ID# 2408-123-0014-000/7 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $2,728.82 leaving a **balance due of $1,622.50 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $4,351.32, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $4,251.32.

RECOMMENDATION:

Staff recommends waiving administrative fees, interest and penalties only in the amount of $2,728.82, leaving a balance due of $1,622.50 payable in 60 days.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$1,622.50 to the general fund.

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 05:19 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 05:18 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3106 Avenue C	Parcel ID: 2408-123-0014-000-7	Account #: 19997	Sec/Town/Range: 08/35S/40E
		Map ID: 24/08N	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie, FL 34986

Legal Description

8 35 40 BEG 100 FT W OF SE COR OF SW 1/4 OF NW 1/4 OF NE 1/4 RUN W 50 FT, TH N 300 FT, TH E 50 FT, TH S 300 FT TO POB (18)

Current Values

Just/Market:	$5,900	Assessed:	$3,381
Exemptions:	$0	Taxable:	$3,381

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$5,900	$3,381	$0	$3,381
2019	$8,200	$3,074	$0	$3,074
2018	$3,700	$2,795	$0	$2,795

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2021	4570 / 0482	0311	QC	IDGAS Properties LLC	$67,500
03-05-2021	4570 / 0480	0311	QC	Tarpon IV LLC	$100
07-19-2010	3222 / 2722	0111	TD	Catherine III LLC	$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2408-123-0014-000/7
3106 AVENUE C FT PIERCE FL 34947

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
91-00001410	LOT CLEARING	7/10/91	IN COMPLIANCE	0/00/00
95-00001082	LOT CLEARING	4/13/95	IN COMPLIANCE	2/02/00
96-00002611	LOT CLEARING	7/10/96	IN COMPLIANCE	7/22/97
99-00002629	SCRAPS AND WASTES	6/17/99	IN COMPLIANCE	11/17/99
99-00002632	LOT CLEARING	6/17/99	IN COMPLIANCE	9/24/99
99-00002634	SCRAPS AND WASTES	6/17/99	IN COMPLIANCE	11/17/99
00-00006791	NUISANCE ABATEMENT	11/14/00	IN COMPLIANCE	4/16/01
01-00000671	CONDEMNATION (BLDG)	1/31/01	INVOLUNTARY COMPLIANCE	9/28/02
01-00001665	CODE ENFORCEMENT VIOLATION	4/04/01	CLOSED	11/08/10
01-00001666	CODE ENFORCEMENT VIOLATION	4/04/01	CLOSED	11/08/10
01-00001667	NUISANCE ABATEMENT	4/04/01	INVOLUNTARY COMPLIANCE	5/17/01
01-00001668	CODE ENFORCEMENT VIOLATION	4/04/01	FINES/LIENS RUNNING	4/25/08
01-00003486	NUISANCE ABATEMENT	6/18/01	INVOLUNTARY COMPLIANCE	8/08/01
01-00005229	NUISANCE ABATEMENT	9/05/01	INVOLUNTARY COMPLIANCE	10/15/01
01-00006525	LOT CLEARING	12/06/01	IN COMPLIANCE	12/19/01
02-00008482	CODE ENFORCEMENT VIOLATION	4/01/02	IN COMPLIANCE	11/15/11
02-00009712	CODE ENFORCEMENT VIOLATION	6/04/02	IN COMPLIANCE	11/11/11
03-00001850	LOT CLEARING	6/05/03	INVOLUNTARY COMPLIANCE	6/05/03
03-00002236	*ERROR*	6/25/03	IN COMPLIANCE	6/25/03
04-00000909	CODE ENFORCEMENT VIOLATION	3/23/04	INVOLUNTARY COMPLIANCE	3/23/04
04-00001886	CODE ENFORCEMENT VIOLATION	8/03/04	IN COMPLIANCE	11/08/11
04-00002460	CODE ENFORCEMENT VIOLATION	10/26/04	IN COMPLIANCE	11/09/11
05-00001123	LOT CLEARING	4/27/05	CLOSED	9/02/10
06-00000719	LOT CLEARING	3/16/06	INVOLUNTARY COMPLIANCE	9/11/08
06-00003874	LOT CLEARING	10/20/06	INVOLUNTARY COMPLIANCE	6/18/07
07-00002276	LOT CLEARING	7/05/07	IN COMPLIANCE	7/19/07
07-00003624	LOT CLEARING	9/13/07	INVOLUNTARY COMPLIANCE	11/15/07
08-00000652	LOT CLEARING	2/08/08	IN COMPLIANCE	2/22/08
08-00000746	LOT CLEARING	2/22/08	IN COMPLIANCE	4/29/08
08-00002184	LOT CLEARING	7/08/08	INVOLUNTARY COMPLIANCE	7/31/08
09-00000337	LOT CLEARING	2/23/09	INVOLUNTARY COMPLIANCE	3/30/09
09-00001440	LOT CLEARING	6/08/09	INVOLUNTARY COMPLIANCE	7/27/09
12-00000591	LOT CLEARING	4/20/12	INVOLUNTARY COMPLIANCE	7/20/12
13-00001336	LOT CLEARING	8/20/13	INVOLUNTARY COMPLIANCE	12/10/13
14-00001058	LOT CLEARING	5/15/14	INVOLUNTARY COMPLIANCE	8/26/14
14-00002475	SLUM & BLIGHT REMEDIATION	12/26/14	INVOLUNTARY COMPLIANCE	5/28/15
18-00000037	LOT CLEARING	1/03/18	INVOLUNTARY COMPLIANCE	6/22/18

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	1/21/21				
Property address:	3106 Avenue C Fort Pierce, FL 34950				
Owner(s) of record:	~~Tarpon IV, LLC~~ 2ND GENERATION BUILDING CORP.				
Mailing address:	18305 Biscayne Blvd Ste 400 Aventura, FL 33160				
Property tax ID #:	2408-123-0014-000-7				
Original purchase date:	08/06/2010	Original purchase price:	NA		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	954-914-5090		
E-mail:	NA	Preferred contact method:	Mobile		
What are owner(s) intentions for property:	Build Duplex				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	☒ Yes	If yes, what is the sale price?	$5,000	

City incurred charges (lot clearing, demolition, etc)	LC REDUCE REQ 4,351.32	$21,346.60 LC & DEMO COMBINED
Administrative fees		$
Interest		$
Penalties		$
TOTAL AMOUNT DUE TO CITY	4,351.32	$~~21,346.60~~
DOLLAR AMOUNT REQUESTING TO BE WAIVED	4,351.32	$~~21,346.60~~
DOLLAR AMOUNT I AGREE TO PAY		$0

[signature] 1.22.21
Signature of Owner or Representative Date

Vincent Marcellino
Printed Name

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 3106 Avenue C Fort pierce Fl 34950

Property Owner: Tarpon IV, LLC

Mailing Address: 8305 Biscayne Blvd STE 400 Aventura Fl 33160

Telephone #: N/A Cell Phone #: N/A

E-Mail Address: N/A

Is the property in compliance? YES If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I am continuing to buy distressed properties in Lincoln Park and the city of Fort Pierce, to improve the neighborhood. I plan to build duplexes to bring revenue to the area of Lincoln Park. I appreciate in advance any help in this matter.

Signed: _____ Date: 1.21.21

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority _____ who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

_____

Notary Public, State of Florida

Customer ID . . . : 2193 Name: 3106 AVE C TARPON IV LLC
Last statement . : 2/06/21 Addr: 240812300140007 TARPON IV LLC
Last invoice . . : 9/18/08 FT PIERCE, FL 34947
Current balance . : 791.92
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 791.92 Type: 104 0000 115 02 00 LOT CL
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
		LC INT CHG 6%/YR REDEV	.00	317.24	317.24
		LC ADMIN REDEV	.00	200.00	200.00
		LOT CLEARING REDEV	.00	210.00	210.00
		LC PEN CHG OF .1% REDEV	.00	64.68	64.68

791.92
+3559.40
4,351.32

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:12:27

Customer ID . . . : 2193 Name: 3106 AVE C TARPON IV LLC
Last statement . : 2/06/21 Addr: 240812300140007 TARPON IV LLC
Last invoice . . : 6/19/18 FT PIERCE, FL 34947
Current balance . : 3,559.40
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 3,559.40 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
		LC INTEREST CHARGE 6%/YR	.00	1096.77	1096.77
		LOT CLEARING ADMIN FEE	.00	828.45	828.45
		LOT CLEARING	.00	210.00	210.00
		LOT CLEARING	.00	1202.50	1202.50
		LC PENALTY CHARGES OF .1%	.00	221.68	221.68

HC- 210.00
210.00
1202.50
1622.50

4,351.32
-1,622.50
A,P,I = 2,728.82

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:13:32

Customer ID . . . : 2193 Name: 3106 AVE C TARPON IV LLC
Last statement . : 2/06/21 Addr: 240812300140007 TARPON IV LLC
Last invoice . . : 3/25/02 FT PIERCE, FL 34947
Current balance . : 16,052.44
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 16,052.44 Type: 001 0000 115 03 00 DEMO
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
		DEMOLITION	.00	6765.00	6765.00
		ADMINISTATION/DEMO	.00	100.00	100.00
		DM INTEREST CHARGE 6%/YR	.00	7655.51	7655.51
		DM PENALTY CHARGES OF .1%	.00	1531.93	1531.93

City Commission Regular Meeting - 4:30 pm **11. h.**

Meeting Date: 04/19/2021

Re: Lot Clearing Reduction - 3108 Avenue C

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $3,748.92 against 3108 Avenue C, Fort Pierce, FL, Parcel ID# 2408-123-0013-000/0 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $2,278.92 leaving a **balance due of $1,470.00 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $3,748.92, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $3,748.92.

RECOMMENDATION:

Staff recommends waiving the administrtive fees, interest and penalties only in the amount of $2,278.92, leaving a balance due of $1,470.00 payable in 60 days.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$1,470.00 to the general fund.

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 05:20 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 05:19 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: Avenue C
Parcel ID: 2408-123-0013-000-0
Account #: 19996
Sec/Town/Range: 08/35S/40E
Map ID: 24/08N
Zoning: Medium Den
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie, FL 34986

Legal Description

8 35 40 BEG 150 FT W OF SE COR OF SW 1/4 OF NW 1/4 OF NE 1/4 RUN W 50 FT, TH N 300 FT, TH E 50 FT, TH S 300 FT TO POB

Current Values

Just/Market:	$5,900	Assessed:	$3,381
Exemptions:	$0	Taxable:	$3,381

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$5,900	$3,381	$0	$3,381
2019	$8,200	$3,074	$0	$3,074
2018	$3,700	$2,795	$0	$2,795

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2021	4570 / 0486	0111	QC	IDGAS PROPERTIES LLC	$12,500
03-05-2021	4570 / 0484	0111	QC	Winder VI LLC	$100
08-06-2010	3229 / 0242	0111	TD	Hall Laprina	$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2408-123-0013-000/0
3108 AVENUE C FT PIERCE FL 34950

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
91-00001453	LOT CLEARING	7/10/91	IN COMPLIANCE	0/00/00
92-00000792	CODE ENFORCEMENT VIOLATION	5/07/92	IN COMPLIANCE	7/22/13
92-00000793	CODE ENFORCEMENT VIOLATION	5/07/92	IN COMPLIANCE	0/00/00
96-00002609	LOT CLEARING	7/10/96	IN COMPLIANCE	8/08/96
96-00006799	LOT CLEARING	12/02/96	IN COMPLIANCE	5/22/97
97-00004241	LOT CLEARING	7/24/97	IN COMPLIANCE	7/29/97
97-00005629	LOT CLEARING	9/12/97	IN COMPLIANCE	10/10/97
98-00000222	LOT CLEARING	1/08/98	IN COMPLIANCE	1/28/98
98-00002638	LOT CLEARING	4/07/98	IN COMPLIANCE	4/27/98
99-00004636	LOT CLEARING	9/16/99	IN COMPLIANCE	10/25/99
01-00003485	NUISANCE ABATEMENT	6/18/01	IN COMPLIANCE	8/08/01
01-00005230	NUISANCE ABATEMENT	9/05/01	IN COMPLIANCE	9/19/01
01-00006524	LOT CLEARING	12/06/01	IN COMPLIANCE	12/19/01
02-00000478	CODE ENFORCEMENT VIOLATION	9/25/02	IN COMPLIANCE	9/25/02
02-00008483	CODE ENFORCEMENT VIOLATION	4/01/02	IN COMPLIANCE	4/22/02
02-00009713	CODE ENFORCEMENT VIOLATION	6/04/02	IN COMPLIANCE	7/08/02
03-00000265	LOT CLEARING	1/27/03	IN COMPLIANCE	1/27/03
03-00001858	LOT CLEARING	6/05/03	IN COMPLIANCE	6/05/03
03-00002924	LOT CLEARING	8/07/03	IN COMPLIANCE	8/07/03
04-00000911	CODE ENFORCEMENT VIOLATION	3/24/04	IN COMPLIANCE	3/24/04
04-00001887	CODE ENFORCEMENT VIOLATION	8/03/04	IN COMPLIANCE	8/03/04
07-00001147	LOT CLEARING	3/22/07	IN COMPLIANCE	7/06/07
07-00003620	LOT CLEARING	9/13/07	IN COMPLIANCE	11/02/07
08-00000651	LOT CLEARING	2/08/08	INVOLUNTARY COMPLIANCE	4/29/08
08-00002266	LOT CLEARING	7/10/08	INVOLUNTARY COMPLIANCE	8/21/08
09-00000336	LOT CLEARING	2/23/09	INVOLUNTARY COMPLIANCE	3/30/09
09-00001441	LOT CLEARING	6/08/09	INVOLUNTARY COMPLIANCE	7/27/09
12-00000593	LOT CLEARING	4/20/12	INVOLUNTARY COMPLIANCE	7/20/12
13-00001338	LOT CLEARING	8/20/13	INVOLUNTARY COMPLIANCE	12/10/13
14-00001059	LOT CLEARING	5/15/14	INVOLUNTARY COMPLIANCE	8/26/14
14-00002474	SLUM & BLIGHT REMEDIATION	12/26/14	INVOLUNTARY COMPLIANCE	5/28/15
18-00000011	LOT CLEARING	1/02/18	INVOLUNTARY COMPLIANCE	6/22/18

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	1/21/21				
Property address:	3108 Avenue C Fort Pierce, FL 34950				
Owner(s) of record:	~~Tarpon IV, LLC~~ 2nd Generation Building Corp				
Mailing address:	18305 Biscayne Blvd Ste 400 Aventura, FL 33160				
Property tax ID #:	2408-123-0013-000-0				
Original purchase date:	08/06/2010	Original purchase price:	NA		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	■ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	954-914-5090		
E-mail:	NA	Preferred contact method:	Mobile		
What are owner(s) intentions for property:	Build Duplex				
Are there current code violations?	■ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	■ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	■ Yes	If yes, what is the sale price?	$5,000	

City incurred charges (lot clearing, demolition, etc)	$3,~~346.12~~ 59.16
Administrative fees	$
Interest	$
Penalties	$
TOTAL AMOUNT DUE TO CITY	$3,~~346.12~~ 59.16
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$3,~~346.12~~ 59.16
DOLLAR AMOUNT I AGREE TO PAY	$0

1-22-21

Signature of Owner or Representative — Date

Vincent Marcellino

Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	3108 Avenue C Fort Pierce, FL 34950

☐ I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative	Date	Printed Name
	1.22.21	Vincent Marcellino

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

City Representative	Date	Printed Name
	4/6/21	MARGARET M. ARRAIZ

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 3108 Avenue C Fort pierce Fl 34950

Property Owner: Winder IV LLC

Mailing Address: 18305 Biscayne Blvd STE 400 Aventura, Fl 33160

Telephone #: N/A Cell Phone #: N/A

E-Mail Address: N/A

Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I am continuing to buy distressed properties in Lincoln Park and the City of Fort Pierce, to improve the neighborhood. I plan to build duplexes to bring revenue to the area of Lincoln Park. I appreciate in advance any help in this matter.

Signed: [signature] Date: 1.21.21

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority _____ who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

_____

Notary Public, State of Florida

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:16:31

Customer ID . . . : 3267 Name: 3108 AVE C WINDER IV LLC
Last statement . : 2/06/21 Addr: 240812300130000 WINDER IV LLC
Last invoice . . : 6/19/18 WEST PALM BEACH, FL 33407
Current balance . : 3,359.16
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 3,359.16 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	LC	INTEREST CHARGE 6%/YR	.00	993.06	993.06
	LOT	CLEARING ADMIN FEE	.00	800.00	800.00
	LOT	CLEARING	.00	105.00	105.00
	LOT	CLEARING	.00	1260.00	1260.00
	LC	PENALTY CHARGES OF .1%	.00	201.10	201.10

3359.16
+ 389.76
3748.92
- 105.00
- 1260.00
- 105.00
<1470.00> HC
2,278.92 IPA

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:16:48

Customer ID . . . : 3267 Name: 3108 AVE C WINDER IV LLC
Last statement . : 2/06/21 Addr: 240812300130000 WINDER IV LLC
Last invoice . . : 9/18/08 WEST PALM BEACH, FL 33407
Current balance . : 389.76
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 389.76 Type: 104 0000 115 02 00 LOT CL
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	LC	INT CHG 6%/YR REDEV	.00	153.47	153.47
	LC	ADMIN REDEV	.00	100.00	100.00
	LOT	CLEARING REDEV	.00	105.00	105.00
	LC	PEN CHG OF .1% REDEV	.00	31.29	31.29

City Commission Regular Meeting - 4:30 pm **11. i.**

Meeting Date: 04/19/2021

Re: Lot Clearing Reduction - 1215 Avenue F

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $2,120.02 against 1215 Avenue F, Fort Pierce, FL, Parcel ID# 2404-823-0009-000/6 owned by Eulene Nelson, by waiving the interest, penalties and administrative costs in the amount of $770.02 leaving a **balance due of $1,350.00 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $2,120.02, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $2,120.02.

RECOMMENDATION:

Staff recommends waiving the administrative fees, interest and penalties only in the amount of $770.02, leaving a balance due of $1,350.00 payable in 60 days.

ALTERNATIVES:

Approve applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$1,350.00 to the general fund.

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 05:21 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 05:20 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1215 Avenue F
Parcel ID: 2404-823-0009-000-6
Account #: 18133
Sec/Town/Range: 04/35S/40E
Use Type: 1000
Jurisdiction: Fort Pierce
Map ID: 24/04S
Zoning: Neighborho

Ownership

Eulene Neston
2702 Avenue J
Fort Pierce, FL 34947

Legal Description

WALLACE`S S/D E 89 FT OF N 150 FT OF LOT 10 (OR791-2666: 881-730; 2289-1200)

Current Values

Just/Market:	$13,400	Assessed:	$6,587
Exemptions:	$0	Taxable:	$6,587

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$13,400	$6,587	$0	$6,587
2019	$13,400	$5,989	$0	$5,989
2018	$5,800	$5,445	$0	$5,445

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-22-2005	2289 / 1200	XX01	QC	Neston Medeus	$100
01-14-1994	0881 / 0730	XX01	DE	St Fleur Andrea	$100
05-22-1992	0791 / 2666	XX00	WD		$32,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.31
Land Size (SF):	13,350
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2404-823-0009-000/6
1215 AVENUE F FT PIERCE FL 34950

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
96-00003554	FENCE MAINTENANCE	8/05/96	IN COMPLIANCE	3/08/99
96-00003558	NON-OPERATIVE/UNLICENSES VEHCL	8/05/96	IN COMPLIANCE	10/22/96
96-00006415	LOT CLEARING	11/06/96	IN COMPLIANCE	1/10/97
97-00000212	FENCE MAINTENANCE	1/24/97	VOIDED	2/04/97
97-00002969	FENCE MAINTENANCE	6/05/97	IN COMPLIANCE	10/03/97
97-00002970	SCRAPS AND WASTES	6/05/97	IN COMPLIANCE	7/18/97
97-00002971	NON-OPERATIVE/UNLICENSES VEHCL	6/05/97	IN COMPLIANCE	10/14/97
98-00000259	NON-OPERATIVE/UNLICENSES VEHCL	1/12/98	IN COMPLIANCE	3/13/98
98-00001194	SCRAPS AND WASTES	2/12/98	IN COMPLIANCE	3/17/98
98-00006206	CODE ENFORCEMENT VIOLATION	9/17/98	IN COMPLIANCE	10/02/98
99-00001134	NON-OPERATIVE/UNLICENSES VEHCL	3/08/99	IN COMPLIANCE	5/25/99
99-00001135	LOT CLEARING	3/08/99	IN COMPLIANCE	3/22/99
99-00005153	CODE ENFORCEMENT VIOLATION	10/05/99	IN COMPLIANCE	4/13/00
00-00005039	NUISANCE ABATEMENT	8/14/00	IN COMPLIANCE	11/30/00
00-00007006	NUISANCE ABATEMENT	11/30/00	IN COMPLIANCE	2/12/01
02-00000145	CODE ENFORCEMENT VIOLATION	9/10/02	IN COMPLIANCE	9/10/02
02-00009223	NUISANCE ABATEMENT	5/05/02	IN COMPLIANCE	9/10/02
02-00009224	PROPERTY MAINTENANCE	5/05/02	IN COMPLIANCE	9/10/02
02-00009225	NUISANCE ABATEMENT	5/05/02	IN COMPLIANCE	9/10/02
03-00000698	FENCE MAINTENANCE	3/04/03	IN COMPLIANCE	3/04/03
03-00000699	*ERROR*	3/04/03	IN COMPLIANCE	3/04/03
03-00000700	NON-OPERATIVE/UNLICENSES VEHCL	3/04/03	IN COMPLIANCE	3/04/03
05-00000781	CODE ENFORCEMENT VIOLATION	3/30/05	IN COMPLIANCE	3/30/05
05-00002975	LOT CLEARING	11/01/05	IN COMPLIANCE	10/08/08
09-00000562	LOT CLEARING	3/12/09	IN COMPLIANCE	3/26/09
12-00000373	LOT CLEARING	3/13/12	IN COMPLIANCE	4/17/12
13-00000271	CONDEMNATION (BLDG)	12/05/12	INVOLUNTARY COMPLIANCE	11/21/13
13-00001789	LOT CLEARING	8/27/13	INVOLUNTARY COMPLIANCE	1/29/14
17-00001549	LOT CLEARING	7/14/17	INVOLUNTARY COMPLIANCE	1/03/18
18-00002789	LOT CLEARING	11/14/18	INVOLUNTARY COMPLIANCE	7/24/19
20-00000164	LOT CLEARING	1/16/20	INVOLUNTARY COMPLIANCE	4/20/20
21-00000365	LOT CLEARING	2/10/21	ACTIVE	2/10/21

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	2/7/2021				
Property address:	1215 Avenue F Fort Pierce FL 34950				
Owner(s) of record:	Eulene Neston				
Mailing address:	2702 Avenue J Fort Pierce, FL 34947				
Property tax ID #:	2404-823-0009-000-6				
Original purchase date:	NA	Original purchase price:	NA		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	■ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	SAME		
E-mail:	horizon-palms@hotmail.com	Preferred contact method:	CELL		
What are owner(s) intentions for property:	BUILD				
Are there current code violations?	■ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	■ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	■ Yes	If yes, what is the sale price?	$6,500	

LC REDUCE REQ
2,120.02

City incurred charges (lot clearing, demolition, etc) $23483.14 - LC & DEMO COMBINED
Administrative fees $
Interest $
Penalties $
TOTAL AMOUNT DUE TO CITY 2,120.02 ~~$23,483.14~~
DOLLAR AMOUNT REQUESTING TO BE WAIVED 2,120.02 ~~$23,483.14~~
DOLLAR AMOUNT I AGREE TO PAY $0

3/12/21

Signature of Owner or Representative Date

VINCENT MARCELLINO
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1215 Avenue F Fort Pierce FL 34950

☑ I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☑ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative Date

VINCENT MARCELLINO
Printed Name

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

Margaret M Arraiz 4/5/21
City Representative Date

MARGARET M ARRAIZ
Printed Name

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1215 Avenue F Fort pierce Fl 34950

Property Owner: ~~Eu~~Eulene Neston

Mailing Address: 2702 Avenue J Fort pierce Fl 34947

Telephone #: 954-914-5090 Cell Phone #: _____

E-Mail Address: NA

Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I Am requesting to have All fines and liens waived so that I can continue to move foward with the plan of making Lincoln Park a great neighbourhood. Any and All help is appreciated

Thank you

Date: 3/12/21

Signed:

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Vincent Marcellino who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 12 day of March, 2021.

Notary Public State of Florida
Ginger Williams
My Commission GG 218930
Expires 05/16/2022

Ginger Williams

Notary Public, State of Florida

Colleen Greer

From: Kathy D'arton
Sent: Friday, February 5, 2021 10:51 AM
To: Colleen Greer
Subject: RE: 1215 Avenue F search request

Hi Colleen,

Please find below the Demo & Lot Clearing Liens that I found on 1215 Avenue F:

Customer ID . . . : 4703 Name: 1215 AVENUE F NESTON
Last statement . : 2/06/21 Addr: 240482300090006 NESTON
Last invoice . . : 12/10/13 FT PIERCE, FL 34947
Current balance . : 21,363.14
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 21,363.14 Type: 001 0000 115 03 00 DEMO
Deposit balance . : .00

Opt Code	Description	Total due
DEMOA	ADMINISTATION/DEMO	100.00
DEMO5	DEMOLITION	13936.00
INT	DM INTEREST CHARGE 6%/YR	6105.66
PEN	DM PENALTY CHARGES OF .1%	1221.48

Customer ID . . . : 4703 Name: 1215 AVENUE F NESTON
Last statement . : 2/06/21 Addr: 240482300090006 NESTON
Last invoice . . : 4/24/20 FT PIERCE, FL 34947
Current balance . : 2,120.02
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 2,120.02 Type: 001 0000 115 02 00 LC
Deposit balance . : .00

Opt Code	Description		Total due
INT01	LC INTEREST CHARGE 6%/YR		308.26
LOTAD	LOT CLEARING ADMIN FEE		400.00
LOTC2	LC		1350.00
PEN01	LC PENALTY CHARGES OF .1%	0	61.76

2,120.02
- 1,350.00 HC
770.02 IPA

Thank you,

Kathryn D'Arton | Senior Accounting Analyst
City of Fort Pierce
Finance Department
100 N. US Hwy #1; P.O. Box 1480
Fort Pierce, FL 34954-1480
Phone: 772.467.3076 Fax: 772.489.2594
kdarton@cityoffortpierce.com

THE SUNRISE CITY FORT PIERCE Florida

Website | Facebook | Survey

City Commission Regular Meeting - 4:30 pm **11. j.**

Meeting Date: 04/19/2021

Re: Lot Clearing Reduction - 1218 Avenue E

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $11,680.80 against 1218 Avenue E, Fort Pierce, FL, Parcel ID# 2404-823-0012-000/0 owned by Khader Mohammed and Saika S Siddiqui, by waiving the interest, penalties and administrative costs in the amount of $8,830.29 leaving a **balance due of $2,850.51 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $11,680.80, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $11,680.80.

RECOMMENDATION:

Staff recommends waiving the administrative fees, interest and penalties only in the amount of $8,830.29, leaving a balance due of $2,850.51, payable in 60 days.

ALTERNATIVES:

Approve applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$2,850.51 to the general fund

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 05:22 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 05:21 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1218 Avenue E
Parcel ID: 2404-823-0012-000-0
Account #: 18136
Map ID: 24/04S
Sec/Town/Range: 04/35S/40E
Zoning: Neighborho
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Khader Mohammed
Saika S Siddiqui

4 Corbin Dr
Exton, PA 19341

Legal Description

WALLACE`S S/D W 43 FT OF E 86 FTOF S 150 FT OF LOT 10 (OR 2450-261)

Current Values

Just/Market:	$6,500	Assessed:	$6,500
Exemptions:	$0	Taxable:	$6,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$6,500	$6,500	$0	$6,500
2019	$6,500	$6,500	$0	$6,500
2018	$6,500	$6,500	$0	$6,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-15-2005	2450 / 0261	XX01	QC	Optimum Realty Corp	$12,900
08-16-2005	2361 / 0627	XX01	TD	Peterson W M	$2,400
01-01-1900					$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.15
Land Size (SF):	6,450
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2404-823-0012-000/0
1218 AVENUE E FT PIERCE FL 34950

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
91-00002269	LOT CLEARING	10/02/91	IN COMPLIANCE	0/00/00
92-00000016	LOT CLEARING	1/06/92	IN COMPLIANCE	2/03/93
92-00000624	LOT CLEARING	4/20/92	IN COMPLIANCE	0/00/00
92-00001152	LOT CLEARING	6/25/92	IN COMPLIANCE	0/00/00
93-00000181	LOT CLEARING	2/11/93	IN COMPLIANCE	2/24/93
93-00000627	LOT CLEARING	6/09/93	INVOLUNTARY COMPLIANCE	9/22/93
93-00001194	LOT CLEARING	8/13/93	VOIDED	4/02/97
93-00001609	LOT CLEARING	10/11/93	INVOLUNTARY COMPLIANCE	1/20/94
94-00000604	LOT CLEARING	4/06/94	INVOLUNTARY COMPLIANCE	6/16/94
94-00001078	LOT CLEARING	6/28/94	IN COMPLIANCE	11/07/94
95-00000403	LOT CLEARING	2/13/95	VOIDED	5/22/95
96-00000799	LOT CLEARING	4/03/96	INVOLUNTARY COMPLIANCE	7/19/96
96-00005634	LOT CLEARING	10/11/96	INVOLUNTARY COMPLIANCE	3/24/97
97-00002595	LOT CLEARING	5/22/97	INVOLUNTARY COMPLIANCE	8/19/97
97-00004959	MISC. COMPLAINTS	8/19/97	INVOLUNTARY COMPLIANCE	8/19/97
97-00006916	LOT CLEARING	10/07/97	INVOLUNTARY COMPLIANCE	12/11/97
98-00000365	LOT CLEARING	1/15/98	INVOLUNTARY COMPLIANCE	3/03/98
98-00002737	LOT CLEARING	4/09/98	INVOLUNTARY COMPLIANCE	5/12/98
98-00005143	LOT CLEARING	7/27/98	IN COMPLIANCE	8/13/98
98-00006706	LOT CLEARING	10/07/98	INVOLUNTARY COMPLIANCE	11/13/98
99-00001379	LOT CLEARING	3/24/99	INVOLUNTARY COMPLIANCE	6/02/99
99-00003283	LOT CLEARING	7/20/99	INVOLUNTARY COMPLIANCE	9/27/99
99-00004968	LOT CLEARING	9/28/99	INVOLUNTARY COMPLIANCE	2/11/00
00-00001761	LOT CLEARING	3/29/00	IN COMPLIANCE	8/08/02
00-00005330	LOT CLEARING	8/25/00	INVOLUNTARY COMPLIANCE	10/02/00
01-00000753	MISCELLANEOUS	2/08/01	INVOLUNTARY COMPLIANCE	3/20/01
01-00003452	NUISANCE ABATEMENT	6/18/01	IN COMPLIANCE	10/30/01
01-00003512	NUISANCE ABATEMENT	6/18/01	INVOLUNTARY COMPLIANCE	8/08/01
01-00005936	LOT CLEARING	10/29/01	INVOLUNTARY COMPLIANCE	11/19/01
02-00000288	CODE ENFORCEMENT VIOLATION	9/16/02	IN COMPLIANCE	9/16/02
03-00000928	LOT CLEARING	3/24/03	IN COMPLIANCE	3/24/03
03-00001920	LOT CLEARING	6/11/03	INVOLUNTARY COMPLIANCE	6/11/03
03-00003119	LOT CLEARING	8/18/03	INVOLUNTARY COMPLIANCE	8/18/03
04-00000270	CODE ENFORCEMENT VIOLATION	1/30/04	INVOLUNTARY COMPLIANCE	1/30/04
04-00001139	CODE ENFORCEMENT VIOLATION	5/18/04	INVOLUNTARY COMPLIANCE	5/18/04
04-00002690	CODE ENFORCEMENT VIOLATION	11/04/04	INVOLUNTARY COMPLIANCE	11/04/04
05-00000850	LOT CLEARING	4/04/05	CLOSED	12/17/19
05-00003062	LOT CLEARING	11/04/05	INVOLUNTARY COMPLIANCE	9/25/08
05-00003457	LOT CLEARING	11/22/05	IN COMPLIANCE	9/23/08
06-00003022	LOT CLEARING	8/25/06	INVOLUNTARY COMPLIANCE	7/29/08
07-00001202	LOT CLEARING	3/29/07	INVOLUNTARY COMPLIANCE	5/15/07
07-00003534	LOT CLEARING	9/11/07	INVOLUNTARY COMPLIANCE	10/08/07
08-00000138	LOT CLEARING	1/08/08	INVOLUNTARY COMPLIANCE	1/28/08
08-00002505	LOT CLEARING	7/22/08	INVOLUNTARY COMPLIANCE	9/02/08
09-00002340	LOT CLEARING	8/13/09	INVOLUNTARY COMPLIANCE	10/09/09
12-00000375	LOT CLEARING	3/13/12	IN COMPLIANCE	3/22/12
13-00001791	LOT CLEARING	8/27/13	INVOLUNTARY COMPLIANCE	1/28/14
14-00002371	SLUM & BLIGHT REMEDIATION	11/21/14	INVOLUNTARY COMPLIANCE	3/02/15
16-00000703	LOT CLEARING	3/24/16	IN COMPLIANCE	5/13/16
16-00002645	LOT CLEARING	11/16/16	IN COMPLIANCE	1/05/17
17-00001547	LOT CLEARING	7/14/17	INVOLUNTARY COMPLIANCE	11/03/17
19-00002284	LOT CLEARING	8/16/19	INVOLUNTARY COMPLIANCE	12/31/19

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
2404-823-0012-000/0				
1218 AVENUE E		FT PIERCE	FL 34950	
20-00002115	LOT CLEARING	9/16/20	ACTIVE	9/16/20

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	3/24/21				
Property address:	1218 Avenue E Fort Pierce, FL 34950				
Owner(s) of record:	Khader Mohammed Saika S Siddiqui				
Mailing address:	4 Corbin DrExton, PA 19341				
Property tax ID #:	2404-823-0012-000-0				
Original purchase date:	12/15/2005	Original purchase price:	12,900		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	■ Vacant Lot
Name of person requesting reduction:	Vincent marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:			
E-mail:	NA	Preferred contact method:	NA		
What are owner(s) intentions for property:	Build				
Are there current code violations?	☐ No	■ Yes	Explain: (please attached notice)		
Is property listed for sale?	■ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	■ Yes	If yes, what is the sale price?	14,000	

City incurred charges (lot clearing, demolition, etc)	$11,680.80
Administrative fees	$
Interest	$
Penalties	$
TOTAL AMOUNT DUE TO CITY	$
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$11,680.80
DOLLAR AMOUNT I AGREE TO PAY	$0

Signature of Owner or Representative — Date: 3.24.21

Vincent Marcellino
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1218 Avenue E Fort Pierce, FL 34950

☑ I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☑ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative	Date	Printed Name
	3.24.21	Vincent Marcellino

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

City Representative	Date	Printed Name
	4/5/21	MARGARET M. ARREAZ

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1218 Avenue E Fort Pierce, FL 34950

Property Owner: Khader Mohammed

Mailing Address: 4 Corbin Dr Exton, PA 19341

Telephone #: 4845461370 Cell Phone #: NA

E-Mail Address: NA

Is the property in compliance? NO If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I am requesting for all fines,liens and violations to be waived.
My goal ,with your assistance is to develop projects improving
the City of fort pierce with concentration on th Lincoln Park area.
Together we can accomplish great things bringing
these areas to their fullest potential.Thank you in advance

Date: 3/24/2021

Signed: [signature]

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Vicent Marcellino who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 24 day of March, 2021.

Notary Public State of Florida
Nicole Morgan
My Commission GG 937111
Expires 12/04/2023

[signature]

Notary Public, State of Florida

Peggy Arraiz

From: Dana Neville
Sent: Monday, March 22, 2021 3:26 PM
To: Peggy Arraiz
Subject: RE: Code Violations Request 1218 Avenue E

Categories: Lien searches

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 3/22/21
Miscellaneous Receivables Inquiry 15:05:04

Customer ID . . . : 2916 Name: 1218 AVE E MOHAMMED
Last statement . : 3/08/21 Addr: 240482300120000 MOHAMMED
Last invoice . . : 1/09/20
Current balance . : 11,680.80
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 11,680.80 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	FEELC	FILING FEES/LOT CLEARING	.00	4.95	4.95
	INT01	LC INTEREST CHARGE 6%/YR	.00	4836.63	4836.63
	LOTAD	LOT CLEARING ADMIN FEE	.00	3021.20	3021.20
	LOTCL	LOT CLEARING	.00	1962.86	1962.86
	LOTC2	LC	.00	887.65	887.65
	PEN01	LC PENALTY CHARGES OF .1%	.00	967.51	967.51

11,680.80
− 1962.86
− 887.65
<2,850.51> HC
8,830.29 IPA

From: Peggy Arraiz <parraiz@cityoffortpierce.com>
Sent: Monday, March 22, 2021 4:02 PM
To: Dana Neville <dneville@cityoffortpierce.com>
Subject: FW: Code Violations Request

From: Robbie Hughes <robbie@abrazoholdings.com>
Sent: Monday, March 22, 2021 9:57 AM
To: Peggy Arraiz <parraiz@cityoffortpierce.com>
Subject: Code Violations Request

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Parcel ID

City Commission Regular Meeting - 4:30 pm **11. k.**

Meeting Date: 04/19/2021

Re: Demolition Fees Reduction Request - 1215 Avenue F

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Approve staff recommendation in response request to reduce demolition fees in the amount of $21,363.14 against 1215 Avenue F, Fort Pierce, FL, Parcel ID# 2404-823-0009-000/6 owned by Eulene Nelson by waiving the interest, penalties and administrative costs in the amount of $7,427.14 leaving a **balance due of $13,936.33 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $21,363.14, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $21,363.14.

RECOMMENDATION:

Staff recommends waiving the administrative fees, interest and penalties only in the amount of $7,427.14, leaving a balance due of $13,936.33 payable in 60 days.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$13,936.00 to the general fund.

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 06:32 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 06:27 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1215 Avenue F
Parcel ID: 2404-823-0009-000-6
Account #: 18133
Sec/Town/Range: 04/35S/40E
Use Type: 1000
Jurisdiction: Fort Pierce
Map ID: 24/04S
Zoning: Neighborho

Ownership

Eulene Neston
2702 Avenue J
Fort Pierce, FL 34947

Legal Description

WALLACE`S S/D E 89 FT OF N 150 FT OF LOT 10 (OR791-2666: 881-730; 2289-1200)

Current Values

Just/Market:	$13,400	Assessed:	$6,587
Exemptions:	$0	Taxable:	$6,587

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$13,400	$6,587	$0	$6,587
2019	$13,400	$5,989	$0	$5,989
2018	$5,800	$5,445	$0	$5,445

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-22-2005	2289 / 1200	XX01	QC	Neston Medeus	$100
01-14-1994	0881 / 0730	XX01	DE	St Fleur Andrea	$100
05-22-1992	0791 / 2666	XX00	WD		$32,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.31
Land Size (SF):	13,350
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2404-823-0009-000/6
1215 AVENUE F FT PIERCE FL 34950

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
96-00003554	FENCE MAINTENANCE	8/05/96	IN COMPLIANCE	3/08/99
96-00003558	NON-OPERATIVE/UNLICENSES VEHCL	8/05/96	IN COMPLIANCE	10/22/96
96-00006415	LOT CLEARING	11/06/96	IN COMPLIANCE	1/10/97
97-00000212	FENCE MAINTENANCE	1/24/97	VOIDED	2/04/97
97-00002969	FENCE MAINTENANCE	6/05/97	IN COMPLIANCE	10/03/97
97-00002970	SCRAPS AND WASTES	6/05/97	IN COMPLIANCE	7/18/97
97-00002971	NON-OPERATIVE/UNLICENSES VEHCL	6/05/97	IN COMPLIANCE	10/14/97
98-00000259	NON-OPERATIVE/UNLICENSES VEHCL	1/12/98	IN COMPLIANCE	3/13/98
98-00001194	SCRAPS AND WASTES	2/12/98	IN COMPLIANCE	3/17/98
98-00006206	CODE ENFORCEMENT VIOLATION	9/17/98	IN COMPLIANCE	10/02/98
99-00001134	NON-OPERATIVE/UNLICENSES VEHCL	3/08/99	IN COMPLIANCE	5/25/99
99-00001135	LOT CLEARING	3/08/99	IN COMPLIANCE	3/22/99
99-00005153	CODE ENFORCEMENT VIOLATION	10/05/99	IN COMPLIANCE	4/13/00
00-00005039	NUISANCE ABATEMENT	8/14/00	IN COMPLIANCE	11/30/00
00-00007006	NUISANCE ABATEMENT	11/30/00	IN COMPLIANCE	2/12/01
02-00000145	CODE ENFORCEMENT VIOLATION	9/10/02	IN COMPLIANCE	9/10/02
02-00009223	NUISANCE ABATEMENT	5/05/02	IN COMPLIANCE	9/10/02
02-00009224	PROPERTY MAINTENANCE	5/05/02	IN COMPLIANCE	9/10/02
02-00009225	NUISANCE ABATEMENT	5/05/02	IN COMPLIANCE	9/10/02
03-00000698	FENCE MAINTENANCE	3/04/03	IN COMPLIANCE	3/04/03
03-00000699	*ERROR*	3/04/03	IN COMPLIANCE	3/04/03
03-00000700	NON-OPERATIVE/UNLICENSES VEHCL	3/04/03	IN COMPLIANCE	3/04/03
05-00000781	CODE ENFORCEMENT VIOLATION	3/30/05	IN COMPLIANCE	3/30/05
05-00002975	LOT CLEARING	11/01/05	IN COMPLIANCE	10/08/08
09-00000562	LOT CLEARING	3/12/09	IN COMPLIANCE	3/26/09
12-00000373	LOT CLEARING	3/13/12	IN COMPLIANCE	4/17/12
13-00000271	CONDEMNATION (BLDG)	12/05/12	INVOLUNTARY COMPLIANCE	11/21/13
13-00001789	LOT CLEARING	8/27/13	INVOLUNTARY COMPLIANCE	1/29/14
17-00001549	LOT CLEARING	7/14/17	INVOLUNTARY COMPLIANCE	1/03/18
18-00002789	LOT CLEARING	11/14/18	INVOLUNTARY COMPLIANCE	7/24/19
20-00000164	LOT CLEARING	1/16/20	INVOLUNTARY COMPLIANCE	4/20/20
21-00000365	LOT CLEARING	2/10/21	ACTIVE	2/10/21

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	2/7/2021				
Property address:	1215 Avenue F Fort Pierce FL 34950				
Owner(s) of record:	Eulene Neston				
Mailing address:	2702 Avenue J Fort Pierce, FL 34947				
Property tax ID #:	2404-823-0009-000-6				
Original purchase date:	NA	Original purchase price:	NA		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	■ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	SAME		
E-mail:	horizon-palms@hotmail.com	Preferred contact method:	CELL		
What are owner(s) intentions for property:	BUILD				
Are there current code violations?	■ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	■ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	■ Yes	If yes, what is the sale price?	$6,500	

DEMO REDUCE REQ
21,363.14

City incurred charges (lot clearing, demolition, etc)		$23483.14 - LC & DEMO COMBINED
Administrative fees		$
Interest		$
Penalties		$
TOTAL AMOUNT DUE TO CITY	21,363.14	$~~23,483.14~~
DOLLAR AMOUNT REQUESTING TO BE WAIVED	21,363.14	$~~23,483.14~~
DOLLAR AMOUNT I AGREE TO PAY		$0

3/12/21

Signature of Owner or Representative — Date

VINCENT MARCELLINO

Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1215 Avenue F Fort Pierce FL 34950

☑ I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☑ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative Date

VINCENT MARCELLINO
Printed Name

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

City Representative 4/6/21 Date

MARGARET M. ARRAIZ
Printed Name

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1215 Avenue F Fort pierce Fl 34950

Property Owner: ~~K~~Eulene Neston

Mailing Address: 2702 Avenue J Fort pierce Fl 34947

Telephone #: 954-914-5090 Cell Phone #: _____

E-Mail Address: NA

Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I Am requesting to have All fines and liens waived so that I can continue to move foward with the plan of making Lincoln Park a great neighbourhood. Any and All help is appreciated

Thank you

Date: 3/12/21

Signed:

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Vincent Marcellino who acknowledged before me that the information contained herein is true and correct, He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 12 day of March, 2021.

Notary Public State of Florida
Ginger Williams
My Commission GG 218930
Expires 05/16/2022

Ginger Williams

Notary Public, State of Florida

Colleen Greer

From: Kathy D'arton
Sent: Friday, February 5, 2021 10:51 AM
To: Colleen Greer
Subject: RE: 1215 Avenue F search request

Hi Colleen,

Please find below the Demo & Lot Clearing Liens that I found on 1215 Avenue F:

Customer ID . . . : 4703 Name: 1215 AVENUE F NESTON
Last statement . : 2/06/21 Addr: 240482300090006 NESTON
Last invoice . . : 12/10/13 FT PIERCE, FL 34947
Current balance . : 21,363.14
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 21,363.14 Type: 001 0000 115 03 00 DEMO
Deposit balance . : .00

Opt Code	Description	Total due
DEMOA	ADMINISTATION/DEMO	100.00
DEMO5	DEMOLITION	13936.00
INT	DM INTEREST CHARGE 6%/YR	6105.66
PEN	DM PENALTY CHARGES OF .1%	1221.48

21,363.14
− 13,936.00 HC
7,427.14 IPA

Customer ID . . . : 4703 Name: 1215 AVENUE F NESTON
Last statement . : 2/06/21 Addr: 240482300090006 NESTON
Last invoice . . : 4/24/20 FT PIERCE, FL 34947
Current balance . : 2,120.02
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 2,120.02 Type: 001 0000 115 02 00 LC
Deposit balance . : .00

Opt Code	Description		Total due
INT01	LC INTEREST CHARGE 6%/YR		308.26
LOTAD	LOT CLEARING ADMIN FEE		400.00
LOTC2	LC		1350.00
PEN01	LC PENALTY CHARGES OF .1%	0	61.76

Thank you,

Kathryn D'Arton | Senior Accounting Analyst
City of Fort Pierce
Finance Department
100 N. US Hwy #1; P.O. Box 1480
Fort Pierce, FL 34954-1480
Phone: 772.467.3076 Fax: 772.489.2594
kdarton@cityoffortpierce.com

THE SUNRISE CITY FORT PIERCE Florida

Website | Facebook | Survey

City Commission Regular Meeting - 4:30 pm **11. I.**

Meeting Date: 04/19/2021

Re: Demolition fees reduction request - 3106 Avenue C

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Approve staff recommendation in response to request to reduce demolition fees in the amount of $16,052.44 against 3106 Avenue C, Fort Pierce, FL, Parcel ID# 2408-123-0014-000/7 owned by 2nd Generation Building Corp., by waiving the interest, penalties and administrative costs in the amount of $9,287.44 leaving a **balance due of $6,765.00 payable in 60 days**. (The proposed buyer, Vincent Marcellino, is asking to waive all fees in the amount of $16,052.44, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

SUMMARY:

Request by applicant, proposed buyer Vincent Marcellino, to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $16,052.44.

RECOMMENDATION:

Staff recommends waiving the administrative fees, interest and penalties only in the amount of $9,297.44, leaving a balance due of $6,765.00 payable in 60 days.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$6,765.00 to the general fund.

Attachments

Property Card
Location Case History
Reduction Request
Amounts Due - Finance

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	04/05/2021 07:08 PM
City Manager	Nick Mimms	04/14/2021 12:15 PM

Form Started By: Peggy Arraiz Started On: 04/05/2021 07:03 PM

Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3106 Avenue C	Parcel ID: 2408-123-0014-000-7	Account #: 19997	Sec/Town/Range: 08/35S/40E
		Map ID: 24/08N	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie, FL 34986

Legal Description

8 35 40 BEG 100 FT W OF SE COR OF SW 1/4 OF NW 1/4 OF NE 1/4 RUN W 50 FT, TH N 300 FT, TH E 50 FT, TH S 300 FT TO POB (18)

Current Values

Just/Market:	$5,900	Assessed:	$3,381
Exemptions:	$0	Taxable:	$3,381

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$5,900	$3,381	$0	$3,381
2019	$8,200	$3,074	$0	$3,074
2018	$3,700	$2,795	$0	$2,795

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-05-2021	4570 / 0482	0311	QC	IDGAS Properties LLC	$67,500
03-05-2021	4570 / 0480	0311	QC	Tarpon IV LLC	$100
07-19-2010	3222 / 2722	0111	TD	Catherine III LLC	$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2408-123-0014-000/7
3106 AVENUE C FT PIERCE FL 34947

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
91-00001410	LOT CLEARING	7/10/91	IN COMPLIANCE	0/00/00
95-00001082	LOT CLEARING	4/13/95	IN COMPLIANCE	2/02/00
96-00002611	LOT CLEARING	7/10/96	IN COMPLIANCE	7/22/97
99-00002629	SCRAPS AND WASTES	6/17/99	IN COMPLIANCE	11/17/99
99-00002632	LOT CLEARING	6/17/99	IN COMPLIANCE	9/24/99
99-00002634	SCRAPS AND WASTES	6/17/99	IN COMPLIANCE	11/17/99
00-00006791	NUISANCE ABATEMENT	11/14/00	IN COMPLIANCE	4/16/01
01-00000671	CONDEMNATION (BLDG)	1/31/01	INVOLUNTARY COMPLIANCE	9/28/02
01-00001665	CODE ENFORCEMENT VIOLATION	4/04/01	CLOSED	11/08/10
01-00001666	CODE ENFORCEMENT VIOLATION	4/04/01	CLOSED	11/08/10
01-00001667	NUISANCE ABATEMENT	4/04/01	INVOLUNTARY COMPLIANCE	5/17/01
01-00001668	CODE ENFORCEMENT VIOLATION	4/04/01	FINES/LIENS RUNNING	4/25/08
01-00003486	NUISANCE ABATEMENT	6/18/01	INVOLUNTARY COMPLIANCE	8/08/01
01-00005229	NUISANCE ABATEMENT	9/05/01	INVOLUNTARY COMPLIANCE	10/15/01
01-00006525	LOT CLEARING	12/06/01	IN COMPLIANCE	12/19/01
02-00008482	CODE ENFORCEMENT VIOLATION	4/01/02	IN COMPLIANCE	11/15/11
02-00009712	CODE ENFORCEMENT VIOLATION	6/04/02	IN COMPLIANCE	11/11/11
03-00001850	LOT CLEARING	6/05/03	INVOLUNTARY COMPLIANCE	6/05/03
03-00002236	*ERROR*	6/25/03	IN COMPLIANCE	6/25/03
04-00000909	CODE ENFORCEMENT VIOLATION	3/23/04	INVOLUNTARY COMPLIANCE	3/23/04
04-00001886	CODE ENFORCEMENT VIOLATION	8/03/04	IN COMPLIANCE	11/08/11
04-00002460	CODE ENFORCEMENT VIOLATION	10/26/04	IN COMPLIANCE	11/09/11
05-00001123	LOT CLEARING	4/27/05	CLOSED	9/02/10
06-00000719	LOT CLEARING	3/16/06	INVOLUNTARY COMPLIANCE	9/11/08
06-00003874	LOT CLEARING	10/20/06	INVOLUNTARY COMPLIANCE	6/18/07
07-00002276	LOT CLEARING	7/05/07	IN COMPLIANCE	7/19/07
07-00003624	LOT CLEARING	9/13/07	INVOLUNTARY COMPLIANCE	11/15/07
08-00000652	LOT CLEARING	2/08/08	IN COMPLIANCE	2/22/08
08-00000746	LOT CLEARING	2/22/08	IN COMPLIANCE	4/29/08
08-00002184	LOT CLEARING	7/08/08	INVOLUNTARY COMPLIANCE	7/31/08
09-00000337	LOT CLEARING	2/23/09	INVOLUNTARY COMPLIANCE	3/30/09
09-00001440	LOT CLEARING	6/08/09	INVOLUNTARY COMPLIANCE	7/27/09
12-00000591	LOT CLEARING	4/20/12	INVOLUNTARY COMPLIANCE	7/20/12
13-00001336	LOT CLEARING	8/20/13	INVOLUNTARY COMPLIANCE	12/10/13
14-00001058	LOT CLEARING	5/15/14	INVOLUNTARY COMPLIANCE	8/26/14
14-00002475	SLUM & BLIGHT REMEDIATION	12/26/14	INVOLUNTARY COMPLIANCE	5/28/15
18-00000037	LOT CLEARING	1/03/18	INVOLUNTARY COMPLIANCE	6/22/18

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	1/21/21				
Property address:	3106 Avenue C Fort Pierce, FL 34950				
Owner(s) of record:	~~Tarpon IV, LLC~~ 2nd Generation Building Corp				
Mailing address:	18305 Biscayne Blvd Ste 400 Aventura, FL 33160				
Property tax ID #:	2408-123-0014-000-7				
Original purchase date:	08/06/2010	Original purchase price:	NA		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	■ Vacant Lot
Name of person requesting reduction:	Vincent Marcellino	Relationship to owner(s)	Buyer		
Telephone #:	954-914-5090	Mobile phone #:	954-914-5090		
E-mail:	NA	Preferred contact method:	Mobile		
What are owner(s) intentions for property:	Build Duplex				
Are there current code violations?	■ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	■ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	■ Yes	If yes, what is the sale price?	$5,000	

DEMO REDUCE REQ

City incurred charges (lot clearing, demolition, etc)	16,052.44	$21,346.60 LC & DEMO COMBINED
Administrative fees		$
Interest		$
Penalties		$
TOTAL AMOUNT DUE TO CITY	16,052.44	$21,346.60
DOLLAR AMOUNT REQUESTING TO BE WAIVED	16,052.44	$21,346.60
DOLLAR AMOUNT I AGREE TO PAY		$0

Signature of Owner or Representative — 1.22.21 Date — Vincent Marcellino Printed Name

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 3106 Avenue C Fort pierce Fl 34950

Property Owner: Tarpon IV, LLC

Mailing Address: 8305 Biscayne Blvd STE 400 Aventura Fl 33160

Telephone #: N/A Cell Phone #: N/A

E-Mail Address: N/A

Is the property in compliance? YES If no, please explain in the narrative of your request.

I, Vincent Marcellino, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I am continuing to buy distressed properties in Lincoln Park and the city of Fort Pierce, to improve the neighborhood. I plan to build duplexes to bring revenue to the area of Lincoln Park. I appreciate in advance any help in this matter.

Signed: _____ Date: 1.21.21

Print Name: Vincent Marcellino

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority _____ who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20____.

_____

Notary Public, State of Florida

Customer ID . . . : 2193 Name: 3106 AVE C TARPON IV LLC
Last statement . : 2/06/21 Addr: 240812300140007 TARPON IV LLC
Last invoice . . : 9/18/08 FT PIERCE, FL 34947
Current balance . : 791.92
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 791.92 Type: 104 0000 115 02 00 LOT CL
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	LC INT CHG 6%/YR REDEV		.00	317.24	317.24
	LC ADMIN REDEV		.00	200.00	200.00
	LOT CLEARING REDEV		.00	210.00	210.00
	LC PEN CHG OF .1% REDEV		.00	64.68	64.68

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:12:27

Customer ID . . . : 2193 Name: 3106 AVE C TARPON IV LLC
Last statement . : 2/06/21 Addr: 240812300140007 TARPON IV LLC
Last invoice . . : 6/19/18 FT PIERCE, FL 34947
Current balance . : 3,559.40
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 3,559.40 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	LC INTEREST CHARGE 6%/YR		.00	1096.77	1096.77
	LOT CLEARING ADMIN FEE		.00	828.45	828.45
	LOT CLEARING		.00	210.00	210.00
	LOT CLEARING		.00	1202.50	1202.50
	LC PENALTY CHARGES OF .1%		.00	221.68	221.68

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 2/19/21
Miscellaneous Receivables Inquiry 10:13:32

Customer ID . . . : 2193 Name: 3106 AVE C TARPON IV LLC
Last statement . : 2/06/21 Addr: 240812300140007 TARPON IV LLC
Last invoice . . : 3/25/02 FT PIERCE, FL 34947
Current balance . : 16,052.44
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 16,052.44 Type: 001 0000 115 03 00 DEMO
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Current	Overdue	Total due
	DEMOLITION		.00	6765.00	6765.00
	ADMINISTATION/DEMO		.00	100.00	100.00
	DM INTEREST CHARGE 6%/YR		.00	7655.51	7655.51
	DM PENALTY CHARGES OF .1%		.00	1531.93	1531.93

16,052.44
- 6,765.00 - HC
9,287.44 - I, P, A

City Commission Regular Meeting - 4:30 pm **11. m.**

Meeting Date: 04/19/2021

Re: Case #19-738 - 217 N 10th Street

Submitted For: Shaun Coss, Building Dept. Coordinator, Building

---

SUBJECT:

Approve request to reduce the Building Department lien in the amount of $2,350.00 against 217 N 10th Street, Fort Pierce, FL 34950 - Parcel ID Number: 2409-520-0004-000/6, owned by Ermith Lazare, 3406 Menendez Ave., Fort Pierce, FL 34950 to $1,232.74 payable within 6 months.

SUMMARY:

The request for reduction is made by Ermith Lazare, owner of the property. The permit addressing the violation expired, and fees accrued. The permit was eventually renewed and received a final approved inspection, which stopped the fines. At the Massey Hearing before the Special Magistrate, the applicant agreed to a reduction in the amount of $1,232.74, payable within 6 months, as recommended by the Special Magistrate.

RECOMMENDATION:

The Special Magistrate, having heard the request of the owner and the testimony from staff, recommends reducing the lien of $2,350.00 to $1,232.74, to be paid within 6 months. If this amount is not paid, the lien will revert to the original amount of $2,350.00.

ALTERNATIVES:

Deny the request.
Make alternative arrangements.

RESPONSIBLE STAFF:

Shaun Coss, Building Department Coordinator

COORDINATED WITH:

Paul Thomas, Building Official

Fiscal Impact

Budgeted Y/N:	2021
Fiscal Year:	2021
Account:	General
Amount:	250.00

OTHER INFORMATION:

$250.00 to the General Fund

Budgeted Y/N: 2021
Fiscal Year: 2021
Account: Enterprise
Amount: 982.74
OTHER INFORMATION:
$982.74 to the Enterprise Fund

Attachments

Property Card
7 Criteria
Lien Reduction Request
Memo to CC & CM

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	04/08/2021 11:34 AM
City Manager	Nick Mimms	04/14/2021 01:15 PM

Form Started By: Elizabeth Beck Started On: 04/07/2021 08:30 AM
Final Approval Date: 04/14/2021

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 217 N 10th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-520-0004-000-6
Jurisdiction: Fort Pierce

Use Type: 0800
Account #: 21668
Map ID: 24/09N
Zoning: Medium Den

Ownership

Ermith Lazare

3406 Menendez AVE
Fort Pierce, FL 34947

Legal Description

LARSEN`S S/D LOT 2 (OR 4008-2267)

Current Values

Just/Market Value:	$45,200
Assessed Value:	$45,200
Exemptions:	$0
Taxable Value:	$45,200

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1,906
Gross Sketched Area (SF):	2,146
Land Size (acres):	0.16
Land Size (SF):	6,864

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 22, 2017	4008 / 2267	0112	SP	US Bank NA (TR)	$42,000
Jan 27, 2017	3957 / 1773	0111	CT	RCF Properties Inc	$10,100
May 9, 2008	2971 / 1327	XX03	WD	Soleil Properties Inc	$100
Nov 20, 2002	1624 / 1114	XX02	QC	VanWinkle Jean	$100
Apr 1, 2002	1514 / 1954	XX01	WD	Mortgage Wholesalers Of Fl Inc	$66,000
Feb 10, 1999	1202 / 2888	XX01	CT	Cruickshank Cephus	$100
Sep 25, 1997	1101 / 2137	XX00	WD	Lawrence C White	$75,000
Oct 1, 1984	0446 / 1361	XX00	CV		$20,000
Jan 1, 1978	0281 / 1446	XX01	CV		$0

Building Information (1 of 2)

Finished Area: 1,180 SF

Gross Sketched Area: 1,420 SF

Exterior Data

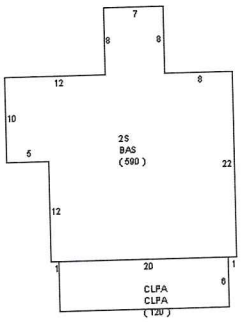
View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: MFH	Year Built: 1946	Frame:
Grade: MFAQ	Effective Year: 1946	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 2	Secondary Wall:

Property Card

Bedrooms: 0
Full Baths: 2
Half Baths: 0
A/C %: 0%

Electric: AVERAGE
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: A TL/CON
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	590	590	114
BAS	BASE AREA	590	590	114
CLPA	Closed Porch Average	240	0	104

Building Information (2 of 2)

Finished Area: 726 SF

Gross Sketched Area: 726 SF

View:
Building Type: MFH
Grade: MFAQ
Story Height: 1 Story

Exterior Data

Roof Cover: Tar & Gravel
Year Built: 1948
Effective Year: 1948
No. Units: 1

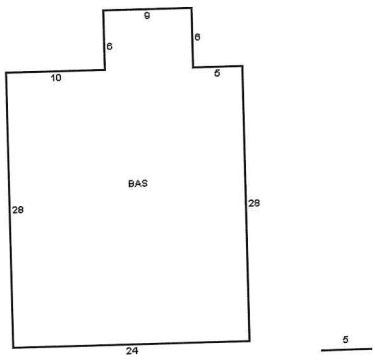
Roof Structure: Flat/Shed
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 1
Half Baths: 0
A/C %: 0%

Electric: AVERAGE
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: A TL/CON
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	726	726	116

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$37,200
Land:	$8,000
Just/Market:	$45,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$45,200
Exemption(s):	$0
Taxable:	$45,200

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	2.2	Fort Pierce Stormwater Charge	$151.80

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$45,200	$45,200	$0	$45,200
2019	$44,100	$41,760	$0	$41,760
2018	$16,600	$16,600	$0	$16,600

Permits

Number	Issue Date	Description	Amount	Fee
F89000331B	Apr 1, 1989	Additions to existing construction	$4,000	$4,000
F89000331E	May 1, 1989	Additions to existing construction	$100	$100
F97-001117	Oct 9, 1997	Roof	$1,360	$1,360
BP17-3429	Dec 1, 2017	Electric	$0	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 19-738 **Date: February 10, 2021**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The owner renewed the expired permits and eventually obtained the necessary final inspections.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	8 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	5
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	21, 19 cases have been complied, 1 is Active, 1 has a lien
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner claims hardship.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF BUILDING VIOLATION LIENS

Date:	11-30-20				
Property address:	217 N 10th st Fort pierce FL 34947				
Owner(s) of record:	Ermith LAZARE				
Mailing address:	3406 menendez st Fort pierce				
Property tax ID #:					
Original purchase date	12-3-16	Original purchase price:			
Property is used for:	☐ Single Family	☑ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Ermith LAZARE	Relationship to owner(s)	OWNER		
Telephone #:	7863176916	Mobile phone #:	786-3776916		
E-mail:		Preferred contact method:			
What are owner(s) intentions for property:					
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☒ Yes	If yes, what is the sale price		

AMOUNT OF FINE / LIEN $ 2,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 2,330.00

DOLLAR AMOUNT I AGREE TO PAY $ 0

Ermith Lazare
Signature of Owner or Representative

11-30-20
Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 217 N 10th Street

Property Owner: Ermoth Lazare

Mailing Address: 3406 menendez st Fort pierce

Telephone #: 786-3176916 Cell Phone #: —

E-Mail Address: —

Is the property in compliance? yes If not, please explain in the narrative of your request.

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 217 N 10th Street

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

☐ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

☐ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative — Date: 11-30-20

COFP – APPLICATION PROCESS DETERMINATION

☐ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☑ Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

Specific request wasn't made by applicant

Shaun Coss, Building Department Coordinator — Date: 2/10/21

I, Ermith Lazare, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Due to my hardship
I'm Asking For a Lien Reduction.

Signed: _____ Date: 12-1-20

Print Name: Ermith Lazare

STATE OF FLORIDA

COUNTY OF ST. LUCIE

Notary Public State of Florida
Elizabeth Beck
My Commission GG 336375
Expires 05/20/2023

PERSONALLY APPEARED before me, the undersigned authority Ermith Lazare who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 1st day of December, 20 20.

_____

Notary Public, State of Florida

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Elizabeth Beck, Building Department Administrative Assistant

SUBJECT: **BUILDING DEPARTMENT LIEN REDUCTION**
Address: 217 N 10th Street
Parcel I.D. #:2409-520-0004-000/6
Owners: Ermith Lazare

DATE: April 7, 2021

The following is a breakdown of the above property:

	Costs (Enterprise Fund)	Interest & Penalties	Administrative Fees
CASE # 19-738	$2,300.00	$.00	$50.00
TOTAL	$2,300.00	$.00	$50.00

CAN BE WAIVED (ALL COSTS) $2,350.00

City Commission Regular Meeting - 4:30 pm **11. n.**

Meeting Date: 04/19/2021

Re: SA No. 3 (RFQ No. 2019-027)- Captec Engineering - Georgia Avenue Basin Wate Quality Improvements Design Services

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Specific Authorization No. 3 in an amount not to exceed $143,000 for professional engineering services to be provided by Captec Engineering, Inc.

SUMMARY:

Professional services are required in order to fulfill the design and permitting obligations required by the SFWMD Grant Agreement No. 4600004355 which provides 90% of the construction funding ($1,188,000) for a water quality project identified as Georgia Avenue Basin Water Quality Improvements. Consultant services to be provided include surveying, geotechnical, environmental assessments, engineering design, state and federal permitting, and bid services.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Negotiate with another continuing service provider on the City's professional consultant list.

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Indian Hills Golf Course

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	N/A
Account:	114-1111-519-6310
Amount:	$143,000

FISCAL IMPACT:

The $143,000 shall be encumbered from the Surtax Account, Account No. 114-1111-519-6310.

Attachments

SA No. 3

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/13/2021 10:06 AM
City Manager	Nick Mimms	04/14/2021 01:16 PM
Form Started By: Tracy Telle		Started On: 04/07/2021 03:35 PM
Final Approval Date: 04/14/2021		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

Received
APR 0 6 2021
City of Fort Pierce
City Manager's Office

TO: TRACY TELLE, ASSISTANT CITY ENGINEER

FROM: Pete Sweeney, City Attorney

RE: Specific Authorization No. 3 – Captec Engineering George Avenue Basin Water Quality Improvements Ref. RFQ No. 2019-027

RLS #: 21-66

DATE: April 6, 2021

City of Fort Pierce
APR 07 2021
Engineering Dept.

I have reviewed the Request for Legal Services related to the Captec Engineering, Inc. - Specific Authorization No. 3 (RFQ No. 2019-027)[Georgia Avenue Basin Water Quality Improvements]. It is approved as to Form and Correctness and I have signed in the appropriate signature spaces.

Should you have any questions, please don't hesitate to contact the City Attorney's Office via phone or email.

Thank you,

PS/mm

cc: Nicholas C. Mimms, P.E., City Manager
John R. Andrews, City Engineer
Linda Cox, City Clerk

NCM

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

Rece...
APR 0 1 2021
City of Fort ...e
City Manager's Office

RECEIVED
APR 05 2021
City Attorney

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	21-66
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: PETER J. SWEENEY, CITY ATTORNEY

SUBMITTED BY: TRACY TELLE, ASSISTANT CITY ENGINEER TJT

THROUGH: JOHN R. ANDREWS, P.E., CITY ENGINEER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: **SPECIFIC AUTHORIZATION NO. 3 – CAPTEC ENGINEERING**
GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS
REF. RFQ NO. 2019-027

DATE: APRIL 1, 2021

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review for form and correctness of Captec Engineering, Inc. Specific Authorization No. 3.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:**

3. **Time considerations and their significance:** A SFWMD grant has been obtained which will fund 90% of the construction cost for the Georgia Avenue Drainage Basin Water Quality Improvements. With this grant come strict timelines and funding cut-offs deadlines that need to be met. Therefore, we request the return of SA No. 3 by April 7, 2021 for placement on the April 19, 2021 City Commission agenda.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Yes, Surtax funds will be utilized and will be presented to the City Commission for approval.

5. **Factual background:** Captec Engineering, Inc. is one of the City's continuing services contractors selected under RFQ No. 2019-027. Specific Authorization No. 3 pertains to preparation of final construction plans and applicable permits as required for the proposed Georgia Avenue Drainage Basin Water Quality Improvements.

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):** Please find the attached related information:

   - Specific Authorization No. 3 (2 EA)
   - Executed Master Contract

7. **Identify prior legal assistance on this or a related matter and the attorney who handled it:** N/A

8. **If this is a request for review of a contract, provide the following:**

   a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** (This office is not responsible for reviewing either the accuracy or value of the business terms and conditions or product specifications of the contract as agreed upon between the department and contractor. However, this office is available to negotiate the terms as desired by the City upon request.)

      Specific Authorization No. 3 has been reviewed by the City Engineer

   b. **Insurance requirements that differ from the City's template insurance terms:** (The department should consult with the Risk Manager for each contract to determine whether there are any special insurance requirements.) N/A

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**
			Approved as to Form & Correctness City Attorney - Peter J. Sweeney Signed: _____ Date: 4/6/2021

SPECIFIC AUTHORIZATION NO. 3

GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS

PROFESSIONAL SERVICES

SCOPE OF SERVICES

Pursuant to the continuing agreement related to "RFQ No. 2019-027 – Engineering Services" (hereinafter referred to as "AGREEMENT") between the City of Fort Pierce (hereinafter referred to as "CITY") and Captec Engineering, Inc. (hereinafter referred to as "ENGINEER") dated the 23rd day of July 2020, CITY authorizes the ENGINEER to provide professional services as detailed herein.

The CITY desires professional engineering and permitting services relating to the work funded by the South Florida Water Management District's Indian River Lagoon Watershed Grant Agreement No. 4600004355, hereinafter referred to as the "Project".

Section 1 - Scope of Work and Schedule of Services

ENGINEER will provide the following services in accordance with this AUTHORIZATION:

Professional engineering services including final construction plans and construction permits for the work associated with the South Florida Water Management District's Indian River Lagoon Grant No. 4600004355 providing stormwater improvements to the Georgia Avenue Drainage Basin. The proposed services and scope of work are more particularly described in Exhibit "A", which is attached hereto and incorporated by reference herein.

Section 2 - Deliverables

ENGINEER shall provide the following deliverables to the CITY as listed below and described in Exhibit "A", which is attached hereto and incorporated by reference herein:

Preliminary Engineering	8 weeks from Notice to Proceed
Survey	12 weeks from Notice to Proceed
Environmental	12 weeks from Notice to Proceed
Geotechnical	12 weeks from Notice to Proceed
Final Engineering	24 weeks from Notice to Proceed
Permitting	36 weeks from Notice to Proceed
Bidding Services	48 weeks from Notice to Proceed

SPECIFIC AUTHORIZATION NO. 3

GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS

PROFESSIONAL SERVICES

Section 3 - Method and Amount of Compensation

CITY will compensate ENGINEER for services under this AUTHORIZATION in accordance with the payment method as set forth in Exhibit "A", which is attached hereto and incorporated by reference herein.

The budget (or fee) for the services is not to exceed $143,000.00

Section 4 - CITY's Responsibilities

CITY hereby designates the City Engineer or his designee as CITY's representative for matters related to this AUTHORIZATION.

Section 5 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the ENGINEER by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

CITY OF FORT PIERCE, FLORIDA:

By: _____ Date: _____
Linda Hudson, Mayor

CAPTEC ENGINEERING, INC.

By: _____ Date: 4/1/21
Joseph W. Capra, P.E., President

SPECIFIC AUTHORIZATION NO. 3

GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS

PROFESSIONAL SERVICES

APPROVED AS TO FORM & CORRECTNESS:

By:_____ Date: _____

Peter J. Sweeney, City Attorney

EXHIBIT "A"

CAPTEC Engineering, Inc.
Civil Engineering Professionals

December 28, 2020 (Revised)
December 10, 2020
1918.3

Email: ***ttelle@cityoffortpierce.com***

Ms. Tracy S. Telle, P.E.
City Engineer
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950
(772) 467-376

RE: GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS
SCOPE OF SERVICES

Dear Ms. Telle:

CAPTEC Engineering, Inc. (CONSULTANT) is pleased to provide the City of Fort Pierce (CLIENT) with our proposal for professional engineering services in connection with the Georgia Avenue Basin Water Quality Improvements Project (PROJECT).

PROJECT DESCRIPTION

The City of Fort Pierce (CLIENT) requires professional engineering services to provide construction plans and permitting services for the work associated with the South Florida/ St. John's River Water Management District's Indian River Lagoon Grant for the Georgia Avenue basin. The work will entail extending ditch armoring in two locations, creating a Storm Treatment Area/Bio-Swale along the north ditch, design of a generation 2 baffle box, adding a control structure prior to the discharge point, lining the outfall pipe, and adding an aerator fountain to the south lake.

SCOPE OF PROFESSIONAL SERVICES

CONSULTANT will provide professional engineering services to include Final Construction Plans, Permitting, and Bid Assistance.

TASK 1A: PRELIMINARY ENGINEERING

CONSULTANT will review the contract executed between the CLIENT and the South Florida/ St. John's River Water Management District's (SFWMD/ SJRWMD) and prepare preliminary plans to be utilized by the CONSULTANT's Sub-Consultants. Consultant will coordinate with the City of Fort Pierce, and the CONSULTANT's Sub-Consultants. CONSULTANT will attend meetings with the City of Fort Pierce to streamline the plan and review process.

TASK 1B: SURVEY

CONSULTANT's Survey Sub-Consultant will provide a boundary and topographic survey of the areas identified in the grant application submittal. Specifically, the ditch flowing into the existing lake from 3rd Street, the outfall ditch and control structure area, the bathymetric survey of the area designated as an STA / Bioswale, locate soil boring locations, and outfall invert at the Indian River Lagoon. The CONSULTANT's Survey Sub-Consultant will provide sections at 50' intervals and at any vertical or horizontal changes of the above listed items. The CONSULTANT's Survey Sub-Consultant will provide a survey of the wetland as depicted by the Environmental Sub-Consultant.

TASK 1C: ENVIRONMENTAL SERVICES

CONSULTANT's environmental Sub-Consultant will review the area for any wetlands, endangered Flora and Fauna species, environmentalist will meet with SFWMD and ACOE representatives if necessary. The environmentalist will create a planting plan for the proposed bio-swale. Services to be completed are as follows:

WETLAND AND WILDLIFE ASSESSMENT

- **WETLAND ASSESSMENT**

  Sub-Consultant will delineate on-site wetlands at the above-referenced project site. All wetlands will be delineated according to the State of Florida, FAC 62-340 and the U.S. Army Corps of Engineers (COE) Wetland Delineation Manual, Technical Report Y-87-1. Wetland boundaries will be flagged with pink surveyor's tape marked "Wetland Delineation" and consecutively numbered. Sub-Consultant will locate the delineated wetland boundary using a hand-held GPS system and overlay the boundary on a St. Lucie County aerial photograph for the Client's review.

- **PROTECTED SPECIES**

  Sub-Consultant will conduct a protected species survey on the referenced site. Biologists will conduct a preliminary systematic survey for protected species in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) Guidelines.

  Sub-Consultant will record all observations of listed and protected species and features that may indicate species presence. Physical features may include, but are not limited to, tree markings, burrows, tracks, nests, scat and cavity trees.

- **GOPHER TORTOISE SURVEY**

  Sub-Consultant will conduct a 100% gopher tortoise (*Gopherus polyphemus*) survey of the above-referenced project site. Sub-Consultant will conduct a systematic survey for gopher tortoises in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) Guidelines. Sub-Consultant is a licensed gopher tortoise agent with FFWCC (License # GTA: 09-00153E). Sub-Consultant will record all observations of gopher tortoise species and features that may indicate species presence. Physical features may

include, but are not limited to, burrows, tracks, and scat. All gopher tortoise burrows will be flagged, numbered and identified as to activity. Each gopher tortoise burrow will be located with a hand-held GPS unit. Gopher tortoise burrows will be located on an aerial photograph of the site. (*GPS coordinates are approximate and are not a survey).*

- **VEGETATION SURVEY (FLUCFCS)**

  Sub-Consultant will conduct a systematic survey of vegetation using the *Florida Land Use, Cover and Forms Classification System (FLUCFCS), Handbook*. FLUCFCS was developed by the State of Florida, Department of Transportation, Surveying and Mapping, Geographic Mapping Section, January 1999. Sub-Consultant Biologists will base the vegetative community descriptions on field survey observations, SCS soil maps and aerial photograph interpretation.

- **SOIL MAP/ SURVEY**

  Sub-Consultant will map all project soils. Soils will be mapped according to the *Soil Survey of St. Lucie County, Florida*, United States Department of Agriculture, Soil Conservation Service.

- **HISTORICAL ARCHAEOLOGICAL RESOURCES**

  Sub-Consultant will coordinate historical and/or archaeological resources with the Florida Department of State, Division of Historical Resources, State Historical Preservation Officer (SHPO). *This task does not include a professional archaeological/historical survey. In the event the SHPO officer requires a professional survey, same is to be conducted by others at a fee agreed upon with a professional archaeologist.*

- **PRELIMINARY WETLAND AND WILDLIFE ASSESSMENT REPORT**

  Sub-Consultant will prepare a preliminary environmental report based on data collected above. The report will discuss the environmental issues associated with the above referenced project site. The report may be used to address local, Federal and State environmental permitting issues.

- **STA PLANTING PLAN**

  Sub-Consultant will develop a Georgia Avenue Basin Water Quality Improvements Planting Plan for the above-referenced project which meets the requirements of South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (ACOE) The Planting Plan after approval by the Client and will be presented to the permitting agencies for review and approval. Comments made by the permitting agencies will be incorporated into the plan after the Clients approval. The planting plan will include, but is not limited to; Plan View, Cross Sections and Detail Sheets. The Planting Plan will be based on final grade elevations provided by CONSULTANT.

Sub-Consultant will also provide the client with construction bid specification sheets. Sub-Consultant will provide the client with 24"x36" and 8.5"x11"" plans, for agency submittal.

SFWMD ERP AND ACOE PERMITTING

- **SFWMD and ACOE STAFF MEETING**

  Sub-Consultant will attend one (1) pre-application meeting with SFWMD and ACOE. Project specifics will be discussed during the meeting. The meeting will determine environmental information required for the ERP application and the type of permit required of the project. Staff (SFWMD and ACOE) will provide suggestions and information to the team on what environmental information is required for permit approval. The meeting will be scheduled via E-permitting (erpreapp@sfwmd.gov).

- **SFWMD and ACOE WETLAND DELINEATION**

  Sub-Consultant will delineate on-site wetlands at the above-referenced project site. All wetlands will be delineated according to the State of Florida, FAC 62-340 and the U.S. Army Corps of Engineers (COE) Wetland Delineation Manual, Technical Report Y-87-1. Wetland boundaries will be flagged with pink surveyor's tape marked "Wetland Delineation" and consecutively numbered. Sub-Consultant will locate the delineated wetland boundary using a hand-held GPS system and overlay the boundary on a St. Lucie County aerial photograph for the Client's review. Sub-Consultant will complete all required SFWMD and ACOE wetland delineation data forms.

  SFWMD now requires that part A of the ERP application be completed before they will review the wetland delineation. SFWMD charges $500.00 for this service and is included as an "Allowance".

- **SFWMD and ACOE STAFF REVIEW OF THE WETLAND DELINEATION**

  Sub-Consultant will conduct an on-site field review of the wetland delineation with staff members of SFWMD and ACOE. Upon agency approval of the wetland lines, the points will be located on a hand-held GPS and located on a St. Lucie County aerial photograph. Sub-Consultant will review this wetland location map with Client and CONSULTANT. A Client-approved wetland delineation map will be presented to SFWMD and ACOE staff members for an informal non-binding wetland delineation.

  Wetlands lines delineated by Sub-Consultant will be surveyed by a surveyor licensed by the State of Florida. The signed and sealed survey will be provided by the Client and sent to Sub-Consultant for review and submittal to SFWMD.

- **ENVIRONMENTAL RESOURCE PERMIT (ERP) and ACOE APPLICATION (Environmental Sections)**

  Sub-Consultant will coordinate the environmental sections of the SFWMD ERP and ACOE application with the Client, Client's engineer, Client's design team and agency personnel. Signed and sealed permit drawings required for the application will be provided by the CONSULTANT. SFWMD charges $5,500.00 for this service and is included as an "Allowance".

TASK 1D: GEOTECHNICAL SERVICES

CONSULTANT's Geotechnical Sub-Consultant will perform the following:

- Complete eight (8) manually advanced bucket auger borings [ASTM D1452] to depths of 5-7 feet below the existing ground surface (or 1-2 feet below the ambient groundwater table)
- Complete one (1) 6-ft deep exfiltration test [SFWMD ERPIM, Volume IV).

CONSULTANT's Geotechnical Sub-Consultant will perform engineering analysis of all data obtained to evaluate general subsurface conditions and to develop geotechnical engineering recommendations to assist with the project. Recommendations will be presented in a written report upon conclusion of the study, along with all data developed during the exploration and our laboratory testing. No slope stability or seepage analysis is being proposed at this time.

TASK 2: FINAL ENGINEERING

CONSULTANT will review the contract executed between the CLIENT and the South Florida Water Management District (SJRWMD) and prepare the final approved for construction plans. The designs will include extending ditch armoring in two locations, creating a Storm Treatment Area/Bio-Swale along the north ditch, design of a generation 2 baffle box, adding a control structure prior to the discharge point, lining the outfall pipe, and adding an aerator fountain to the south lake. The construction plans will include

- Cover/Key Sheet
- Details
- Plan Sheets
- Profile Sheets
- Sections
- SWPPP Plan
- General Notes
- Survey (Subcontractor)
- Planting Plans (Subcontractor)

TASK 3: PERMITTING

CONSULTANT will take the lead on all permitting submittals for the following permits:

- SFWMD ERP (Wetlands)
- SFWMD Dewatering Permit
- ACOE Permitting

CONSULTANT will begin the permitting process upon completions of the construction plans. CONSULTANT will include normal Development Team and Agency coordination and additional information responses to each of the various Regulatory Agencies after the initial submittal. As noted above, CONSULTANT will lead the Development Team for all agency approvals and will provide submittals and support documents to the Agencies. CONSULTANT will prepare responses to requests for additional information (RAI's) from the above noted agencies during the permit review process.

TASK 4: BID ASSISTANCE SERVICES

CONSULTANT will provide bid assistance with the Bid Package Preparation, including Bid plans, Bid Form, attendance at the Pre-Bid Meeting, answer any requests for additional information, and develop and distribute any addenda required. Upon completion of the Bid Process, CONSULTANT will complete "Approved for Construction" Plans.

TASK 5: ADDITIONAL SERVICES

CONSULTANT would be pleased to provide any additional services requested by CLIENT in accordance with the enclosed Fee Schedule. Additional services will not be performed unless specifically requested by CLIENT and as addendum to this agreement is executed.

COMPENSATION

TASK 1A:	Preliminary Engineering	$ 12,000
TASK 1B:	Survey	$ 18,000
TASK 1C:	Environmental	$ 16,000
TASK 1D:	Geotechnical	$ 4,000
TASK 2:	Final Engineering	$ 40,000
TASK 3:	Permitting	$ 35,000
TASK 4:	Bid Assistance	$ 12,000
	Permit Fees (Allowance)	$ 6,000

The following items shall be noted:

1. This proposal is provided without the review of any executed Grant Agreement.
2. This proposal does not include any public education coordination.

CAPTEC Engineering, Inc. is extremely pleased to provide this proposal to the City of Fort Pierce. Your project will receive our utmost professional attention. Should you have any questions concerning this Agreement, please contact me.

If you wish to direct us to proceed with the described services, please execute and return this agreement to our office via email: jcapra@gocaptec.com and cmccarthy@gocaptec.com. Again, we appreciate the opportunity to provide services for this most important project.

Sincerely,

Joseph W. Capra, P.E.
President

L:\PROPOSALS\Proposals\1900 Proposals\1918 - City of Fort Pierce RFQ Professional Engineering Services\1918.3 Georgia Avenue Basin Water Quality Improvements\2020-1210 Georgia Avenue Water Quality Improvements Scope.doc

CAPTEC Engineering, Inc.
Civil Engineering Professionals

CAPTEC HOURLY RATES

Principle / Expert Witness	$	205.00/hour
Sr. Principal/ PE	$	180.00/hour
PE / Construction Director	$	175.00/hour
PE / Quality Control Manager	$	170.00/hour
PE / Engineering Manager	$	155.00/hour
PE/ Sr. Project Manager	$	140.00/hour
Project Design Manager/ EI	$	130.00/hour
Construction Project Manager	$	115.00/hour
Project Design Engineer / EI	$	110.00/hour
Assistant Project Designer	$	105.00/hour
Project Design Engineer	$	95.00/hour
Field Representative/ Sr. Inspector	$	95.00/hour *
Civil Design Technician	$	90.00/hour
Office Manager	$	70.00/hour
Production Coordinator	$	60.00/hour

**Includes travel / mileage costs*

TYPICAL REIMBURSABLE EXPENSES CHART

Reimbursable Expense	Actual/Estimated Cost	Cost
Mileage – Local n/a	Actual	$.325/mile
Tolls	Actual	varies
Overnight Deliveries	Estimated*	Ground: $5 Letter: $20 Pak: $25 Tube: $30 Box: $35
Printing (in-house): B/W Xeroxing Color: Letter Legal Ledger Blueprints Color Half-size B/W Blueprints Half-size Color Blueprints Mylars	Actual	 $.05 per page $.25 per page $.50 per page $1 per page $2.00 per sheet $4.00 per sheet $.50 per sheet $1.50 per sheet $5.00 per sheet
Long Distance Calls/ Teleconferencing Calls	Actual	
CAD Conversion of Files	Actual time spent	$130.00/ hour
Printing (outside source)	Actual	
CD	Actual	$1/ea.

*Actual cost depends upon package weight: provider – UPS.

301 NW Flagler Avenue • Stuart, FL 34994 • 772-692-4344 • Fax 772-692-4341 • E-mail: jcapra@gocaptec.com

City Commission Regular Meeting - 4:30 pm **11. o.**

Meeting Date: 04/19/2021

Re: Execution of a $1,320,000 Grant Agreement No. 4600004355 between the City of Fort Pierce and South Florida Water Management District (SFWMD)

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approve execution of SFWMD Indian River Lagoon Grant Agreement No. 4600004355 in the amount of $1,320,000 which will provide 90% of the construction funding for a project identified as Georgia Avenue Basin Water Quality Improvements.

SUMMARY:

This Indian River Lagoon Water Quality Grant has been approved by the SFWMD Governing Board and will provide repayment of $1,188,000 or 90% of the costs associated with the $1,320,000 Georgia Avenue Basin Water Quality Improvement construction project. This project will provide water quality treatment of stormwater run-off from the 235-acre Georgia Avenue Drainage Basin by providing Best Management Practices (BMP) Treatment Trains at three (3) stormwater inflow points. Prior to discharge into the Indian River Lagoon, a Bio-Swale, canal stabilization, and a Sun-Tree Nutrient Separating Baffle Box will be constructed along with a control structure at the IHGC lake's outfall. The project also proposes the introduction of an aeration fountain in the existing IHGC lake in order to boost oxygen levels within the lake. These improvements are expected to result in an annual load reduction of 626 lbs of total nitrogen (TN) and 105 lbs. of total phosphorus (TP) currently entering into the Indian River Lagoon.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Do not execute agreement and forfeit the 90% grant funding for this much needed project.

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Indian Hills Golf Course

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	N/A
Account:	114-1111-519-6310
Amount:	$132,000

FISCAL IMPACT:

The $1,320,000 project will be funded by SFWMD in the amount of $1,188,000 (90% funding) and the remaining 10% or $132,000 will be encumbered from Surtax proceeds.

Attachments

SFWMD Grant Agreement
Project Overview

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/13/2021 10:07 AM
City Manager	Nick Mimms	04/14/2021 01:16 PM
Form Started By: Tracy Telle		Started On: 04/07/2021 01:24 PM
Final Approval Date: 04/14/2021		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: TRACY TELLE, ASSISTANT CITY ENGINEER

FROM: Pete Sweeney, City Attorney

RE: South Florida Water Management District Grant Agreement No. 4600004355, PO No. 950000 Georgia Avenue Basin Water Quality Improvements

RLS #: 21-65

DATE: April 6, 2021

I have reviewed the Request for Legal Services related to the South Florida Water Management District Grant Agreement No. 4600004355, P.O. 950000 (Georgia Avenue Basin Water Quality Improvements). It is approved as to Form and Correctness and I have signed in the appropriate signature spaces.

Should you have any questions, please don't hesitate to contact the City Attorney's Office via phone or email.

Thank you,

PS/mm

cc: Nicholas C. Mimms, P.E., City Manager
John R. Andrews, City Engineer
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY	
Date Received:	
Assigned To:	
File:	21-65
Due Date:	
Hours:	

RECEIVED
APR 05 2021
City Attorney

Received
APR 01 2021
City of Fort Pierce
City Manager's Office

REQUEST FOR LEGAL SERVICES

TO: PETER J. SWEENEY, CITY ATTORNEY

SUBMITTED BY: TRACY TELLE, ASSISTANT CITY ENGINEER

THROUGH: JOHN R. ANDREWS, P.E., CITY ENGINEER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
GRANT AGREEMENT NO. 4600004355, PO NO. 950000
GEORGIA AVENUE BASIN WATER QUALITY IMPROVEMENTS

DATE: APRIL 1, 2021

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review and approval for Form and Correctness of the attached SFWMD Grant Agreement.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** This agreement will provide state grant funding in an amount equal to $1,188,000.00 or 90% of the anticipated $1,320,000.00 construction cost. The remaining $132,000.00 or 10% will utilize Surtax funding.

3. **Time considerations and their significance:** Please return to this office as soon as possible as funding time constraints are in place.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Yes, the amount of $132,000.00 is required in order to fund the mandatory 10% match as stipulated in the agreement.

5. **Factual background:** This agreement will compensate 90% of the construction cost for the following project:

    - Georgia Avenue Basin Water Quality Improvements

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.)**

    N/A

7. **Identify prior legal assistance on this or a related matter and the attorney who handled it:**

    N/A

8. **If this is a request for review of a contract, provide the following:**

    a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** This agreement has been reviewed and approved by the City Engineer and the Assistant City Engineer

    b. **Insurance requirements that differ from the City's template insurance terms:** N/A

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**
			Approved as to Form & Correctness City Attorney - Peter J. Sweeney Signed: _____ Date: 4/6/2021

SOUTH FLORIDA WATER MANAGEMENT DISTRICT AGREEMENT

THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (hereinafter referred to as DISTRICT) HEREBY ENTERS INTO THIS AGREEMENT WITH: **Name: City of Fort Pierce** **Address: 100 N US Highway 1** **Ft. Pierce, FL 34954** **Project Manager: John R. Andrews, II, City Engineer** **Telephone No: (772) 467-3774** **Email: jandrews@cityoffortpierce.com** **Hereinafter referred to as: Recipient**	**This number must appear on all Invoices and Correspondence** **Agreement 4600004355** **PO 950000** **SUBMIT INVOICES TO THE DISTRICT AT:** **APInvoice@sfwmd.gov**

PROJECT TITLE: Georgia Avenue Basin Water Quality Improvements – IRL GRANT

The following Exhibits are attached hereto and made a part of this Agreement:

Exhibit "A" - General Terms and Conditions	Exhibit "H" - Insurance Requirements
Exhibit "B" - Statement of Work	Exhibit "I" - Unassigned
Exhibit "C" - Payment & Deliverable Schedule	Exhibit "J" - Unassigned
Exhibit "D" - Project Progress Report Form	Exhibit "K" - Unassigned
Exhibit "E" - Invoice Template	Exhibit "L" - Unassigned
Exhibit "F" - Unassigned	Exhibit "M" - Unassigned
Exhibit "G" - Unassigned	

TOTAL AGREEMENT AMOUNT $1,188,000.00 **AGREEMENT TYPE: Not-to-Exceed**

Multi-Year Funding (If Applicable)

Fiscal Year:	Oct. 1, 2020 – Sept. 30, 2021	$1,188,000.00	*Fiscal Year:
*Fiscal Year:	Oct. 1, 2021 – Sept. 30, 2022		*Fiscal Year:

***Subject to District Governing Board Annual Budget Approval**

AGREEMENT TERM: Two (2) Years	**EFFECTIVE DATE:**
RENEWAL OPTIONS: N/A	Last Date of Execution by the Parties
District Project Manager: Jodie Hutchins Telephone No: (561) 682-2147 Email: jhutchin@sfwmd.gov	**District Contract Specialist: Linda Greer** Telephone No: (561) 682-6396 Email: lgreer@sfwmd.gov
SUBMIT NOTICES TO THE DISTRICT AT: South Florida Water Management District Procurement Bureau 3301 Gun Club Road West Palm Beach, Florida 33406	**SUBMIT NOTICES TO THE CONTRACTOR AT:** City of Fort Pierce 100 N US Highway 1 Ft. Pierce, FL 34954

IN WITNESS WHEREOF, the authorized representative hereby executes this Agreement on this date, and accepts all Terms and Conditions under which it is issued.

CITY OF FORT PIERCE

Accepted By: _____
Signature of Authorized Representative

Title: _____

Date: _____

SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY ITS GOVERNING BOARD

Accepted By: _____
Drew Bartlett, Executive Director

Date: _____

Accepted By: _____
Candida Heater, Director
Administrative Services Division

Date:

SFWMD PROCUREMENT APPROVED:
By: _____ Date: 3/30/21

OFFICE OF COUNSEL APPROVED:
By: _____ Date 3/31/21

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
EXHIBIT A
GENERAL TERMS AND CONDITIONS

Article 1 - The Work

1.1 Services Provided. The Recipient shall, to the satisfaction of the District, fully and timely perform all work items described in Exhibit B "Statement of Work" and Exhibit C, "Payment and Deliverable Schedule" (the "Work"). It is the Recipient's responsibility to advise its employees or hired workers of the nature of the Work.

1.2 Substantiate Work. As part of the services to be provided by the Recipient under this Agreement, the Recipient shall substantiate, in whatever forum reasonably requested by the District, the methodology, lab analytical examinations, scientific theories, data, reference materials, and research notes. The Recipient shall also substantiate any and all work completed, including but not limited to, work completed by subcontractors, assistants, models, concepts, analytical theories, computer programs and conclusions utilized as the basis for the final work product required by the Agreement. This paragraph shall survive the expiration or termination of this Agreement.

1.3 Time is of the Essence. Time is of the essence in the performance of each and every obligation under this Agreement.

1.4 Presentations by Recipient. Recipient shall submit any manuscripts, technical publications, presentation slides or other documents resulting from or related to the Work performed under this Agreement to the District for review and approval prior to publication by the Recipient in any forum or format. This paragraph shall survive the expiration or termination of this Agreement.

Article 2 - Compensation

2.1 Reimbursement. The total consideration for all work required by the District pursuant to this Agreement shall not exceed the amount as indicated on the cover/signature page of this Agreement. Such amount includes all expenses which the Recipient may incur and therefore no additional consideration shall be authorized.

2.2 Annual Funding. Funding for each fiscal year of this Agreement is subject to District Governing Board budget appropriation. If the Governing Board does not approve funding for any subsequent fiscal year, this Agreement will terminate immediately after the District pays the last payment authorized under the current fiscal year funding.

Article 3 - Invoicing and Payment

3.1 Payment and Deliverable Schedule. The Recipient shall submit invoices upon completion of deliverables outlined in the Payment and Deliverable Schedule, attached as Exhibit C and Attachment 1 to Exhibit C. In the event the schedule does not specify fixed payments on a completion of deliverable basis, all invoices shall be substantiated by adequate supporting documentation to justify hours expended and expenses incurred within the not-to-exceed budget, including but not limited to, copies of approved timesheets, payment vouchers, expense reports (including approved travel costs, if applicable), receipts and subcontractor invoices. Absence of proper documentation may result in non-payment or audit and return of prior payments. Any authorized travel authorized by the District shall be reimbursed in accordance with the applicable sections of Chapter 112, Florida Statutes.

Invoice Requirements. Recipient shall send its invoices and any attachments to APInvoice@sfwmd.gov and a copy to the District Project Manager. All invoices must reference the Recipient's legal name as authorized to do business with the State of Florida; District's Agreement Number and Purchase Order (PO) Number as specified on the cover/signature page of the Agreement; a unique invoice number not previously used; date; a description of the services performed, and the amount to be invoiced. Recipient shall: 1) submit invoices using a pdf file at a resolution of no less than 300 dpi; 2) name the pdf file with the Recipient's name and the PO number; 3) provide all required attachments with the invoice file, and 4) include the PO number and Invoice number in the subject line of the email. If email or pdf filing is not possible, the Recipient must provide the above to the following address:

South Florida Water Management District
Accounts Payable

P.O. Box 24682

West Palm Beach, FL 33416-4682

Recipient must submit its invoices in compliance with the requirements of this subsection and all other terms and conditions of this Agreement in order to receive prompt payment by the District as described in the applicable sections of 218, Florida Statutes. Recipient's failure to follow the instructions set forth in the Agreement regarding a proper invoice and acceptable services and/or deliverables may result in an unavoidable delay in payment by the District.

3.2 Agreement Commencement. Unless otherwise stated herein, the District shall not pay for any obligation or expenditure made by the Recipient prior to the commencement date of this Agreement.

Article 4 - Notice and Project Management

4.1 Notice. The parties shall direct all technical matters arising in connection with the performance of this Agreement, other than invoices and notices, to the attention of the respective Project Managers specified on the cover/signature page of the Agreement for attempted resolution or action. The Project Managers are responsible for overall coordination and oversight relating to the performance of this Agreement. The Recipient shall direct all administrative matters, including invoices and notices, to the attention of the District's Contract Specialist listed on the cover/signature page of the Agreement. All notices under this Agreement shall be in writing and shall be deemed received if sent by electronic mail, overnight mail, or for cure and default notices, certified mail, to the respective addresses specified on the cover/signature page of the Agreement. The Recipient shall also provide a copy of all notices to the District's Project Manager. All notices required by this Agreement shall be considered delivered upon receipt. Should either party change its address, written notice of such new address shall promptly be sent to the other party. All correspondence to the District under this Agreement shall reference the Agreement Number stated on the cover/signature page of the Agreement.

Article 5 – Risk Assumption and Insurance

5.1 Risk Assumption and Insurance. The Recipient assumes any and all risks of personal injury, bodily injury and property damage attributable to the negligent acts or omissions of the Recipient and the officers, employees, servants, and agents thereof. The Recipient warrants and represents that it is self-funded for Worker's compensation and liability insurance, covering at a minimum bodily injury, personal injury and property damage with protection being applicable to the Recipient's officers, employees, servants

and agents while acting within the scope of their employment during performance under this Agreement. The Recipient and the District further agree that nothing contained herein shall be construed or interpreted as (1) denying to either party any remedy or defense available to such party under the laws of the State of Florida; (2) the consent of the State of Florida or its agents and agencies to be sued; or (3) a waiver of sovereign immunity of the State of Florida beyond the waiver provided in Section 768.28, Florida Statutes.

5.2 Subcontracts. In the event the Recipient subcontracts any part or all of the work hereunder to any third party, the Recipient shall require each and every subcontractor to identify the District as an additional insured on all insurance policies as required by the Recipient. Any contract awarded by the Recipient for work under this Agreement shall include a provision whereby the Recipient's subcontractor agrees to indemnify, and pay on behalf, and hold the District harmless from all damages arising in connection with the Recipient's subcontract.

Article 6 - Termination and Remedies

6.1 Termination by the District for Cause. If the Recipient materially fails to fulfill its obligations under this Agreement, the District will provide written notice of the deficiency by forwarding a Cure Notice citing the specific nature of the material breach. The Recipient has thirty (30) days to cure the breach. If the Recipient fails to cure the breach within the thirty (30) day period, the District will issue a Termination for Default Notice. If the District terminates for default, the District is entitled to recover its reprocurement costs in addition to all other legal remedies.

6.2 Termination for Convenience. Either party may terminate this Agreement in whole or in part, with or without cause at any time for convenience upon thirty (30) calendar days' prior written notice to the other party. The Notice of Termination will specify what work is terminated and the date upon which the termination becomes effective. In the event of termination for convenience, the District shall compensate the Recipient for all authorized and accepted deliverables completed through the date of termination. The District will be relieved of all future obligations under this Agreement, including but not limited to consequential damages. The District may withhold all payments to the Recipient until the District verifies the work completed and determines the exact amount due to the Recipient.

6.3 Mediation. In the event a dispute arises which the project managers cannot resolve between themselves, the parties may submit to nonbinding mediation. The mediator shall be impartial, shall be selected by the parties, and the cost of the mediation shall be borne equally by the parties. The mediation process shall be confidential to the extent permitted by law.

6.4 Stop Work. The District may order that all or part of the work stop if the District's determines that it is in its best interest. This provision does not shift responsibility for loss or damage, including but not limited to, consequential damages sustained as a result of such delay, from the Recipient to the District. If this provision is invoked, the District shall notify the Recipient in writing to stop work as of a certain date and describe the reasons for the action, which shall not be arbitrary or capricious. The Recipient must then suspend all work efforts as of the effective date of the notice and until it receives further written direction from the District. If the District elects to resume the work, it will initiate an amendment to this Agreement to reflect any changes to Exhibit B, Statement of Work and the project schedule.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
EXHIBIT A
GENERAL TERMS AND CONDITIONS

Article 7 - Records and Ownership

7.1 Records Maintenance. The Recipient shall maintain records and the District shall have inspection and audit rights as follows:

A. Maintenance of Records: The Recipient shall maintain all financial and non-financial records and reports directly or indirectly related to the negotiation or performance of this Agreement including supporting documentation for any service rates, expenses, research or reports. Such records shall be maintained and made available for inspection for a period of five (5) years from completing performance and receiving final payment under this Agreement.

B. Examination of Records: The District or its designated agent shall have the right to examine in accordance with generally accepted Recipient auditing standards all records directly or indirectly related to this Agreement. Such examination may be made only within five (5) years from the date of final payment under this Agreement and upon reasonable notice, time and place.

C. Extended Availability of Records for Legal Disputes: In the event that the District should become involved in a legal dispute with a third party arising from performance under this Agreement, the Recipient shall extend the period of maintenance for all records relating to the Agreement until the final disposition of the legal dispute, and all such records shall be made readily available to the District.

D. Audit Findings: In the event the District exercises its right hereunder to audit the Recipient's financial and accounting records within a period of one (1) year following the completion or termination date of this Agreement, and such audit results in the proper disallowance of costs based on the auditor's finding(s), the Recipient shall be obligated to refund the District for such disallowances upon demand. At its option, the District shall also have the right to reduce payments due to the Recipient under this Agreement by the amount of any disallowance resulting from audits conducted under this Agreement.

E. Applicability to Authorized Agents: In the event that any of the Work is delegated by the Recipient, the Recipient hereby agrees to include in any such Agreement a provision requiring such vendor, contractor, agent and/or subcontractor to agree to the same requirement for records retention, inspection and audit rights as set forth in this Article 7.

7.2 Public Records. Recipient's Duties Regarding Public Records:

A. Compliance with Florida Laws: Recipient must provide public access to all records concerning this Contract according to applicable Florida laws including Chapter 119, Florida Statutes. If Recipient asserts any exemptions to Florida's public records laws, Recipient has the burden of establishing and defending the exemption. Recipient's failure to comply with this section is a breach of this Contract.

B. Recordkeeping and Public Access: Under the applicable sections of Chapter 119, Florida Statutes a request to inspect or copy public records relating to a District contract for services must be made directly to the District. In addition, Recipient must: (1) keep and maintain public records required by the District in order to perform the service; (2) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law; (3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of

the Contract if the Recipient does not transfer the records to the District; and (4) transfer, at no cost, to the District, all public records in possession of the Recipient or keep and maintain public records required by the District to perform the service. If the Recipient transfers all public records to the District upon completion of the Contract, the Recipient shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Recipient keeps and maintains public records upon completion of the Contract, the Recipient shall meet all applicable requirements for retaining the public records. All records stored electronically must be provided to the District upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. At the conclusion of the Contract with the District, Recipient shall provide all applicable records associated with this Contract on electronic media (CD-ROM or USB flash drive).

C. IF THE RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE RECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT TELEPHONE NUMBER (561) 682-2729, EMAIL ADDRESS PUBLICRECORDS@SFWMD.GOV AND MAILING ADDRESS: 3301 GUN CLUB ROAD, WEST PALM BEACH, FL 33406.

7.3 Ownership of Work. The District shall retain exclusive title, copyright, patent, and other proprietary rights in all work items, including but not limited to, all documents, technical reports, research notes, scientific data, computer programs, including the source and object code, which are developed, created or otherwise originated hereunder by the Recipient, its subcontractor(s), assign(s), agent(s) and/or successor(s) as required by the Work. In consideration for the District entering into this Agreement, and other good and valuable consideration the sufficiency and receipt in full of which is hereby acknowledged by the Recipient, the Recipient hereby assigns, transfers, sells, and otherwise grants to the District any and all rights it now has or may have in the Work (the "Grant"). This Grant shall be self-operative upon execution by the parties hereto, however the Recipient agrees to execute and deliver to the District any further assignments or other instruments necessary to evidence the Grant, without the payment of any additional consideration by the District. The Recipient may not disclose, use, license or sell any work developed, created, or otherwise originated hereunder to any third party whatsoever. This paragraph shall survive the termination or expiration of this Agreement.

Article 8 - Equipment, Computer Hardware, and Software

8.1 Purchased Equipment. The Recipient shall provide the District's Project Manager with a detailed list of any equipment purchased with District funding. Equipment purchased by the Recipient with District funding under this Agreement shall be returned and title transferred from the Recipient to the District immediately upon termination or expiration of this Agreement unless written authorization to retain the equipment is provided by the District. The Recipient will maintain any such equipment in good working condition while in its possession and will return the equipment to the District in good condition, less normal wear and tear. The Recipient will use its best efforts to safeguard the equipment throughout the period of performance of this Agreement. However the District will not hold the Recipient liable for loss or damage due to causes beyond the Recipient's reasonable control. In the event of loss or damage, the Recipient shall notify the District in writing within five (5) working days of such occurrence.

Article 9 – Recipient's Representations

9.1 No Discrimination. The Recipient and its agents will not discriminate against any person on legally protected bases in any activity under this Agreement.

9.2 Convicted Felons & Discriminatory Vendor List. The Recipient attests that none of its suppliers, subcontractors, or contractors who shall perform work which is intended to benefit the District is a convicted vendor or has been placed on the discriminatory vendor list. If the any affiliate of the Recipient has been convicted of a public entity crime or has been placed on the discriminatory vendor list, a period longer than 36 months must have passed since that person was placed on the convicted vendor or discriminatory vendor list. The Recipient further understands and accepts that this Agreement shall be either void by the District or subject to immediate termination by the District, in the event there is any misrepresentation or lack of compliance with the mandates of section 287.133, Florida Statutes and section 287.134. The District, in the event of such termination, shall not incur any liability to the Recipient for any work or materials furnished.

9.3 Scrutinized Companies. The Recipient shall comply with section 287.135, Florida Statutes. The Recipient further understands and accepts that this Agreement shall be either void by the District or subject to immediate termination by the District in the event there is any misrepresentation or false certification on the part of the Recipient. The District, in the event of such termination, shall not incur any liability to the Recipient for any work or materials furnished.

9.4 No Contingency Fees. The Recipient warrants that it has not employed or retained any person, other than a bona fide employee working solely for the Recipient, to solicit or secure this Agreement. Further the Recipient warrants that it has not paid or agreed to pay any person, other than a bona fide employee working solely for the Recipient, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the awarding or making of this Agreement. For breach of this provision, the District may terminate this Agreement without liability and, at its discretion, deduct or otherwise recover the full amount of such fee, commission, percentage, gift, or other consideration.

9.5 E-Verify. Recipient has verified that its employees are authorized to work in the U.S. and certifies that a good faith effort has been made to properly identify employees by timely reviewing and completing appropriate documentation, including but not limited to the Department of Homeland Security, U.S. Citizenship, and Immigration Services Form I-9. Answers to questions regarding E-Verify as well as instructions on enrollment may be found at the E-Verify website: www.uscis.gov/e-verify.

Article 10 - SBE Participation

10.1 The Recipient hereby acknowledges that no Small Business Enterprises (SBE) participation level has been established for this Agreement; however, both parties agree to provide the other advance notice of competitive Agreements that may result from this Agreement along with timelines for public notice and award of such Agreements. In the event subsequent competitive Agreement awards do result in SBE participation, such participation shall be reported to the other party. Both the Recipient and the District will ensure compliance with the provisions of their respective program, laws, ordinances and policies and will support the other's initiatives to the extent allowed by law.

Article 11 – Prohibitions

11.1 District Tax Exempt Certificate. The Recipient shall not use the District's exemption certificate number issued pursuant to the applicable sections of Chapter 212, Florida Statutes, when purchasing materials used to fulfill its contractual obligations with the District. The Recipient is responsible for the payment of all applicable FICA/Social Security and other taxes resulting from this Agreement. In the event the Recipient is a sole proprietor, the Recipient is responsible for submitting quarterly returns to the Federal Recipient.

11.2 Pledge of District Credit. The Recipient shall not pledge the District's credit or make the District a guarantor of payment or surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. Pledging the District's credit includes the use of "factoring agents" or the practice of selling business accounts receivables to a third party at a discount for the purpose of obtaining funding which is also expressly prohibited.

11.3 No Lobbying. Under the applicable sections of 216, Florida Statutes, the Recipient is prohibited from using any funds under this Agreement to lobby the Legislature, the judicial branch or a state agency.

11.4 Promoting Project Objectives. Recipient, its employees, subcontractors, and agents shall refrain from acting adverse to the District's interest in promoting the goals and objectives of this project. Recipient shall take all reasonable measures necessary to effectuate these assurances. In the event Recipient determines it is unable to meet or promote the goals and objectives of the project, it shall immediately notify the District and the District, may then in its discretion, terminate this Agreement.

Article 12 - General Provisions

12.1 Access. Recipient shall grant the District and its representatives access to the project facilities to monitor project performance for the life of the project. Recipient shall provide access to the project upon receipt of verbal or written notice from the District at least 24 hours in advance.

12.2 Independent Contractor. The Recipient is an independent contractor and neither party is considered an employee or agent of the other party. Nothing in this Agreement will be interpreted to establish any relationship other than that of independent contractor between the parties and their respective employees, agents, subcontractors, or assigns during or after the performance on this Agreement. Both parties are free to enter into contracts with other parties for similar services. In the event the Recipient is providing staff who will be working on-site at District facilities, the District will not pay the Recipient staff any direct remuneration, expense reimbursement or compensation of any kind. Recipient, its officers, agents, and employees, are not entitled to any employment benefits from the District. Recipient waives and agrees not to make any claim to participate in any of the District's employee benefits or benefit plans should Recipient or any of its officers, agents, or employees be adjudicated for any reason to be an employee of the District. Recipient shall exclusively provide all benefits available to Recipient or Recipient's staff. The Recipient shall provide all billing, collection, payroll services and tax withholding, among other things, for all Recipient staff performing services under this Agreement.

12.3 Compliance with Laws. The Recipient, its employees, subcontractors, and agents, shall comply with all applicable federal, state, and local laws, regulations, and requirements relating to the performance of this Agreement including those pertaining to safety, labor and unemployment. The District undertakes no duty to ensure such compliance, but will attempt to advise the Recipient, upon request, as to any such laws

of which it has present knowledge. The Recipient is responsible for the compliance of its subcontractors with this section.

12.4 Applicable Laws and Venue. The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Fifteenth Judicial Circuit for claims under state law and in the Southern District of Florida for any claims which are justiciable in federal court.

12.5 Waiver of Jury Trial. Each party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement and the transactions it contemplates. This waiver applies to an action or legal proceeding, whether sounding in contract, tort or otherwise.

12.6 Permits and Authorizations. The Recipient shall obtain all required federal, state, local, and other Recipient approvals, as well as all necessary private authorizations and permits, prior to the commencement of performance of this Agreement. A delay in obtaining permits shall not give rise to a claim by the Recipient for additional compensation. If the Recipient is unable to obtain all necessary permits in a timely manner, either party may elect to terminate this Agreement, each party to bear its own costs, despite any other provisions of this Agreement to the contrary.

12.7 Force Majeure. The parties shall not be held liable for any failure or delay in the performance of this Agreement that arises from fires, floods, strikes, embargoes, acts of the public enemy, unusually severe weather, outbreak of war, restraint of Recipient, riots, civil commotion, force majeure, act of God, or for any other cause of the same character which is unavoidable through the exercise of due care and beyond the control of the parties. Failure to perform shall be excused during the continuance of such circumstances, but this Agreement shall otherwise remain in effect. This provision shall not apply if the "Statement of Work" of this Agreement specifies that performance by Recipient is specifically required during the occurrence of any of the events herein mentioned.

12.8 Inconsistencies. Any inconsistency in this Agreement shall be resolved by giving precedence in the following order:

A. Exhibit A General Terms and Conditions
B. Exhibit B Statement of Work
C. All other exhibits, attachments and documents incorporated into this Agreement

12.9 No Third Party Beneficiaries. This Agreement is solely for the benefit of the Recipient and the District. No person or entity other than the Recipient or the District shall have any rights or privileges under this Agreement in any capacity whatsoever, either as third-party beneficiary or otherwise.

12.10 Assignment. Recipient shall not assign, delegate, sublease or otherwise transfer any portion of its rights and obligations as set forth in this Agreement without prior written consent of the District. Any attempted assignment in violation of this provision shall be void.

12.11 Waiver. No waiver of any term of this Agreement constitutes a waiver of any other provision, whether similar or dissimilar. No waiver of any term constitutes a continuing waiver. No waiver is binding unless signed in writing by the waiving party.

12.12 Severability. If any term of this Agreement is for any reason invalid or unenforceable, the rest of the Agreement remains fully valid and enforceable.

12.13 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A photocopy, email or facsimile copy of this Agreement and any signatory hereon shall be considered for all purposes as original.

12.14 Interpretation. Unless the context requires otherwise: The term "including" contemplates "including but not limited to."

12.15 Survival. All provisions of this Agreement which by their terms bind either party after the expiration or termination of this Agreement shall survive the expiration or termination of this Agreement.

12.16 Agreement Renewal. In the event this Agreement provides for renewal options as stated on the cover page of this Agreement, the District, in its sole discretion, may exercise any of the renewal options by executing an amendment to this Agreement.

12.17 Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreement, representations, and undertaking. No supplement, modification, or amendment of this agreement will be binding unless it is in writing and signed by both parties.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
EXHIBIT B
STATEMENT OF WORK

Georgia Avenue Basin Water Quality Improvements – City of Fort Pierce

A. INTRODUCTION/BACKGROUND

Governor Ron DeSantis and the Florida Legislature provided[1] $25 million for water quality improvement projects grant to benefit the Indian River Lagoon (IRL). Projects were eligible for maximum funding of $2.5 million per project or per applicant. The IRL watershed includes areas within the jurisdictional boundaries of the St. Johns River Water Management District (SJRWMD) and the South Florida Water Management District (SFWMD) (Figure 1). The SJRWMD and SFWMD evaluated proposed water quality improvement project applications that maximized the potential for water quality improvement benefits, e.g., total nitrogen (TN) and total phosphorus (TP) nutrient load reductions, to the IRL. Projects were scored according to agency agreed upon evaluation criteria, and the results were endorsed on November 18, 2020 by the Florida Department of Environmental Protection.

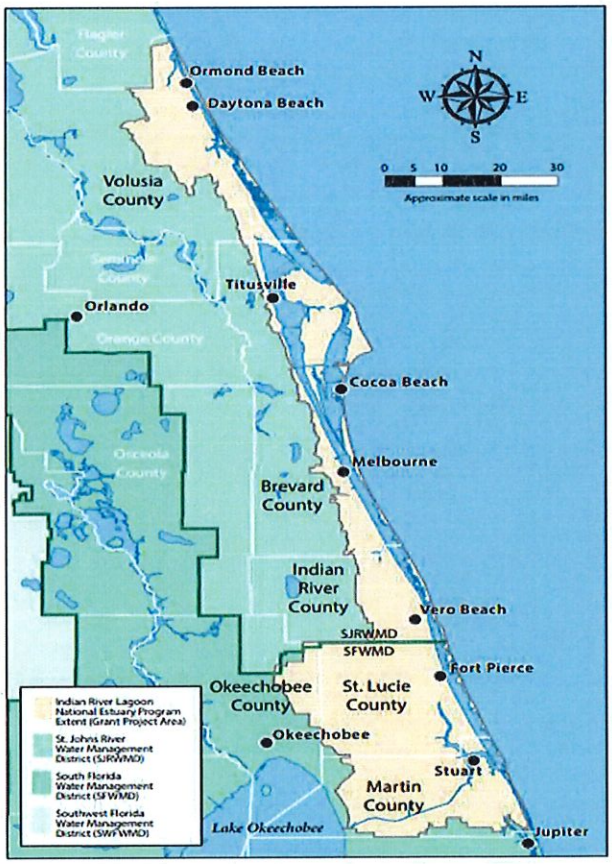


Figure 1. SFWMD, SJWMD and Grant project Area

[1] Fiscal Year 2020-21 State of Florida General Appropriations Act line item 1641A

Out of the 15 project applications received within the SFWMD's jurisdiction, 9 projects were selected to be awarded grant funds totaling $8,303,927 (Figure 2). On December 10, 2020, the SFWMD Governing Board approved entering into agreements with grant eligible entities under the IRL grant program. The City of Fort Pierce is one of the recipients of the grant ($1,188,000) for its Georgia Avenue Basin Water Quality Improvements project.

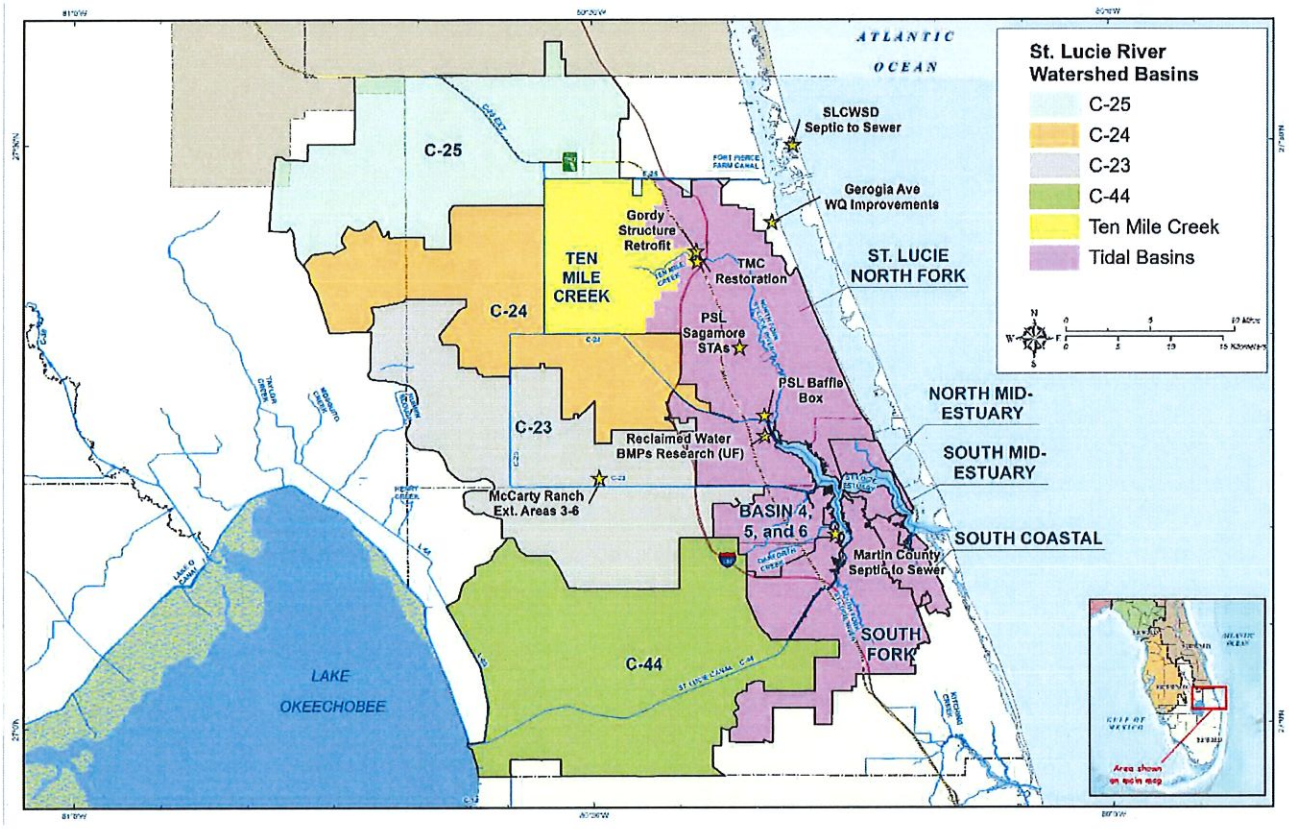


Figure 2. Selected IRL Grant Projects within SFWMD Area

Currently the 235-acre Georgia Avenue Basin drains through the Indian Hills Golf Course directly into the Indian River Lagoon. The project is located (Figure 3) within the City-owned Indian Hills Golf Course; east of US Highway 1; south of Georgia Avenue; and west of the Florida West Coast Railroad. There are three points of inflow into the golf course where three Best Management Practices (BMP) Treatment Trains will be constructed (Figure 4). The project is located in Township 35 South, Range 40 East, in Section 15 in St. Lucie County, Florida.

B. OBJECTIVES

The project objective is to treat approximately 235 acres of runoff from residential, commercial, and industrial parcels prior discharging to the Indian River Lagoon. This is expected to result in load reduction of 626 pounds of TN and 105 pounds TP annually. Additionally, the project effectiveness will be measured by implementing a water quality program at the inflow and outfall structures as described in the project planning documents.

C. SCOPE OF WORK

The project will construct treatment trains at the three inflow points to the golf course (Figure 4). At Inflow 1, the project will clean out the north part of the lake located on the golf course and create a stormwater treatment area / bioswale prior to discharging into the lake. At Inflow 2, a Generation 2 Baffle Box will be installed prior to discharging into a transmission swale. The swale will be stabilized with a concrete grid which outfalls into the lake. At Inflow 3, an aeration fountain will be placed to increase oxygen content in the lake at prior to discharging to the main lake. Additionally, a control structure will be placed prior to the lake out falling into the Indian River Lagoon to promote retention and limit discharge. Develop a water quality monitoring plan to measure project's effectiveness.

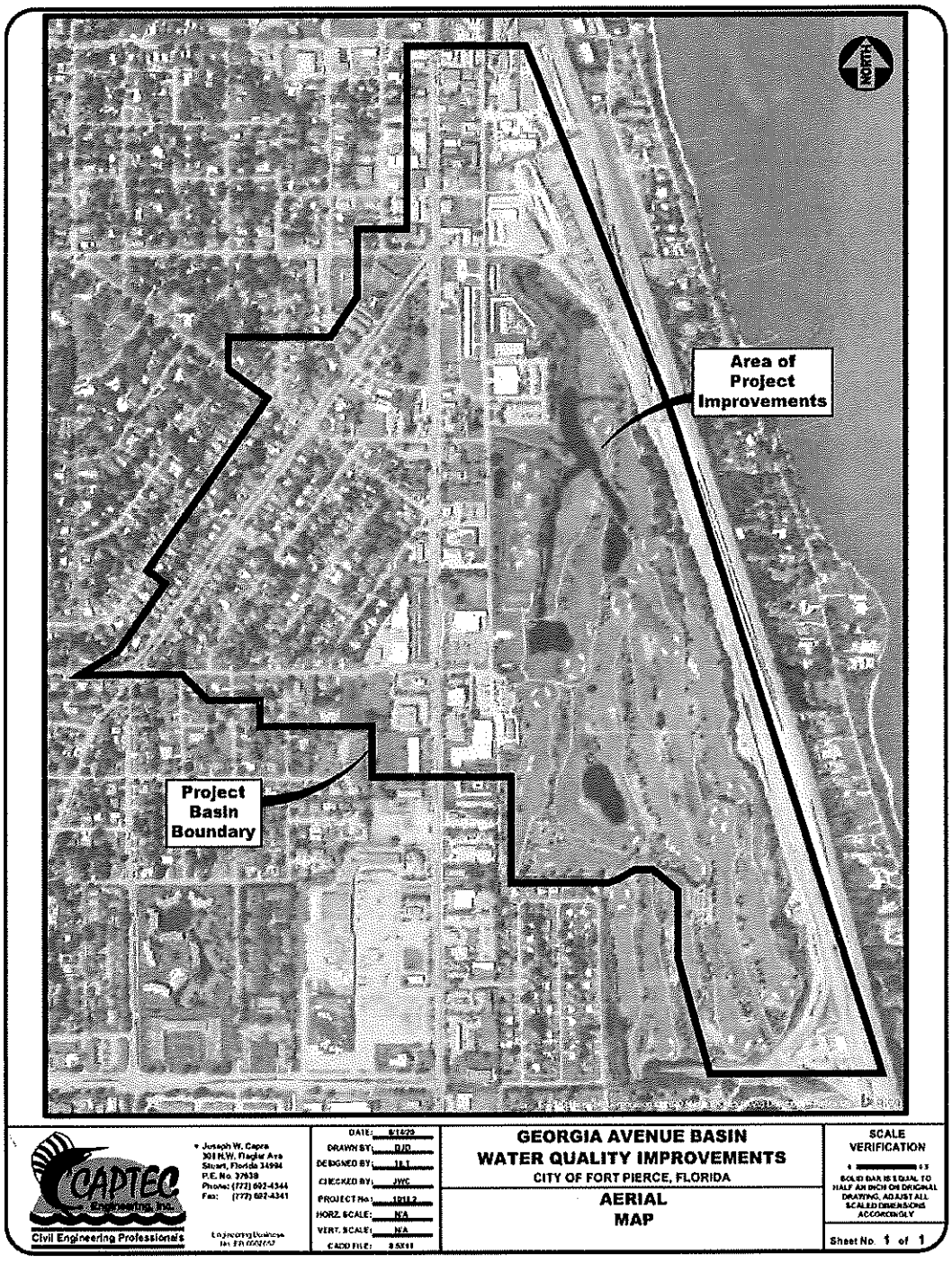


Figure 3. Location of Fort Pierce Georgia Avenue basin water quality improvements

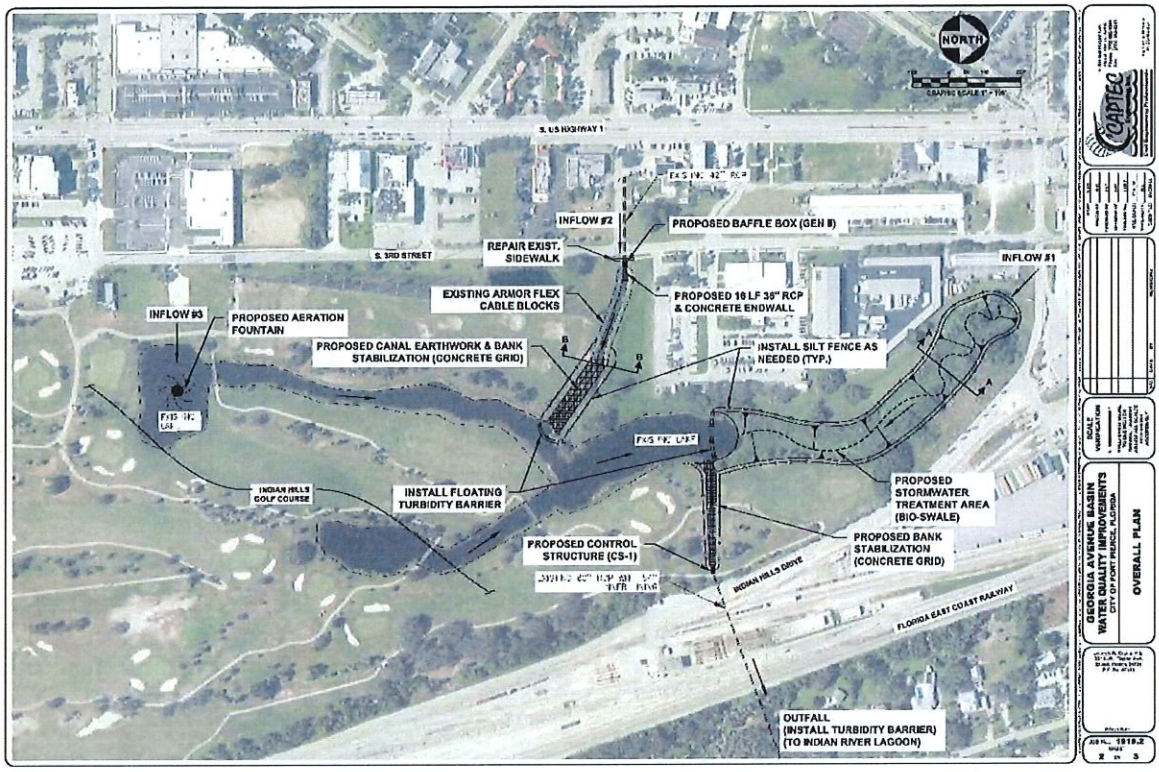


Figure 4. Overall plan of the Georgia Avenue Basin water quality improvements (for details see exhibit A1)

D. WORK BREAKDOWN STRUCTURE

The work breakdown structure associated with this project is described below.

Task 1: Planning, Design, and Permitting

The Recipient shall be responsible for completing surveyor's, environmentalist's, and geotechnical engineer's tasks, obtain final project design, engineering and construction plans, and specifications; obtaining all required permits (including right of access to the project sites) related to project construction and subsequent operation and maintenance of the completed work; and assuring compliance with all permits and permit conditions.

The recipient shall submit to the project manager an electronic submittal of the following documents, as applicable:

1. SFWMD ERP (Wetlands)
2. SFWMD Dewatering Permit
3. ACOE/FDEP Permit

4. Final engineering design documents issued for construction, such as engineering plans, technical specifications, drawings, and construction level details. The technical specifications will include a description of the evidence that will be required to show that the contractor has furnished and/or installed the item of work per the technical specifications
5. Quality Control Plan including the measures the Recipient will implement to ensure the technical specifications are met, and
6. A Construction Schedule that corresponds with the Schedule of Values (Loaded Construction Schedule).
7. Water quality monitoring plan to measure project's effectiveness. The data should be collected for a representative period and be made available to the SFWMD.

The selected Contractor to undertake the following Planning, Design, and Permitting activities:

Task 1.1 Preliminary Engineering

The Engineer will prepare preliminary plans to be utilized by the Surveyor, Environmentalist, and the Geotechnical Engineer. Engineer will coordinate with the City of Fort Pierce, and the professionals listed above.

Task 1.2 Survey

The Surveyor will provide a boundary and topographic survey of the areas identified in the grant application submittal. Specifically, the ditch flowing into the existing lake from 3rd Street, the outfall ditch and control structure area, the bathymetric survey of the area designated as a Stormwater Treatment Area (STA) / Bioswale, locate soil boring locations, and outfall invert at the Indian River Lagoon. The Surveyor will provide sections at 50' intervals and at any vertical or horizontal changes of the above listed items. The Surveyor will provide a survey of wetlands as depicted by the Environmentalist and any Gopher Tortoise / Wildlife locations flagged by the Environmentalist. This will be completed in the first twelve (12) weeks after the date of contract execution.

Task 1.3 Environmental

The Environmentalist will review the area for any wetlands, endangered Flora and Fauna species, Environmentalist will meet with SFWMD and ACOE representatives if necessary. The environmentalist will create a planting plan for the proposed bio-swale. Environmentalist Services to be completed are as follows:

- **Wetland Assessment**
  The Environmentalist will delineate on-site wetlands at the above-referenced project site. All wetlands will be delineated according to the State of Florida, FAC

62-340 and the U.S. Army Corps of Engineers (COE) Wetland Delineation Manual, Technical Report Y-87-1. Wetland boundaries will be flagged with pink surveyor's tape marked "Wetland Delineation" and consecutively numbered. Environmentalist will locate the delineated wetland boundary using a hand-held GPS system and overlay the boundary on a St. Lucie County aerial photograph for the Client's review.

- **Protected Species**

  The Environmentalist will conduct a protected species survey on the referenced site. Biologists will conduct a preliminary systematic survey for protected species in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) Guidelines. Environmentalist will record all observations of listed and protected species and features that may indicate species presence. Physical features may include, but are not limited to, tree markings, burrows, tracks, nests, scat, and cavity trees.

- **Gopher Tortoise Survey**

  Environmentalist is a licensed gopher tortoise agent with FFWCC (License # GTA 09-00153E). The Environmentalist will conduct a 100% gopher tortoise (*Gopherus polyphemus*) a systematic survey for gopher tortoises in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) Guidelines. Environmentalist will record all observations of gopher tortoise species and features that may indicate species presence. Physical features may include, but are not limited to, burrows, tracks, and scat. All gopher tortoise burrows will be flagged, numbered, and identified as to activity. Each gopher tortoise burrow will be located with a hand-held GPS unit. Gopher tortoise burrows will be located on an aerial photograph of the site. (*GPS coordinates are approximate and are not a survey).*

- **Vegetation Survey (FLUCFCS)**

  Environmentalist will conduct a systematic survey of vegetation using the *Florida Land Use, Cover and Forms Classification System (FLUCFCS), Handbook.* FLUCFCS was developed by the State of Florida, Department of Transportation, Surveying and Mapping, Geographic Mapping Section, January 1999. The Biologist will base the vegetative community descriptions on field survey observations, SCS soil maps and aerial photograph interpretation.

- **Soil Map / Survey**

  Environmentalist will map all project soils. Soils will be mapped according to the *Soil Survey of St. Lucie County, Florida*, United States Department of Agriculture, Soil Conservation Service.

- **Historical Archaeological Resources**

  Environmentalist will coordinate historical and/or archaeological resources with the Florida Department of State, Division of Historical Resources, State Historical Preservation Officer (SHPO).

- **Preliminary Wetland and Wildlife Assessment Report**

  Environmentalist will prepare a preliminary environmental report based on data collected above. The report will discuss the environmental issues associated with the above referenced project site. The report may be used to address local, Federal, and State environmental permitting issues.

- **STA Planting Plan**

  Environmentalist will develop a Georgia Avenue Basin Water Quality Improvements Planting Plan for the above-referenced project which meets the requirements of South Florida Water Management District (SFWMD) and the U.S. Army Corps of Engineers (ACOE). The Planting Plan after approval by the City of Fort Pierce will be presented to the permitting agencies for review and approval. Comments made by the permitting agencies will be incorporated into the plan after the City of Fort Pierce's approval. The planting plan will include, but is not limited to, Plan View, Cross Sections and Detail Sheets. The Planting Plan will be based on final grade elevations provided by the Surveyor and the Engineer.

- **SFWMD and ACOE Staff Review of the Wetland Delineation**

  Environmentalist and Engineer will conduct an on-site field review of the wetland delineation with staff members of SFWMD and ACOE / FDEP. Upon agency approval of the wetland lines, the points will be located on a hand-held GPS and located on a St. Lucie County aerial photograph. Wetlands lines will be delineated by a Surveyor licensed by the State of Florida. A signed and sealed survey will be provided by the Surveyor.

Environmental Tasks will be completed in the first twelve (12) weeks after the date of contract execution.

Task 1.4 Geotechnical

The Geotechnical Engineer will perform the following:

- Complete eight (8) manually advanced bucket auger borings [ASTM D1452] to depths of 5-7 feet below the existing ground surface (or 1-2 feet below the ambient groundwater table)
- Complete one (1) 6-ft deep exfiltration test [SFWMD ERPIM, Volume IV).

The Geotechnical Engineer perform engineering analysis of all data obtained to evaluate general subsurface conditions and to develop geotechnical engineering recommendations to assist with the project. Recommendations will be presented in a written report upon conclusion of the study, along with all data developed during the exploration and our laboratory testing. No slope stability or seepage analysis is being proposed at this time. Geotechnical work will be completed in the first twelve (12) weeks after the date of contract execution.

Task 1.5 Construction Plans

The Engineer will prepare the approved for construction plans. The construction plans will include extending ditch armoring in two locations, creating an STA/Bio-Swale along the north ditch, designing a generation 2 baffle box, adding a control structure prior to the discharge point, lining the outfall pipe, and adding an aerator fountain to the south lake. The construction plans will include:

- Cover/Key Sheet
- Details
- Plan Sheets
- Profile Sheets
- Sections
- SWPPP Plan
- General Notes
- Survey (Subcontractor)
- Planting Plans (Subcontractor)

The construction plans will be completed in 12 weeks after completion of the Surveyor's, Environmentalist's, and Geotechnical Engineer's Tasks are completed.

Task 1.6 Permitting

Engineer will perform the following permit submittals:

- SFWMD Environmental Resource Permit (ERP) (Wetlands)
- SFWMD Dewatering Permit
- ACOE / FDEP Permitting

Engineer will prepare responses to requests for additional information (RAI's) from the above noted agencies during the permit review process. Permitting will be completed in 24 weeks after completion of the Surveyor's, Environmentalist's, and Geotechnical Engineer's Tasks are completed.

Due Date: See Exhibit C – Task 1

Task 2: Final Bidding and Construction

The Recipient shall be responsible for providing procurement for project construction; performing supervision and inspection of construction; performing construction contract administration; and assuring compliance with cost accounting practices and procedures required for reimbursement of cost share funds expended.

The recipient shall submit to the project manager the following documents, as applicable:

- Timely invoices for actual construction costs in accordance with this cost share agreement (i.e. no more frequent than quarterly, with appropriate substantiation that demonstrates that the applicant has paid for the total work cost) to enable proper review by the District's Project Manager prior to payment authorization. Deliverables to be submitted with invoices include:
  - Status reports summarizing progress made to date including inspections, meeting minutes and field notes, and dated color photographs of the construction site prior to, during and immediately following completion of the construction task.
  - Final invoice submittals for completed construction including inspections.
  - Written verification that the record drawings and any required final inspection reports for the project are received.
  - Contractor coordination activities in relation to the approved Loaded Schedule of Values.
  - Inspection reports performed by the engineering of record (EOR) and samples of the evidence and measures that verify that the work items were furnished and/or installed per the design documents and technical specifications.
  - Any deviations from the approved Project Schedule, and causes for such deviation, shall be identified and described by the applicant.

- Final project bid amount and/or vendor estimates, and any regulatory Notice to Proceed.
- If the project includes well drilling and testing, deliverables to be submitted with the invoice must consist of copies of all hydrogeologic data collected in a District specified format. An electronic copy of the District specified format is available via email. Contact the appropriate District Project Manager to request a copy.

- Certification of construction completion by a Professional Engineer registered in the state of Florida.

Due Date: See Exhibit C – Task 2 and 3

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
EXHIBIT C
PAYMENT AND DELIVERABLE SCHEDULE

Georgia Avenue Basin Water Quality Improvements – City of Fort Pierce

The schedule set forth below is effective upon execution by the District and the Recipient.

- All deliverables submitted hereunder are subject to review and acceptance by the **District** Project Manager. Acceptability of all work will be based on the judgment of the **District** that the work is technically complete and accurate.

- Payment shall be made following receipt and acceptance by the **District** of the Reimbursement Request Package(s) in accordance with the schedule set forth below. The **Recipient** shall submit a reimbursement request upon completion of each Task noted below. If applicable, the **Recipient** shall submit a final reimbursement request for payment and Exhibit D on or before September 30, 2022, for reimbursement. All reimbursement requests shall be accompanied by adequate documentation to demonstrate completion of each Task in accordance with Exhibit B the Statement of Work (SOW).

- Reimbursement Request Packages shall include, but not be limited to, a copy of the contractor's invoices submitted to the **Recipient's**, proof of payment by **Recipient**, and other required supporting documentation, signed certification letter for partial payment that the Task(s) is (are) complete per the SOW or that the project is complete per the SOW. Reimbursement Request Packages shall adequately demonstrate completion of each Task in accordance with Exhibit B the SOW. For in-house expenses, **Recipient** shall provide copies of all receipts for materials and a system report showing documentation of staff time or other proof of staff time expenses for the Project. **Recipient** may invoice no more frequently than quarterly, submitting all required documentation. **Recipient** may invoice the **District** for Project construction work beginning no earlier than December 10, 2020.

- Quarterly status reports in the format provided in Exhibit D, shall be submitted 15 days following the end of each quarter for work accomplished during each quarter, for example, January – March, April – June, July – September, October – December, including the following at minimum; project progress to date, key milestones reached, contractor coordination activities in relation to the approved Loaded Schedule of Values, key issues to be resolved, and project construction photos. Invoices included with the quarterly status report, shall include all task 2 invoice requirements and be provided in the format provided in Exhibit E, the invoice template.

- For satisfactory completion of the Project, the **District** shall reimburse **Recipient** a_percentage of the total construction cost of the Project, not to exceed $1,188,000. Currently at the time of this agreement, the total construction cost is estimated at $1,320,000. Invoices will be paid at approximately 90 percent of

approved cost throughout the agreement, not to exceed $1,188,000. If the construction is satisfactorily completed for less than $1,320,000, and the scope of work and associated estimated nutrient load reduction remains the same or better, the **Recipient** shall be reimbursed for the total awarded amount of $1,188,000, and the **District** will revise the reimbursement percentage, as applicable. Determination on revised percent will be made at the time of the final invoice dependent upon construction completion cost. In no event will the total reimbursement exceed the total construction cost. In no event will the total reimbursement exceed $1,188,000. The **District** cost-share is not subject to modification based upon price escalation in implementing the Project during the term of this Agreement. **Recipient** shall be responsible for payment of all costs necessary to ensure completion of the Project. **Recipient** shall notify the **District**'s Project Manager in writing upon receipt of any additional external funding for the Project not disclosed prior to execution of this Agreement.

- A match is provided by the Local Government. The project's total construction cost is $1,320,000, of which $132,000 is funded by the City of Fort Pierce and approximately 90 percent, not to exceed $1,188,000 through the IRL Water Quality Improvement Grant. The **Recipient** shall submit an invoice for the IRL Grant share along with adequate documentation of the total expenditures. The **District** will process a payment for the expenditures net of the match. For example, the **Recipient** should submit an invoice for approximately 90 percent of expenditures to the **District** including documentation for 100% of the construction expenditures and will be reimbursed for approximately 90 percent of those expenditures.

- Total payment by the **District** for all work completed herein *shall not exceed* the amount of $1,188,000. If the total consideration for this **Agreement** is subject to multi-year funding allocations, funding for each applicable fiscal year will be subject to Governing Board budgetary appropriation. In the event the **District** does not approve funding for any subsequent fiscal year, this **Agreement** shall terminate upon expenditure of the current funding, notwithstanding other provisions in this **Agreement** to the contrary.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
EXHIBIT C
PAYMENT AND DELIVERABLE SCHEDULE

Task No.	Deliverables	Due Date	District Not-To-Exceed Payment[3]
1	Planning, Design and Permitting		N/A
	1.1 Preliminary Engineering	8 weeks	N/A
	1.2 Topographic / Wetland / Gopher Tortoise / Boring Locations Survey	12 weeks	N/A
	1.3 Environmental Discovery / Report	12 weeks	N/A
	1.4 Geotechnical Discovery / Report	12 weeks	N/A
	1.5 Construction Plans	24 weeks	N/A
	1.6 Permitting	36 weeks	N/A
2	Final Bidding and Construction	48 weeks	$1,188,000
3	Construction Quarterly Status Reports	15 days following the end of each quarter	See Note[2]
	Not- to Exceed Amount:		**$1,188,000**

[1] The anticipated breakdown of awarded construction costs is $1,188,000 in Fiscal Year (FY) 2021 (10/1/2020 to 9/30/2021). The exact reimbursement amount will depend on the items of work completed during the quarter, as approved by the District Project Manager. The total reimbursement requested for FY2021 should not exceed the anticipated value.

[2] Quarterly status reports that do not include an invoice will not receive payment.

[3] Ineligible costs include, but not limited to, design and planning services, permitting, preparation of bids, geotechnical investigations, contamination assessments or remediation, monitoring costs once construction is complete, debt service, legal and lobbying fees, impact fees, and operation and maintenance activities. For details consult Funding Program Guidance - IRL Water Quality Improvement Projects Grant Program FY2020-2021.

Attachment 1
Documentation Required for all Agreement Payments

Listed below are the minimum requirements for documentation to support invoice payment requests. Additional requirements may be in effect for this contract depending on the source of funds for this work.

Government entities performing work must maintain accurate books, records, documents and other evidence that sufficiently and properly support all direct and indirect costs expended in the performance of the contract or agreement. The recipient shall allow the District, Federal, State, or other parties providing contract funding, access to periodically inspect, review or audit such documents as books, vouchers, records, reports, canceled checks, payroll registers or any and all similar material as deemed necessary. These records shall be maintained for five years following the close of the contract or agreement.

Project deliverables and services performed by the recipient should be in a proper and satisfactory manner as described in the Statement of Work. Only expenditures for goods, services and other deliverables falling within the categories agreed to pursuant to the Statement of Work and approved contract budget should be paid. All costs should be reasonable, appropriate, necessary, valid and eligible. Expenditures should be made in accordance with applicable laws, rules and regulations and complete (transactions are documented and all funds are accounted for).

Expenditures for periods prior to the current billing period will only be approved if supported by adequate documentation along with a written explanation as to why the expense was not submitted during the correct billing period.

Expenditures for work performed prior to the execution of an agreement are not allowable unless specifically provided for in the agreement.

Invoices for fixed unit rate contracts must show the number of service units being billed, the cost per unit, and be in agreement with contract terms and conditions.

In detail, invoices and the documentation accompanying invoices for services under contracts which are not fixed price must include the following:

1. The beginning and end date of the work period being invoiced should be specified on all recipient invoices. The invoice date and the date of services and deliverables provided should not precede the date that an agreement was executed unless specifically provided for in the agreement. Similarly, the end date of contracts and related agreements should not be exceeded in terms of invoice dates, services, etc. without the execution of a contract amendment. Deliverables should be specifically quantifiable, measurable, and verifiable. The completion of all tasks/services included in the Statement of Work should be required to meet all deliverables prior to approval for final payment.
2. Detailed description of material purchased, work completed, and/or service performed, in direct relation to each project or project component, along with project name or number should be provided.
3. Supporting documentation for each invoice should be complete, mathematically accurate, sufficient in detail, and verifiable.

Attachment 1
Documentation Required for all Agreement Payments

a. The invoicing of labor costs, if applicable, should be accompanied by documentation supporting the pay rate and the employees' job title along with approved timesheets covering the period of service. Pay rates and job titles must agree to rates and job titles specified in the contract. Summary schedules should be supported by detailed records totaling the amounts on the summary schedule. The recipient must maintain and provide upon request the relevant payroll register pages covering the period of service.

b. If the agreement specifies that indirect costs may be charged based on a specified rate, then the calculation must be provided. In the absence of this indirect costs will not be allowable.

c. Purchases or rental of commodities such as materials, equipment, tools, etc., should be accompanied by an invoice or receipt from the supplier that describes what was purchased, the date of purchase, the number of units, and the cost per unit. Purchases should be allowable per the agreement, directly related to the Statement of Work, reasonable and within the agreement period.

d. Invoices for services provided should be in sufficient detail as to determine 1) what was provided (to determine how it relates to the overall contract); 2) when the services were provided (to determine whether the amounts being billed pertain to the correct period); 3) the unit price and total cost of what was provided (to determine whether it's reasonable given the task performed); and 4) minimum performance standards were achieved in accordance with contract requirements and expectations.

e. If the agreement allows for the separate billing of travel costs such costs must comply with the District's travel policy which includes the submission of a completed District provided *Travel Expense Reimbursement* form along with documentation of all travel expense items listed on the form. If the District's form is not used, the form must contain the same information as provided in the District's form.

f. Vehicle and/or equipment allowance and usage charges should be reported in detail by number of hours used and dates of use. Entities or its subcontractors must maintain documentation by use of a log that shows the vehicle/equipment description, the location where the item was in use, if a vehicle it should show the beginning and ending odometer readings along with total mileage and if a piece of equipment it should show the beginning and ending times that the equipment was in use for and who the operators were. A copy of the log for the applicable time frame must be submitted with the invoice package. Usage of vehicles and equipment should be reasonable based on the task being performed and agree to the rates as specified in the contract.

g. The requirements above also apply to subcontractors.

Exhibit D

PROJECT PROGRESS REPORT

South Florida Water Management District
Project Progress Report

Date: _____

Report Number: _____

Contract/Project Identification

Project Name:	
Recipient:	
SFWMD Contract Number:	
SFWMD Project Manager:	
Recipient's Project Manager:	

Construction Schedule

Construction Start Date:	
Construction Completion Date:	
Contract Expiration Date:	

Reporting Period

Beginning Date:	
Ending Date:	

Cost-Share Budget

Total Cost-Share Budget:		Cost-Share Amount Expended This Period:	
Cost-Share Amount Expended To-date:		Percent Cost-Share Budget Expended:	

Spend-Down Plan

Fiscal Year 1

Reimbursement #	Anticipated Amount	Anticipated Date
1		
2		
3		
4		

Fiscal Year 2

Reimbursement #	Anticipated Amount	Anticipated Date
1		
2		
3		
4		

Project Readiness and Schedule Tracking

Project Phase	% Complete Shown in Application	% Complete Currently	Start Date Shown in Application	Date Shown in Application	Current Start Date	Current Completion Date	Notes: Explain anticipated deviations from schedule
Planning							
Design							
Permitting							
Bidding & Award							

SOW Construction Tasks/Milestones/Deliverables

Task Number	Tasks/Milestones/Deliverables	Total Construction % Complete	Start Date Shown in SOW	Completion Date Shown in SOW	Current Start Date	Current Completion Date

☐ Check Contractor coordination activities in relation to the approved Loaded Schedule of Values are included.

☐ Check If an invoice is included with this monthly report, all task 2 invoice requirements are included.

Project update including problems, issues and solutions. Explain in detail.

Description of work performed during current reporting period.

Description of proposed work for next reporting period.

Include digital photographs of work accomplished during reporting period. Attach an additional page of notes if necessary to explain reasons for lateness or unusual events or circumstances.

Exhibit E
Sample Invoice Cover Page

Company Name

Project Manager Name

FROM: Street Address

City, ST, ZIP Code

Phone

Mail To: South Florida Water Management District
3301 Gun Club Road, West Palm Beach, FL 33406
Apinvoice@sfwmd.gov

Copies To: Jodie Hutchins, Project Manager
jhutchin@sfwmd.gov

Linda Greer, Section Leader, Contracts Unit
lgreer@sfwmd.gov

Invoice No. _____

Contract No. _____

Date: _____

Purchase Order No. _____

Invoice Period From: _____ **To:** _____

Prepared by: _____ _____ _____
(Print) *(Signature)* *(Date)*

Detail Sheet

RECIPIENT'S NAME:			
RECIPIENT'S ADDRESS:			
PROJECT NAME:			
INVOICE PERIOD:			
FROM:		To:	

SFWMD Cost-Share Program
Invoice for Reimbursement

SFWMD CONTRACT NO.:			
INVOICE NO.:		SFWMD Cost Share Percentage:	
DATE OF REQUEST:		SFWMD Cost Share Total:	
SFWMD Project Manager:		SFWMD AMOUNT REQUESTED:	$ -

ITEM NO.	VENDOR	DESCRIPTION OF SERVICES	CHECK DATE	CHECK NUMBER	INVOICE NUMBER	INVOICES PREVIOUSLY PAID	INVOICES INCLUDED IN THIS REQUEST	INVOICE TOTAL AMOUNTS	ELIGIBLE EXPENSES PREVIOUS SUBMITTALS	SFWMD PORTION OF PREVIOUS ELIGIBLE EXPENSES	ELIGIBLE EXPENSES THIS REQUEST	SFWMD PORTION OF THIS REQUEST
1												$ -
2												$ -
3												$ -
4												$ -
5												$ -
6												$ -
7												$ -
8												$ -
9												$ -
10												$ -
11												$ -
12												$ -
												$ -
												$ -
												$ -
												$ -
			TOTALS:					$ -	$ -	$ -	$ -	$ -

Invoice

RECIPIENT'S NAME:			
RECIPIENT'S ADDRESS:			
PROJECT NAME:			
INVOICE PERIOD:			
FROM:		TO:	
SFWMD CONTRACT NO.:			
INVOICE NO.:			
DATE OF REQUEST:			
SFWMD Project Manager:			

SFWMD Cost-Share Program
Invoice for Reimbursement

SFWMD Cost Share Percentage:	
SFWMD Cost Share Total:	
SFWMD AMOUNT REQUESTED:	$ -

CATEGORY OF EXPENDITURE	PROJECT COSTS TO DATE	RECIPIENT'S SHARE	SFWMD'S SHARE	COSTS INCURRED THIS PERIOD	RECIPIENT'S SHARE	SFWMD'S SHARE
Construction	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REQUESTED	*TO DATE*		$ -	*THIS PERIOD*		$ -

TOTAL COST SHARE AMOUNT	
Less Total Cumulative Payment Requests (including this request):	$ -
TOTAL REMAINING IN COST SHARE	-

RECIPIENT CERTIFICATION	The undersigned certifies that the amounts being requested for reimbursement above were for items that were charged to and used only for the above-cited grant activities.

Recipeint's Project Manager's Signature
Print Name
Telephone Number
Email

☐ Check here if this invoice includes reimbursement for work completed by women and / or minority-owned business enterprise (W/MBE). Documentation must be included to support the W/MBE certification.

Engineer's Certification of Payment Request

ONLY SUBMIT IF CONSTRUCTION IS PART OF THE REIMBURSEMENT REQUEST

I, _____, being the Professional Engineer retained by
(name of Professional Engineer)

_____, am responsible for overseeing construction of the project
(name of Grantee)

described in the Agreement and do hereby certify that for DEP Agreement No. _____ and Payment Request No. _____:

1. All permits and approvals required for the construction, which is underway, have been obtained.

2. Payment is in accordance with construction contract provisions.

3. Construction up to the point of this payment request is in compliance with the approved plans and permits.

4. Equipment, materials, labor, and services represented by the construction invoices have been satisfactorily purchased or received and applied to the project in accordance with construction contract documents filed with and previously approved by the Department of Environmental Protection.

_____
Signature of Professional Engineer

_____
Firm or Affiliation

_____ _____
(Date) (P.E. Number)

EXHIBIT H

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INSURANCE REQUIREMENTS CHECKLIST

TYPE OF COVERAGE		MINIMUM COVERAGE LIMITS
Must be Included if marked "X"	**Commercial General Liability Comprehensive Coverage/ Other Coverage Endorsements**	**Bodily Injury & Property Damage** $1,000,000. Per Occurrence $2,000,000. General Aggregate or CSL $2,000,000. Products – Comp/Op Aggregate
	(Please note special instructions →)	**Special instructions:**
X	Occurrence Form	Silica exclusion must be eliminated from the policy **IF THE PROJECT USES** cement/ concrete construction or pre-made cement/ concrete materials in the performance of the contract.
X	Premises Operations	
X	Delete XCU Exclusion (if applied)	
X	Products Completed	
	Contractual	
X	Independent Contractors	
X	Broad Form Property	
X	Personal Injury	
	Blasting	
	Demolition	
X	Watercraft – by exception for Non-Owned or Hull/ P&I (if used in project)	
X	Pollution extension, CPL or separate EIL for pollution losses	Prior to commencement of any activities or access to District property or equipment under this agreement, Contractor is required to provide District with an acceptable certificate of insurance, as well as an additional insured endorsement and a waiver of subrogation endorsement. Coverage and limits must be in accordance with these requirements, be no more restrictive than the most recent ISO forms and the District must be listed as a certificate holder. **Coverage requirements shall extend to all employees and subcontractors; Prime firm is responsible.**
	Automobile Liability	**Bodily Injury & Property Damage** $1,000,000. Combined Single Limit (Ea. accident) $10,000. PIP
X	Any Auto Covered	
X	**Workers' Compensation and Employer's Liability** (if required by F.S. Chapter 440/ Federal Gov't.)	**Statutory Limits** $100,000. Occurrence $500,000. Aggregate $100,000. Disease
X	**Umbrella Lability**	$3,000,000.
X	**Professional Liability/Errors and Omissions**	$1,000,000. Each Loss
X	**Environmental Impairment Liability, CPL or Pollution Liability**	**BI & PD** $1,000,000. Aggregate or CSL
	Installation Floater or Policy Coverage (for District materials, machinery, equipment or property that will become part of the project, if in Contractor's care, onsite or in transit)	**District Owned Materials, Machinery, Equipment or Property Installation** $1,000,000.
	Builder's Risk	**Property Under Construction** @100% of Value

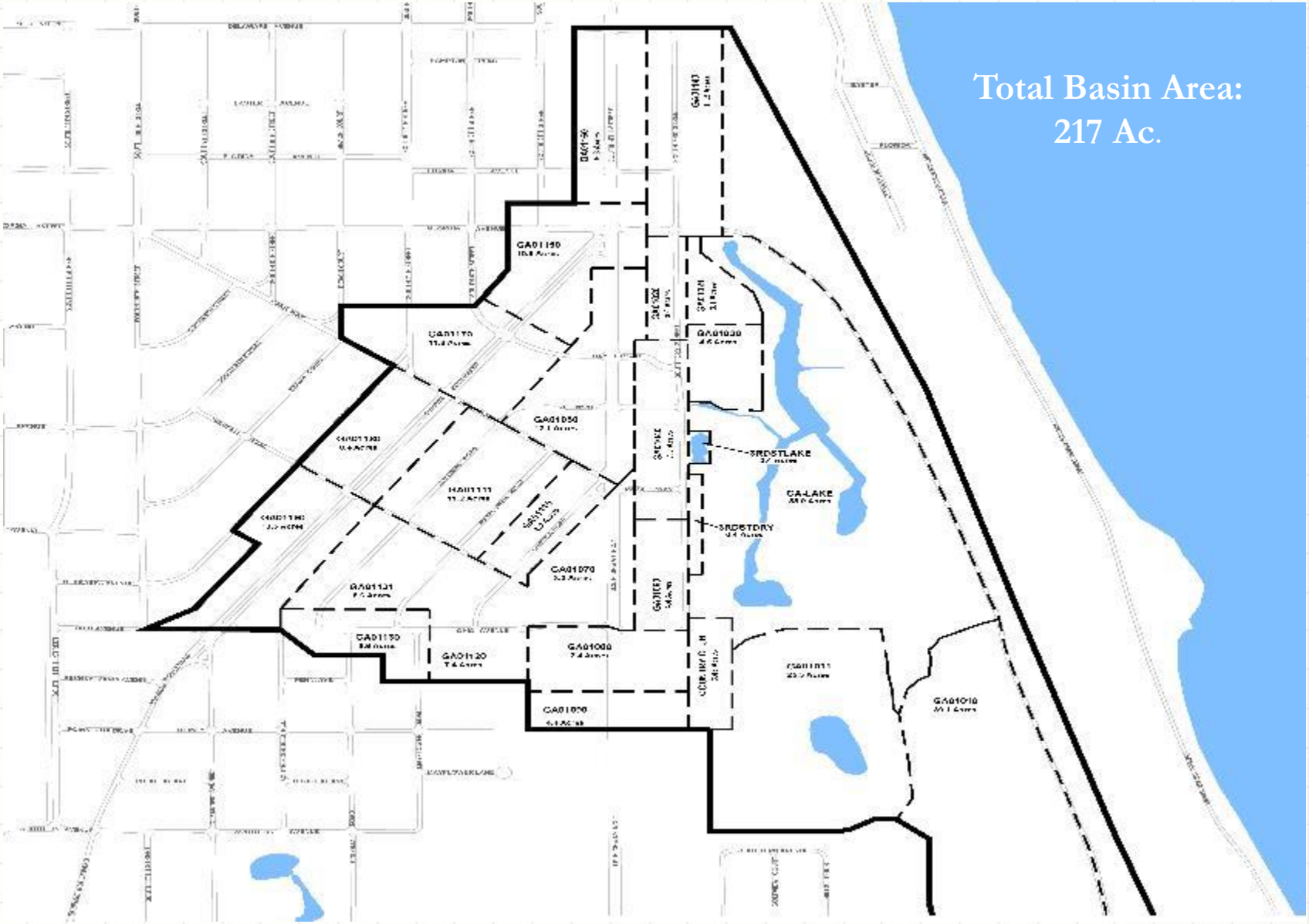
The District must be named as an "Additional Insured" except for Workers' Compensation and Employer's Liability, Professional Liability and Inland Marine. Contractor must use the following ISO form(s), or others approved by District Risk Management: Additional Insured Endorsement Form(s) CG2010, CG2037. Must use ISO Waiver of Subrogation Endorsement CG2404 except for Professional Liability and Inland Marine. Endorsements must be listed on the certificate or copies provided. Include specific project description.

The Certificate holder shall be designated as:	**Insurance Requirements reviewed by:**
South Florida Water Management District 3301 Gun Club Road West Palm Beach, FL 33406	JAA/3/4/2021

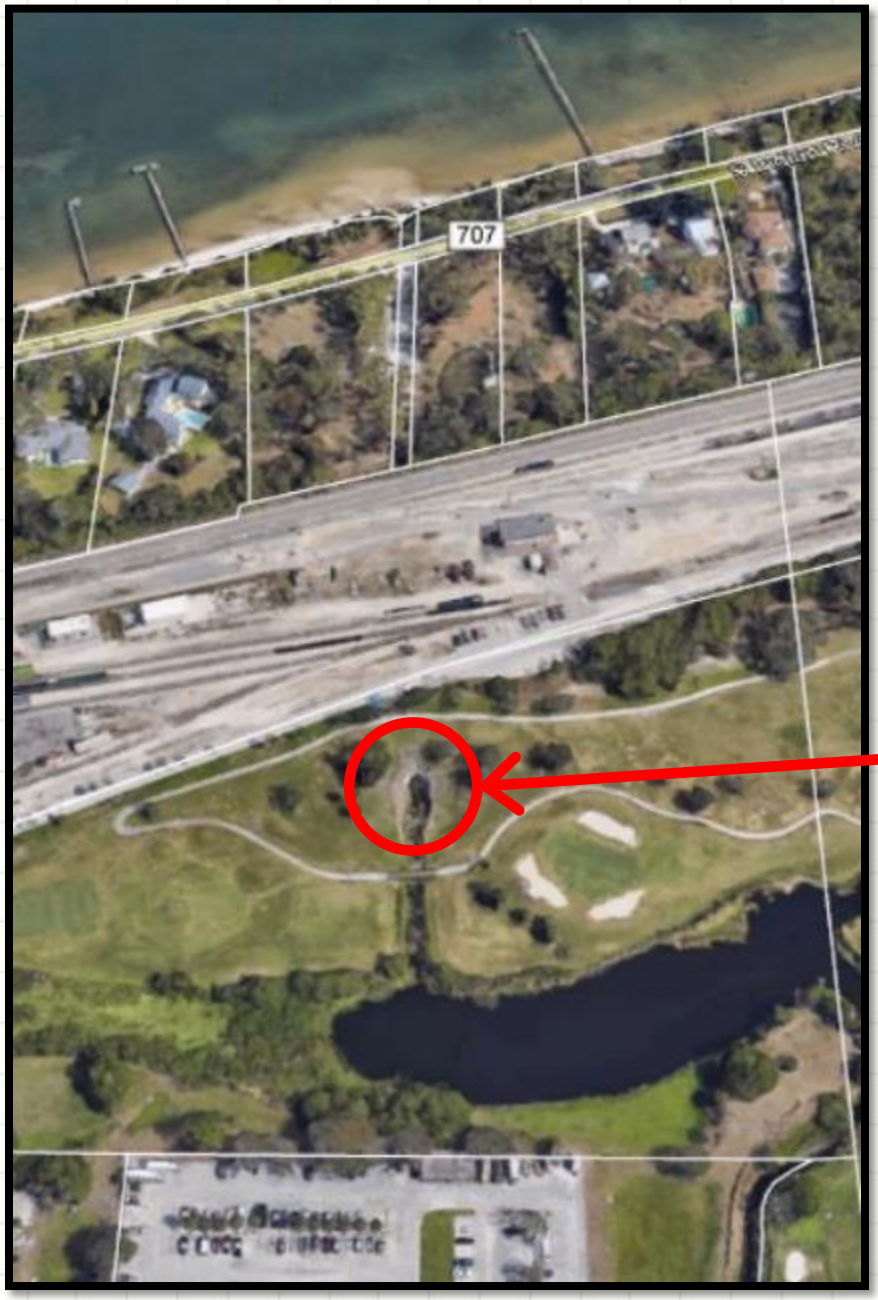
Georgia Avenue Basin Water Quality Improvements

Overview

Drainage Basin



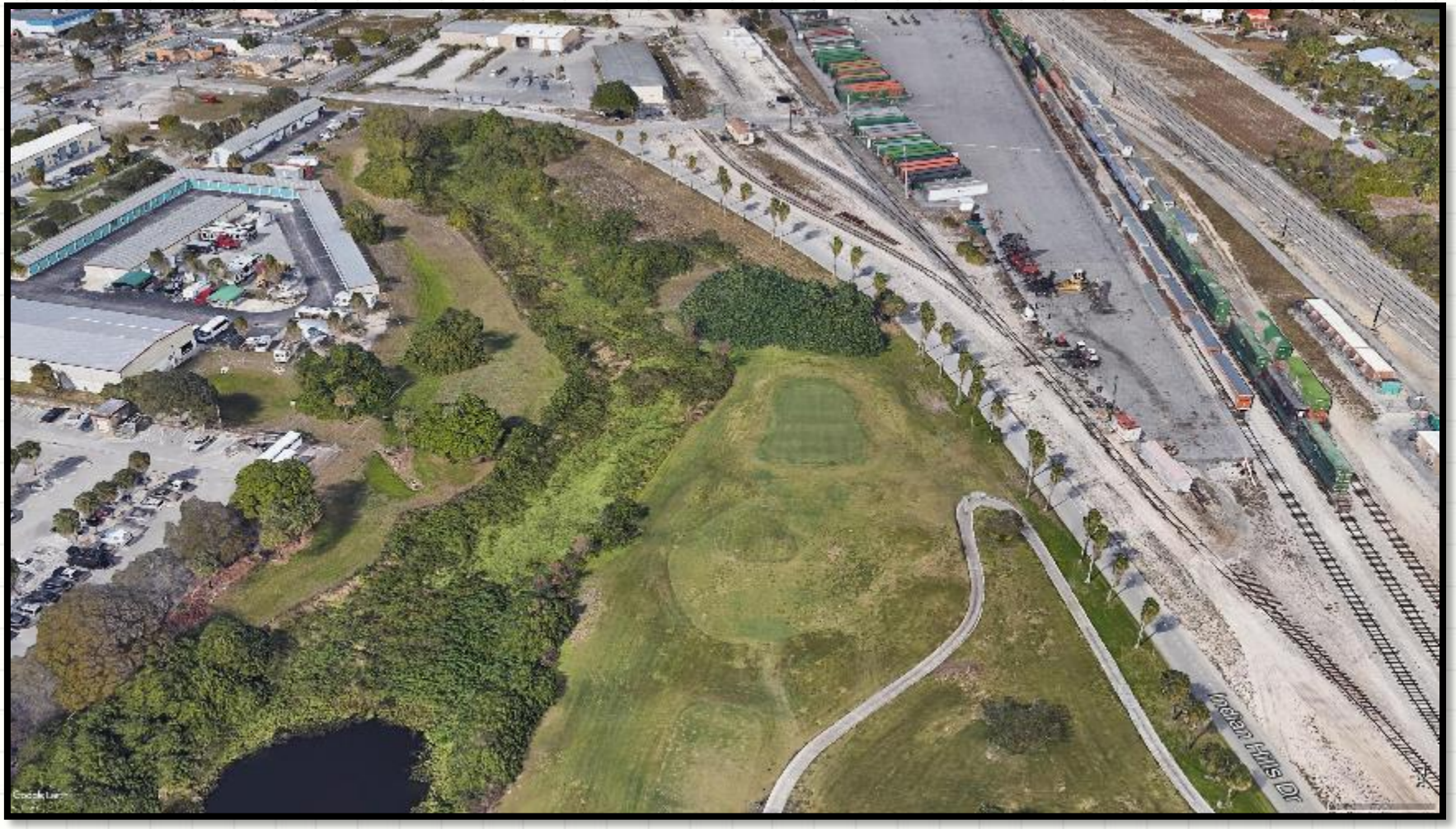
EXISTING CONDITIONS



Currently, stormwater is discharged through an uncontrolled outfall directly to the Indian River Lagoon. The outfall pipe is a 60" RCP that has been lined and has an opening diameter of 54".

EXISTING CONDITIONS

The northern end of the lake system is overgrown with overgrown vegetation and exotics



PROPOSED IMPROVEMENTS

City Commission Regular Meeting - 4:30 pm **12. a.**

Meeting Date: 04/19/2021

Re: Ordinance #21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition - FIRST HEARING

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020). SECOND READING

SUMMARY:

Local governments are authorized per Florida Statute Section 553.73(4)(a) to adopt administrative amendments to clarify and aid in the enforcement of the Florida Building Code, as long as these amendments do not weaken or diminish the code itself. The Administrative Chapter 1 is based upon a model developed by the Building Officials' Association of Florida and was further refined by the City of Fort Pierce. No changes to the current fee schedule, or level of activity required to enforce the Florida Building Code are anticipated as a result of this ordinance.

RECOMMENDATION:

The Building Department recommends approval of Ordinance 21-011 Amending Chapter 103, Article II, Administrative Amendments to the Florida Building Code, 7th Edition (2020).

ALTERNATIVES:

Do not approve the ordinance at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Shaun Coss, CFM, Building Department Coordinator

Fiscal Impact

OTHER INFORMATION:

No changes to the currently adopted fee schedule are anticipated as a result of this ordinance.

Attachments

Proposed Ord. 21-011

BOAF Model 1 Amended FP

Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	03/15/2021 07:55 PM
City Manager	Nick Mimms	03/23/2021 10:51 AM

Form Started By: Karen Murphy
Started On: 03/10/2021 04:37 PM
Final Approval Date: 04/06/2021

ORDINANCE NO. 21-011

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 103, ARTICLE II,** OF THE CODE OF ORDINANCES ENTITLED **"BUILDING CODE"**; PROVIDING FOR ADOPTION OF LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020); CORRECTING CODIFICATION ERRORS OF LOCAL TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the "Florida Building Codes Act" in 2001 to provide for uniform adoption, updating, amendment, interpretation, and enforcement of a single, unified statewide building code; and

WHEREAS, the Florida Building Code is adopted and updated with new editions every three years pursuant to Florida Statutes. In last year's session, the legislature approved the 7th Edition (2020) Florida Building Code; and

WHEREAS, the Code of Ordinances, provides for the adoption and regulation of the Florida Building Code; which shall be amended from time to time to ensure compliance with Florida State Statutes and the Florida Building Code;

WHEREAS, section 553.73(4)(a)(2020), Florida Statutes, authorizes the City to adopt amendments to the administrative provisions of the Florida Building Code to meet local conditions; and

WHEREAS, section 553.73(b)(2020), Florida Statutes, authorizes the City to adopt technical amendments to the Florida Building Code to meet local conditions.

NOW, THEREFORE, BE IT ORDAINED by City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 103, Article II, Division 1 of the Code of Ordinances, is hereby amended as follows:

Sec. 103-23. - Adopted.

The Florida Building Code (FBC), as described in F.S. ch. 553, and as published by the respective publishers, plus any administrative amendments, is hereby adopted by reference as the building code of the city, to apply to the incorporated areas of the city. The code is available online to the public at floridabuilding.org. One copy of such code shall be filed in the office of the ~~city clerk~~ Building Department and shall be available for inspection by the public during business hours of such office.

Sec. 103-24. - Florida Building Code amendments.

(a) Florida Building Code Administrative Amendments.

(1) Florida Building Code, Building; Chapter 1, Scope and Administration.

~~*Section 1.01 FBC Sec. 107.3.5 Minimum plan review criteria for buildings.*~~

~~*Commercial Buildings: Building.*~~

~~1. Structural requirements shall include:~~

~~Flood requirements in accordance with section 1612, including lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), flood damage-resistant materials.~~

~~*Residential (one- and two-family).*~~

~~1. Structural requirements shall include:~~

~~Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (nonconversion agreement), equipment, and flood damage-resistant materials.~~

The Building Officials Association of Florida's (BOAF) *Model Administrative Code (2020)* for the *7th Edition of the Florida Building Code (2020),* with local additions and deletions thereto recommended by the City's building official as authorized by F.S. § 553.73(4)(a), attached hereto as Exhibit "A" is hereby adopted and incorporated herein by reference. The *Model Administrative Code (2020),* together with the City's additions and deletions is on file in the office of the Building Department.

(2) Florida Building Code, Building; Chapter 16, Structural Design.

FBC Sec. 1609.3 Ultimate design wind speed.

Ultimate Design Wind Speed Lines. As directed by the state legislature and adopted by the Florida Building Code, the exact location of the ultimate design wind speed lines for use in the design of Risk Category I buildings, Risk Category II buildings, Risk Category III and IV buildings shall be established by local ordinance using recognized physical landmarks such as major roads, canals, rivers and lake shores wherever possible.

Risk Category I. The jurisdiction of the City of Fort Pierce has one Ultimate Design Wind Speed for Risk Category I buildings and other structures, 140 mph.

Risk Category II. The jurisdiction of the City of Fort Pierce has two Ultimate Design Wind Speeds for Risk Category II buildings and other structures, 150 mph and 160 mph. The centerline of 25th Street is designated to represent the Ultimate Design Wind Speed Line. All land eastward of this line, including the barrier island, shall be in the 160 mph ultimate design wind zone. All land westward of this line shall be in the 150 mph ultimate wind design wind zone.

Risk Category III~~ and Risk Category IV~~. The jurisdiction of the City of Fort Pierce has two Ultimate Design Wind Speeds for Risk Category III~~ and Risk Category IV~~ buildings and other structures, 160 mph and 170 mph. The centerline of 25th Street is designated to represent the Ultimate Design Wind Speed Line. All land eastward of this line, including the barrier island, shall be in the 170 mph ultimate design wind zone. All land westward of this line shall be in the 160 mph ultimate wind design wind zone.

Risk Category IV. The jurisdiction of the City of Fort Pierce has two Ultimate Design Wind Speeds for Risk Category IV buildings and other structures, 170 mph and 180 mph. The centerline of 25th Street is designated to represent the Ultimate Design Wind Speed Line. All land eastward of this line, including the barrier island, shall be in the 180 mph ultimate design wind zone. All land westward of this line shall be in the 170 mph ultimate wind design wind zone.

~~*Section 1.02*~~

(b) Florida Building Code Technical Amendments.

(1) Florida Building Code, Existing Building; Chapter 11, Additions.

~~*Section 1.04*~~ *FBC Sec. 1101.1 Scope.*

Scope. An addition to a building or structure shall comply with the state codes, as adopted for new construction, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions,

except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

(2) Florida Building Code, Existing Building; Chapter 11, Additions.

FBC Sec. 1103.5 Flood hazard areas.

1. For horizontal additions that are structurally interconnected to the existing building:

   1.1 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

   1.2 If the addition constitutes substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

   1.3 The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable. [1.3 must remain underlined once codified]

2. For horizontal additions that are not structurally interconnected to the existing building:

   2.1 The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

   2.2 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

5. For a new foundation or replacement foundation, the foundation shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-011 was duly advertised by title only in the St. Lucie News Tribune on XXXX; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, April 5, 2021; and was duly introduced, read by title only, and passed on second and final reading on Monday, April 19, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

BOAF MODEL ADMINISTRATIVE CODE CHAPTER 1 FOR THE 7TH EDITION (2020) FLORIDA BUILDING CODE

Approved by the BOAF Board of Directors

October 1, 2020

Amended and adopted by the City of Fort Pierce, Florida

Ordinance 21-011

April 19, 2021

BOAF Model Administrative Code – 7th Edition (2020)

The Building Officials Association of Florida is proud to present this model document for use by its members as a tool to facilitate the uniform and consistent application of local amendments to the administrative provisions of the Florida Building Code. Every effort has been made to present the amendments in mandatory language format. The language that is shaded represents those text revisions approved by the BOAF Board of Directors.

Copyright Notice

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CHAPTER 1
SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION
SECTION 101
GENERAL

[A] 101.1 Title. These regulations shall be known as the *Florida Building Code,* hereinafter referred to as "this code."

[A] 101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one-and two-family *dwellings* and multiple single-family *dwellings (townhouses)* not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with the *Florida Building Code, Residential*.
2. Code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted herein, Florida Building Code, Building, Appendices J and K; Florida Building Code, Residential, Appendices M and Q; Florida Building Code, Plumbing, Appendix C;

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

[A] 101.3 Intent. The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

[A] 101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.10 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 Gas. The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 Mechanical. The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, *alterations*, *repairs* and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

[A] 101.4.3 Plumbing. The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration*, *repair* and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] 101.4.4 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures

as amended and codified as the "Fort Pierce Property Maintenance Ordinance", City of Fort Pierce, Florida, Code of Ordinances, Section 103-338.

[A] 101.4.5 Fire prevention. For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] 101.4.6 Energy. The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] 101.4.7 Existing buildings. The provisions of the *Florida Building Code, Existing Building* shall apply to matters governing the *repair*, *alteration*, change of occupancy, *addition* to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 F.A.C.

101.4.10 Roofing. The provisions of *Roofing Application Standard (RAS) No. 115, Standard Procedures for Asphalt Single Installation* as published in the *Florida Building Code, Test Procedures for High-Velocity Hurricane Zones* shall apply to the installation of all new or replacement asphalt shingle roof coverings.

SECTION 102
APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 *The Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the *Florida Building Cod*e. Additionally, a local code enforcement agency may not administer or enforce the *Florida Building Code, Building* to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

(a) Building and structures specifically regulated and preempted by the federal government.
(b) Railroads and ancillary facilities associated with the railroad.
(c) Nonresidential farm buildings on farms.
(d) Temporary buildings or sheds used exclusively for construction purposes.
(e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501-553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures. Permits shall be required for structural support and tie-down, electric supply and all other such utility connections to such mobile or modular structures as required by this jurisdiction.

(f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.

(g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.

(h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.

(i) Family mausoleums not exceeding 250 square feet (23 m^2) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

(j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

(k) A building or structure having less than 1,000 square feet (93 m^2) which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:

1. Is not rented or leased or used as a principal residence;
2. Is not located within the 100-year flood plain according to the Federal Emergency Management Agency's current Flood Insurance Rate Map; and
3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*, facilities subject to the provisions of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building* for all residential buildings or structures of the same occupancy class.

102.2.3 The *building official* shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
   a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m^2) or the square footage of the primary structure, whichever is less.
   b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not

exceed $5,000 within any 12-month period.

c. Building and inspection fees.

2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27 of this code.

[A] 102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] 102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Building Code, Existing Building, International Property Maintenance Code*, *Fort Pierce Property Maintenance Ordinance* or the *Florida Fire Prevention Code*.

[A] 102.6.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *Florida Building Code, Building* or *Florida Building Code, Residential*, as applicable, for new construction or with any current *permit* for such occupancy.

[A] 102.6.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *Florida Fire Prevention Code, International Property Maintenance Code*, *Fort Pierce Property Maintenance Ordinance* or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

(1) Relocation of an existing manufactured building does not constitute an alteration.
(2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
(3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the

surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except during reroofing when the equipment is being replaced or moved and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103
DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*.

103.2 Appointment. The *building official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy *building official*, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*.

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

[A] 104.1 General. The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall also act as the floodplain administrator for this jurisdiction. The *building official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Applications and *permits*. The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration*, demolition and moving of buildings and structures, inspect the premises for which such *permits* have been issued and enforce compliance with the provisions of this code.

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. For applications for reconstruction, rehabilitation, *repair*, *alteration*, *addition* or other improvement of existing buildings or structures located in *flood hazard areas*, the *building official* shall determine if the proposed work constitutes substantial improvement or *repair* of *substantial damage*. Where the *building official* determines that the proposed work constitutes *substantial improvement* or *repair* of *substantial damage*, and where required by this code, the *building official* shall require the building to meet the requirements of Section 1612 or R322 of the Florida Building Code, Residential, as applicable.

[A] 104.3 Notices and orders. The *building official* shall issue all necessary notices or orders to ensure compliance with this code.

[A] 104.4 Inspections. The *building official* shall make all of the required inspections, or the *building official* shall have the authority to accept reports of inspection by *approved agencies* or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved agency* or by the responsible individual. The *building official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.5 Identification. The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

[A] 104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the *building official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the *building official* shall first make a

reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *building official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.7 Department records. The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records per FS 119.

104.8 Liability. The *building official* or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.8.1 Legal defense. Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *building official* or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.9 Approved materials and equipment. Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless *approved* by the *building official*.

[A] 104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the *building official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The *building official* acting as the floodplain administrator shall review requests that seek approval to modify the strict application of the flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 117.

[A] 104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] 104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the *building official.*

SECTION 105
PERMITS

[A] 105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

[A] 105.1.1 Annual facility *permit*. In lieu of an individual *permit* for each *alteration* to an existing electrical, gas, mechanical, plumbing or interior nonstructural office system(s), the *building official* is authorized to issue an annual *permit* for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The *building official* shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility *permit* shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate *permit* shall be obtained for each facility and for each construction trade, as applicable. The *permit* application shall contain a general description of the parameters of work intended to be performed during the year.

[A] 105.1.2 Annual Facility *permit* records. The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

105.1.3 Food *permit*. In accordance with Section 500.12, *Florida Statutes*, a food *permit* from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating *permit* pursuant to Section 514.031, *Florida Statutes*. A certificate of completion or occupancy may not be issued until such operating *permit* is issued. The local enforcing agency shall conduct their review of the building *permit* application upon filing and in accordance with Chapter 553, *Florida Statutes*. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building *permit* application review while awaiting comment from the Department of Health.

[A] 105.2 Work exempt from *permit*. Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the *local floodplain management ordinance*. *Permits* shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, domestic animal shelters or similar uses, provided the floor area does not exceed 120 square feet (11 m2).
2. Fences not over 7 feet (1829 mm) high accessory

to structures regulated by the *Florida Building Code, Residential*.

3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids accessory to structures regulated by the *Florida Building Code, Residential*
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Dog runs or similar enclosures less than 120 square feet when not used as a fence to enclose the property.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work excluding work which would alter the configuration of floorspace.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to structures regulated by the *Florida Building Code, Residential* that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for commercial nursery operation or agricultural purposes, not including service systems.
11. Shade cloth structures, temporary shade structures or tents accessory to structures regulated by the *Florida Building Code, Residential.*
12. Swings and other playground equipment accessory to structures regulated by the *Florida Building Code, Residential.*
13. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as pro- vided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] 105.2.2 Minor repairs. Ordinary minor repairs may be made with the approval of the *building official* without a *permit*, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

[A] 105.2.3 Public service agencies. A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A] 105.3 Application for *permit*. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Sections 713.135(5) and (6), *Florida Statutes*.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building *permit* for which an application is submitted prior to the effective date of the *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the *permit* and any extension granted to the *permit*.

Effective October 1, 2017, a local enforcement agency shall post each type of building *permit* application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the building department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the application may be submitted in person in a nonelectronic format, at the discretion of the *building official*.

[A] 105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for *permits*, the *building official* shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the *Florida Building Code* on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No *permit* may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such *permit* provides to the enforcing agency which issues the *permit* any of the following documents which apply to the construction for which the *permit* is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler

system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than $125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

   An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of $125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

   Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

   Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

   Note: It was further clarified by the Commission that the limiting criteria of 100 persons and $125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.

5. Electrical documents. See *Florida Statutes* 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. The system, Requires an electrical system with a value of over $125,000; and Requires an aggregate service capacity of over 600 amperes (240 volts) on a residential electrical system or over 800 amperes (240 volts) on a commercial or industrial electrical system;
   NOTE: It was further clarified by the Commission that the limiting factor of 240 volt or over is required to be designed by an Engineer. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 An enforcing authority may not issue a building *permit* for any building construction, erection, alteration, modification, repair or addition unless the *permit* either includes on its face or there is attached to the *permit* the following statement: "NOTICE: In addition to the requirements of this *permit*, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional *permits* required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building *permit* for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the *permit* application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall, as a condition to receiving a building *permit,* show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38, *Florida Statutes*.

105.3.6 Asbestos removal. Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building *permit* application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a *permit* under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for *permit*, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 Public right of way. A *permit* shall not be given by the *building official* for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant had received a right of way *permit* from the authority having jurisdiction over the street, alley or public lane.

105.4 Conditions of the *permit*. The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinance of this jurisdiction.

105.4.1 *Permit* intent. A *permit* issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a *permit* prevent the *building official* from thereafter requiring a correction of errors in plans, construction or violations of this code. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 6 months after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the *permit* is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new *permit* covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new *permit* is not obtained within 180 days from the date the initial *permit* became null and void, the *building official* is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new *permit* may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial *permit* became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new *permit*.

105.4.1.3 Work shall be considered to be in active progress when the *permit* has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a *permit* shall be set forth by the administrative authority.

105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* holder and property owner shall be responsible to either complete all work in accordance with the permitted plans and inspection or remove any partially completed work in a safe and code compliant manner. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the *building official.*

105.5.1 Additional options for closing a *permit*. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building *permit,* may close a building *permit* by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the *permit*. If a contractor other than the original contractor listed on the *permit* is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.
2. The property owner may assume the role of an owner- builder, in accordance with Sections 489.103(7) and 489.503(6), *Florida Statutes*.
3. If a building *permit* is expired and its requirements have been substantially completed, as determined by the local enforcement agency, the *permit* may be closed without having to obtain a new building *permit*, and the work required to close the *permit* may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the *permit*, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building *permit* 6 years after the issuance of the *permit*, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

   For purposes of this section, the term "close" means that the requirements of the *permit* have been satisfied.

105.5.2 For the purposes of this subsection, a *closed permit* shall mean a *permit* for which all requirements for completion have been satisfied or a *permit* that has been administratively closed by the *building official.*

105.5.3 For the purposes of this subsection, an *open permit* shall mean a *permit* that has not satisfied all requirements for completion as defined in 105.5.1.1.

[A] 105.6 Denial or revocation. Whenever a *permit* required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code,* the local enforcing agency shall identify the specific

plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the *permit* applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code,* the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the *permit* applicant.

105.6.1 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm's-length purchaser of a property for value solely because a building *permit* applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the *permit*.

105.6.2 Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building *permit* to a contractor solely because the contractor is listed on other building *permits* that were not closed. A local enforcement agency has the authority to deny a new *permit* application from an applicant for other reasons.

[A] 105.7 Placement of *permit*. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with Section 713.135, *Florida Statutes,* when any person applies for a building *permit,* the authority issuing such *permit* shall print on the face of each *permit* card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The enforcing agency shall require each building *permit* for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, *Florida Statutes*, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.1 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the *permit* is issued to and another copy for the building *permit* files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before *permit* issuance. Upon approval of the *building official*, the scope of work delineated in the building *permit* application and plan may be started prior to the final approval and issuance of the *permit*, provided any work completed is entirely at risk of the *permit* applicant and the work does not proceed past the first required inspection.

105.13 Phased *permit* approval. After submittal of the appropriate construction documents, the *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 *Permit* issued on basis of an affidavit. Whenever a *permit* is issued in reliance upon an affidavit or whenever the work to be covered by a *permit* involves installation under conditions which, in the opinion of the *building official*, are hazardous or complex, the *building official* shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the *permit*, provide copies of inspection reports as inspections are performed, and upon completion make and file with the *building official* written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the *building official*. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes,* and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes.*

Exception: *Permit* issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building *permit,* not including roof covering replacement or repair work associated with the prevention of degradation of the residence, that is applied for on or after July 1, 2008, and for which the estimated cost is $50,000 or more for a site built single-family detached residential structure that is located in the wind-borne debris region as defined in this code and that has an insured value of $750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of $750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Where defined wind-borne debris regions have not changed, single family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building *permit* the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought.

(b) This subsection does not apply to a building *permit* sought for:
1. A substantial improvement as defined in s. 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
2. A change of occupancy as defined in the *Florida Building Code*.
3. A conversion from residential to nonresidential or mixed use pursuant to s. 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.
4. A historic building as defined in the *Florida Building Code*.

(c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the *permit* is sought in accordance with the prohibition in paragraph (a).
3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with ss. 933.20-933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

(1) As used in this section, the term:
   (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, *Florida Statutes*.
   (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in s. 489.505, *Florida Statutes*, that is hardwired and operating at low voltage, as defined in the *National Electrical Code* Standard 70, Current Edition, or a new or existing low-voltage electric fence, and ancillary components or equipment attached to such a system, or fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.
   (c) "Low-voltage electric fence" means an alarm system, as defined in s. 489.505, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure.
   (d) "Wireless alarm system" means a burglar alarm system of smoke detector that is not hardwired.

(2) Notwithstanding any provision of this code, this section applies to all low-voltage alarm system projects for which a *permit* is required by a local enforcement agency. However, a *permit* is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.

(3) A low-voltage electric fence must meet all of the following requirements to be permitted as a low-voltage alarm system project and no further *permit* shall be required for the low-voltage alarm system project other than as provided in this section:
   (a) The electric charge produced by the fence upon contact must not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission Standard No. 60335-2-76, Current Edition.
   (b) A nonelectric fence or wall must completely enclose the low-voltage electric fence. The low- voltage electric fence may be up to 2 feet higher than the perimeter nonelectric fence or wall.
   (c) The low-voltage electric fence must be identified using warning signs attached to the fence at intervals of not more than 60 feet.
   (d) The low-voltage electric fence shall not be installed in an area zoned exclusively for single- family or multi-family residential use.
   (e) The low-voltage electric fence shall not enclose the portions of a property which are used for residential purposes.

(4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.

(5) A local enforcement agency shall make uniform basic *permit* labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in s. 553.793, *Florida Statutes*. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
   (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
   (b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

(6) A contractor shall post an unused uniform basic *permit* label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after

completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.

(8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of s. 553.793(7), *Florida Statutes*.

(9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.

(11) A uniform basic *permit* label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section. The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Chapter 489, *Florida Statutes*.

SECTION 106
FLOOR AND ROOF DESIGN LOADS

[A] 106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for *live loads* exceeding 50 psf (2.40 kN/m^2), such design *live loads* shall be conspicuously posted by the owner or the owner's authorized agent in that part of each *story* in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

[A] 106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

[A] 106.3 Restrictions on loading. It shall be unlawful to place, or cause or *permit* to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107
SUBMITTAL DOCUMENTS

[A] 107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by Chapter 471, *Florida Statutes* & 61G15 Florida Administrative Code or Chapter 481, *Florida Statutes* & 61G1 Florida Administrative Code. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

[A] 107.2 Construction documents. *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with the technical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All information, drawings, specifications and accompanying data shall bear the name and

signature of the person responsible for the design.

[A] 107.2.2 Fire protection system shop drawings. Shop drawings for the *fire protection system(s)* shall be submit- ted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 Means of egress. The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system that was tested, where applicable, as well as the test procedure used.

107.2.5 Exterior balcony and elevated walking surfaces. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

[A] 107.2.6 Site plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan where the application for *permit* is for *alteration* or *repair* or where otherwise warranted.

[A] 107.2.6.1 Design flood elevations. Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

107.2.6.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the *building official* or a duly authorized representative, as required by the *Florida Building Code*.

[A] 107.2.7 Structural information. The *construction documents* shall provide the information specified in Section 1603.

[A] 107.3 Examination of documents. The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to Section 553.77(5), *Florida Statutes*, and state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to Rule 61-41.009, *Florida Administrative Code*, shall be sufficient for local *permit* application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by

appropriately licensed design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to approval by the *building official,* from review of plans and inspections, providing the appropriate licensed design and inspection professionals certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

[A] 107.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise law- fully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 Phased approval. The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge. Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the owner's authorized agent to engage and designate on the building *permit* application a *registered design professional* who shall act as the *registered design professional in responsible charge*. If the circumstances require, the owner or the owner's authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or owner's authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties.

The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official.*

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been *approved* by the *building official*.

107.3.4.2 Certifications by contractors authorized under the provisions of Section 489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481, *Florida Statutes,* by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind- resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481

or 489, *Florida Statutes*.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the *building official* shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration and building envelope penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
   Parking Fire access
   Vehicle loading
   Driving/turning radius
   Fire hydrant/water supply/post indicator valve (PIV)
   Set back/separation (assumed property lines)
   Location of specific tanks, water lines and sewer lines
   Flood hazard areas, flood zones, and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined (with cross check with the energy code submittal).
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
   Fire-resistant separations
   Fire-resistant protection for type of construction
   Protection of openings and penetrations of rated walls
   Fireblocking and *draftstopping* and calculated fire resistance
5. Fire suppression systems shall include:
   Early warning smoke evacuation systems
   Schematic fire sprinklers
   Standpipes
   Pre-engineered systems
   Riser diagram.
6. Life safety systems shall be determined and shall include the following requirements:
   Occupant load and egress capacities
   Early warning
   Smoke control
   Stair pressurization
   Systems schematic
7. Occupancy load/egress requirements shall include:
   Occupancy load
   Gross
   Net
   Means of egress
   Exit access
   Exit
   Exit discharge
   Stairs construction/geometry and protection
   Doors
   Emergency lighting and exit signs
   Specific occupancy requirements
   Construction requirements
   Horizontal exits/exit passageways
8. Structural requirements shall include:
   Soil conditions/analysis
   Termite protection
   Design loads
   Wind requirements
   Building envelope
   Impact resistant coverings or systems
   Structural calculations (if required)
   Foundation
   Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, declaration of land restriction (non-conversion agreement) flood damage- resistant materials
   Wall systems
   Floor systems
   Roof systems
   Threshold inspection plan
   Stair systems
9. Materials shall be reviewed and shall at a minimum include the following:
   Wood
   Steel
   Aluminum
   Concrete
   Plastic
   Glass
   Masonry
   Gypsum board and plaster Insulating (mechanical)
   Roofing
   Insulation
   Building envelope portions of the Energy Code (including calculation and mandatory requirements)
10. Accessibility requirements shall include the following:
    Site requirements
    Accessible route
    Vertical accessibility
    Toilet and bathing facilities
    Drinking fountains
    Equipment
    Special occupancy requirements
    Fair housing requirements
11. Interior requirements shall include the following:
    Interior finishes (flame spread/smoke

development)
Light and ventilation (including corresponding portion of the energy code)
Sanitation

12. Special systems:
Elevators
Escalators
Lifts
13. Swimming pools:
Barrier requirements
Spas
Wading pools
14. Location and installation details. The specific location and installation details of each fire door, fire damper, ceiling damper and smoke damper shall be shown and properly identified on the building plans by the designer.

Electrical:

1. Electrical:
Wiring
Services
Feeders and branch circuits
Overcurrent protection
Grounding
Wiring methods and materials
GFCIs
Electrical portions of the Energy Code (including calculation and mandatory requirements)
2. Equipment
3. Special occupancies
4. Emergency systems
5. Communication systems
6. Low voltage
7. Load calculations
8. Design flood elevation

Plumbing:

1. Minimum plumbing facilities
2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser
14. Design flood elevation
15. Water/plumbing portions of the Energy Code (including calculation and mandatory requirements)

Mechanical:

1. Mechanical portions of the Energy calculations
2. Exhaust systems: Clothes dryer exhaust
Kitchen equipment exhaust
Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas:

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation
11. Gas portions of the Energy Code (including calculation and mandatory requirements)

Demolition:

1. Asbestos removal

Residential (one- and two-family):

1. Site requirements:
Set back/separation (assumed property lines)
Location of septic tanks
Drainage plan prepared by a registered design professional.
2. Fire-resistant construction (if required)
3. Fire
4. Smoke detector locations
5. Egress:
Egress window size and location stairs construction requirements
6. Structural requirements shall include:
Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
Termite protection
Design loads
Wind requirements

Building envelope
Foundation
Wall systems
Floor systems
Roof systems
Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, declaration of land restriction (non-conversion agreement), equipment, and flood damage-resistant materials

7. Accessibility requirements:
   Show/identify accessible bath
8. Impact resistant coverings or systems
9. Residential Energy Code submittal (including calculation and mandatory requirements)

Manufactured buildings/housing:

1. Site requirements
   Setback/separation (assumed property lines)
   Location of septic tanks (if applicable)
2. Structural
   Wind zone
   Anchoring
   Blocking
3. Plumbing
   List potable water source and meter size (if applicable)
4. Mechanical
   Exhaust Systems
   Clothes dryer exhaust
   Kitchen equipment exhaust
5. Electrical exterior disconnect location

Exemptions: Plans examination by the *building official* shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Reroofs
3. Minor electrical, plumbing and mechanical repairs
4. Annual maintenance *permits*
5. Prototype plans:
   Except for local site adaptions, siding, foundations and/or modifications.
   Except for structures that require waiver.
6. Manufactured buildings plan except for foundations and modifications of buildings on site and as listed above in manufactured buildings/housing.

[A] 107.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

[A] 107.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

107.6 Affidavits. The *building official* may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The *building official* may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the *building official* copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person con- ducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 Building *permits* issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the *building official* to issue *permits*, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code.*

SECTION 108
TEMPORARY STRUCTURES AND USES

[A] 108.1 General. The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] 108.2 Conformance. Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 108.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 108.4 Termination of approval. The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109
FEES

[A] 109.1 Payment of fees. A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

[A] 109.2 Schedule of *permit* fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

[A] 109.3 Building permit valuations. *Permit* valuation shall mean the total value of work or total contract price including all materials and labor, for which the permit is being issued, including, but not limited to, electrical, gas, mechanical and plumbing equipment, permanent systems and appurtenances, including, but not limited to, equipment for which services and systems are designed for; regardless of whether the labor or materials are donated or obtained at discounted rates, overhead and profit. The building official shall make the final determination if there is a dispute regarding the valuation. The building official shall determine valuation by using the total contract price submitted or the most recent building valuation data as compiled by the International Code Council (ICC), whichever is greater.

[A] 109.4 Work commencing before *permit* issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* or without prior approval from the *building official* as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required *permit(s)* must be applied for within three (3) business days and any unreasonable delay in obtaining those *permit(s)* shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a *permit.* The *building official* may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

[A] 109.5 Related fees. The payment of the fee for the construction, *alteration*, removal or demolition for work done in connection to or concurrently with the work authorized by a building *permit* shall not relieve the applicant or holder of the *permit* from the payment of other fees that are prescribed by

law.

[A] 109.6 Refunds. The *building official* is authorized to establish a refund policy.

SECTION 110
INSPECTIONS

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain exposed and provided with access for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The *building official* shall be permitted to require a boundary line survey prepared by a Florida licensed professional surveyor and mapper whenever the boundary lines cannot be readily determined in the field. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the *building official*, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The *building official* may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the *building official*. The *building official* shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statues.

[A] 110.2 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] 110.3 Required inspections. The *building official* upon notification from the *permit* holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the *permit* holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The *building official* shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:
   - Stem-wall
   - Monolithic slab-on-grade
   - Piling/pile caps
   - Footers/grade beams

   1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

   1.2. A foundation/form board survey prepared and certified by a Florida licensed professional surveyor and mapper shall be submitted and approved by the authority having jurisdiction, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site once approved.

   1.3. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted and approved by the authority having jurisdiction.
2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts

and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved* and shall at a minimum include the following building components:

- Window/door framing
- Window U-factor/SHGC (as indicated on approved energy calculations)
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)
- *Draftstopping/fireblocking*
- Curtain wall framing
- Energy insulation (Insulation R-factor as indicated on approved energy calculations)
- Accessibility
- Verify rough opening dimensions are within tolerances.
- Window/door buck attachment

2.1 Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.

2.2 Lath and gypsum board inspection for fire-resistance rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before ant plastering is applied or gypsum board joints and fasteners are taped and finished.

3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
   - Roof sheathing
   - Wall sheathing
   - Continuous air barrier
   - Exterior siding/cladding
   - Sheathing fasteners
   - Roof/wall dry-in

   NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material.
4. Exterior wall coverings. Shall at a minimum include the following building components in progress inspections:
   - Exterior wall coverings and veneers
   - Soffit coverings
5. Roofing inspection. Shall at a minimum be made in at least two inspections and include the following building components:
   - Dry-in
   - Insulation
   - Roof coverings (including In Progress as necessary)
   - Insulation on roof deck (according to submitted energy calculation)
   - Flashing

   5.1 Re-roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the *building official.*
6. Final inspection. To be made after the building is completed and ready for occupancy.

   6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted and approved by the authority having jurisdiction.
7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.
   a. Steel reinforcement inspection
   b. Underground electric inspection
   c. Underground piping inspection including a pressure test.
   d. Underground electric inspection under deck area (including the equipotential bonding)
   b. Underground piping inspection under deck area
   c. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
   d. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
   e. Final pool piping
   f. Final Electrical inspection
   g. Final inspection to be made when the

swimming pool is complete and all required enclosure requirements are in place.
In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.

8. Demolition inspections. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.
Final inspection to be made after all demolition work is completed, all concrete/asphalt has been removed, accessory structures have been removed, and the entire property has been graded and sodded.
9. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross- overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact-resistant coverings or impact-resistant systems are installed, the *building official* shall schedule adequate inspections of impact- resistant coverings or impact-resistant systems to determine the following:
The system indicated on the plans was installed.
The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
4. Existing Swimming Pools. To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
Includes plumbing provisions of the energy code and approved energy calculation provisions.
3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.
Note: See Section 312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, *fireblocking* and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
Includes mechanical provisions of the energy code and approved energy calculation provisions.
3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
Includes gas provisions of the energy code and approved energy calculation provisions.
2. Final piping inspection. To be made after all piping authorized by the *permit* has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. Final inspection. To be made on all new gas

work authorized by the *permit* and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

[A] 110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

[A] 110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] 110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.4 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official*.

[A] 110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, *fireblocking* and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are *approved*.

[A] 110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.6 Weather-exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious-moisture-barrier system shall not be concealed until inspected and *approved*.

[A] 110.3.7 Fire and smoke-resistant penetrations. Protection of joints and penetrations in *fire-resistance- rated* assemblies, *smoke barriers* and smoke partitions shall not be concealed from view until inspected and *approved*.

[A] 110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with *FBC, Energy Conservation* and confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value, and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

[A] 110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.8, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

[A] 110.3.10 Special inspections. Reserved.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

110.3.11.1 Flood hazard documentation. If located in a *flood hazard area*, documentation of the elevation of the lowest floor as required in

Section 1612.5 and Section R322 of the Florida Building Code, Residential, shall be submitted to the *building official* prior to the final inspection.

110.3.11.2 Commercial Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.

110.3.11.3 Residential Energy Code documentation. If required by energy code path submittal (R405), confirmation that the duct test requirements shall be received by building official.

110.3.12 Termites. Building components and building surroundings required to be protected from termite dam- age in accordance with Section 1503.7, Section 2304.12.9 or Section 2304.12.4, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the *building official* has been received.

110.3.13 Impact-resistant coverings or systems. Where impact-resistant coverings or systems are installed to meet requirements of this code, the *building official* shall schedule adequate inspections of impact-resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

[A] 110.4 Inspection agencies. The *building official* is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] 110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code.

[A] 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

110.7 Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold building.

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building *permit* for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the *building official*, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under s. 553.71(7), *Florida Statutes* may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The

inspector shall be a person certified, licensed or registered under Chapter 471, *Florida Statutes*, as an engineer or under Chapter 481, *Florida Statutes*, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of *permit* documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as deter-mined by the local authority in accordance with this section and Chapter 633, *Florida Statutes.*

110.8.5 No enforcing agency may issue a building *permit* for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), *Florida Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*, within the scope of her or his license. The named contractor to whom the building *permit* is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building *permit* was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, *Florida Statutes*, without duplicative inspection by the building department. The *building official* is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes,* or certified as a special inspector under Chapter 471 or 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections required by this code.

SECTION 111
CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction

7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

111.5 Certificate of completion. A certificate of completion is proof that a structure or system is complete and for certain types of *permits* is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112
SERVICE UTILITIES

[A] 112.1 Connection of service utilities. A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] 112.2 Temporary connection. The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

[A] 112.3 Authority to disconnect service utilities. The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113
BOARD OF APPEALS

113.1 General. Appeals relating to the Florida Building Code must be appealed to the Florida Building Commission.

SECTION 114
VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 115
STOP WORK ORDER

[A] 115.1 Authority. Where the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order**.**

[A] 115.2 Issuance. The stop work order shall be in writing and shall be given to the *owner* of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 115.3 Issuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 General. The provisions of the *Fort Pierce Property Maintenance Code* shall apply to structures and equipment that have been deemed unsafe by the *building official.*

SECTION 117
VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local flood plain management ordinance shall apply to requests submitted to the *building official* for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.

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Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

03/26/2021

Subscribed and sworn to before on March 26, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $123.24
Ad No: 0004640932
Customer No: 1309463
PO #:

# of Affidavits1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, April 5, 2021 at 6:00 p.m. and Monday, April 19, 2021 at 4:30 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 21-011 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 103, ARTICLE II, OF THE CODE OF ORDINANCES ENTITLED "BUILDING CODE"; PROVIDING FOR ADOPTION OF LOCAL ADMINISTRATIVE AMENDMENTS TO THE FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020); CORRECTING CODIFICATION ERRORS OF LOCAL TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Ordinance; said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 3/26/2021
TCN4640932

City Commission Regular Meeting - 4:30 pm **12. b.**

Meeting Date: 04/19/2021

Re: Public Hearing for 2021-2023 Local Housing Assistance Plan (LHAP)

SUBJECT:

Public Hearing for the 2021-2024 Local Housing Assistance Plan (LHAP)

SUMMARY:

This public hearing follows a 30-day public comment period for the 2021-2023 LHAP for the State Housing Initiatives Partnership (SHIP) program and includes strategies the City will undertake should we receive funding from Florida Housing Finance Corporation (FHFC) over the next three (3) program years. TheLHAP is due to FHFC on May 2, 2021.

The SHIP program requires local governments to submit a Local Housing Assistance Plan every three years. The LHAP describes the methods (housing strategies) by which they will expend the SHIP funds allocated to the jurisdiction. Generally, the LHAP is submitted once every three years and covers three fiscal years funding, 2021-2022, 2022-2023, 2023-2024.

At the April 14, Communitywide Council meeting, the board, serving as the Affordable Housing Advisory Committee, approved the AHAC Report, which outlines the incentive strategies to facilitate affordable housing.

RECOMMENDATION:

Allow the public hearing and then approve the 2021-2023 LHAP for submittal to FHFC.

ALTERNATIVES:

Staff will proceed at the direction of the City Commission

RESPONSIBLE STAFF:

Sheila Wise, Reporting and Grants Specialist
Caleta Scott, Manager, Grants Administration

COORDINATED WITH:

Johnna Morris, FInance Director

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	10595025544960
Amount:	200000.00

OTHER INFORMATION:

The budget included with the 2018-2020 LHAP contains hypothetical numbers because the State Housing Finance Corporation has not publicized funding for municipalities for the SHIP program during program years 2018-2020. The City of Fort Pierce is required by the State of Florida to create a budget containing the hypothetical numbers. All of the expenditures for SHIP home rehabs will be reimbursed to the City via SHIP.

Attachments

LHAP - Final Draft
AHAC Report
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/13/2021 09:54 AM
City Manager	Nick Mimms	04/14/2021 12:45 PM
Form Started By: Caleta Scott		Started On: 03/03/2021 08:49 AM
Final Approval Date: 04/14/2021		

CITY OF FORT PIERCE

LOCAL HOUSING ASSISTANCE PLAN (LHAP)

DRAFT

For Fiscal Years

2021-2022, 2022-2023, 2023-2024

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Exhibits **A.** Administrative Budget for each fiscal year covered in the Plan **B.** Timeline for Estimated Encumbrance and Expenditure **C.** Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan **D.** Signed LHAP Certification **E.** Signed, dated, witnessed, or attested adopting resolution	**13**

I. Program Details:

A. LG(s)

Name of Local Government	**City of Fort Pierce**
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the Very low, low, and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government's Comprehensive Plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2021-2022, 2022-2023, 2023-2024

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government lending institutions; builders and developers; not-for-profit and community-based housing providers and service organizations; providers of professional services related to affordable housing; advocates for low-income persons; real estate professionals; and persons or entities that can provide housing or support services.

F. Leveraging: The Plan is intended to increase the availability of affordable residential housing units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input will be solicited through Microsoft *Teams* meetings with housing providers, social service providers and local lenders. Public input will be solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no Notice of Funding Availability is required.

I. Waiting List/Priorities: The following priorities for funding described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II.

1. Elderly and Special Needs Households
2. Very-Low, Low

A **Waiting List** (not the same as a Callback list) will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the Wait list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were submitted, as well as any established funding priorities as described in this plan.

Callback List: A Callback List containing the names and contact information of citizens who inquire about assistance will be established when the program is closed. Households on the list will be personally contacted (via email, via phone if email not available) when an advertisement is placed in the newspaper of general circulation and on the City's website.

J. Discrimination : In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. Support Services and Counseling: Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. Purchase Price Limits: The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. Income Limits, Rent Limits and Affordability: The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. Welfare Transition Program: Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. Monitoring and First Right of Refusal: In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments

shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county, or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: *"The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except that small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	All Administrative Duties	10%
Third Party Entity/Sub-recipient	The City has the discretion to assign to 3rd party; percentage of admin fee determined by percentage of assignment of SHIP duties/tasks	

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes, and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

S. **Project Delivery Costs:** Project delivery costs may include the costs associated with outsourcing of services, not to exceed 5% of total project cost to a third party as follows:
1) Service Delivery Fee; 2) Application Intake & Processing; 3) Termite Inspections; 4) Scope of Work Development Assistance; 5) Surveys; 6) Lead-Based Paint Inspections

T. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: The City of Fort Pierce, when economically feasible, will incorporate the following Green Building initiatives: 1) Utilization of Energy Star rated products, 2) High-Energy efficient, hurricane impact windows, air conditioning units, 3) Durable, long-lasting asphalt roof shingles and light-colored reflective roofing material.

V. **Efforts to meet the 20% Special Needs set-aside:** During all application periods for all affordable home strategies, the City will provide a concerted effort to meet the 20% Special Needs set aside by conducting a pre-qualification assessment of applications received to identify those submitted by citizens with Special Needs. Once identified, these populations will receive top priority in the verification and awarding process.

W. Describe efforts to reduce homelessness: The City collaborates with local homeless service providers, the St. Lucie County Community Services Division, and local non-profits to work with individuals who are deemed homeless. Through collaborative communication efforts, resources in the form of funding, housing placement, or other means to assist homeless are put in place.

Section II. LHAP Strategies:

A. New Construction/Infill Housing	*Code 10*

a. **Summary of Strategy**: This strategy is designed to revitalize residential communities through the construction of affordable homes for very low, low, and moderate-income residents of the City of Fort Pierce. SHIP funds will be awarded to for-profit and not-for-profit organizations, including Community Land Trusts (CLT), for acquisition, infrastructure, and development costs, as well as all other associated fees and permits for the construction of housing units (single & multiple family dwellings) to pay down the development cost to further reduce the sale price to income eligible homebuyers.

b. **Fiscal Years Covered**: 2021-2022, 2022-2023, 2023-2024

c. **Income Categories to be served**: Very low, Low, and Moderate

d. **Maximum award**: Up to $120,000

e. **Terms**:

1. **Loan/Grant: All loans made to applicant under this strategy will be a deferred payment, non-amortizing loan secured by a mortgage and note.**

2. **Interest Rate:** 0%

3. **Years in Loan Term:** Homebuyer 30; Developer: 2 years.

4. **Forgiveness:** Loan is forgiven if recipient maintains ownership as primary residence through the term of the loan.

5. **Repayment**: Not required as long as the loan is in good standing

6. **Default:** Homebuyer: If default occurs by not abiding by the recapture provisions, the entire balance shall become due and payable to the SHIP Local Housing Trust Fund. Failure to pay the deferred loan balance when due will lead to foreclosure and loss of property ownership. Default occurs if assisted property is sold, transferred, refinanced or converted to other than owner-occupied use prior to the expiration of (30) years—the loan shall become immediately due and payable. If homeowner dies prior to the expiration of the mortgage, payment in full of all sums secured by the security instrument will be required.

7. **Default: Developer:** Default terms for developer not meeting program requirements shall be immediate repayment to the City trust account I the developer fails to meet the terms of the loan or fails to meet the program timeline for expenditure or having an eligible applicant occupying eligible housing. Default terms shall be described in mortgage and promissory note securing property

f. **Recipient Selection Criteria:** Criteria for awarding SHIP funds to income-eligible applicants will be first-qualified, first-served, first-eligible basis.

Homebuyer Education

Homebuyers must complete an approved homebuyer education class from a HUD certified agency and obtain a Certificate of Completion. CLT homebuyers must complete an approved homebuyer education class from a HUD certified agency that contains a community land trust component and/or session with the CLT in addition to the homebuyer education class that requires CLT buyers to demonstrate and attest to a clear understanding of the terms of community land trust homeownership and obtain a Certificate of Completion.

g. **Sponsor Selection Criteria**: Applications from potential sponsors will be reviewed on an ongoing basis.

Sponsor/developers are required to be awarded construction financing through other local, state, federal private programs, or show sufficient liquid assets necessary to construct new affordable homes. Funding for each project will be based upon the gap demonstrated by the developer in the project budget. The project gap is the difference between the cost incurred by the developer to construct the unit and the sales price the market will bear to sell the unit to an eligible buyer.

Not-for-profit sponsors used to implement this program must have received a tax-exempt ruling as a non-profit agency from the IRS under Section 501(c) of the Internal Revenue Code. The not-for-profit must have in its mission statement, Articles of Incorporation or Bylaws that it is dedicated to the provision of housing and services for eligible households. For-profit sponsors administering the program must have experience performing housing activities for eligible households.

The criteria to select for-profit or non-profit agencies may include, but is not limited to the following:

- Consistency of the project with basic goals and objectives of the City;
- The financial strength of the sponsor, including the ability to leverage funds from other sources;
- The ability of the sponsor to complete the project by the deadlines established by the City;
- The capacity of the sponsor;
- The quantity and quality of experience in affordable housing development;
- Proof of site control;
- Agreement to select recipients based on compliance with all eligibility requirements imposed by the program;
- Preference shall be given to 1) Community Land Trust, and 2) not-for-profit entities; and 3) preference for the sponsors that employ personnel from the Welfare Transition Program.

h. **Additional Information**:

- All eligible units must be in located within the City of Fort Pierce
- Units to be developed shall be site built or block structures
- Mobile homes are not eligible for this program
- Homes may not be developed in a 100-year flood plain or on properties that a first mortgage lender would require by covered by flood insurance
- The City will be placed in second lien position behind the first mortgage for all homebuyer transactions

B. Purchase Assistance	*Code 2*

a. **Summary of Strategy:** The City of Fort Pierce may provide funds for Home Purchase Assistance by providing down payment and/or closing cost assistance for eligible first-time homebuyers to purchase a newly constructed or an existing home for use as their primary residence.

b. **Fiscal Years Covered:** 2021-2022, 2022-2023, 2023-2024

c. **Income Categories to be served**: Very low, Low, and Moderate

d. **Maximum award**: Up to $15,000 for Very low- and low-income families and $10,000 for moderate-income families.

e. **Terms:**

1. **Repayment loan/deferred loan/grant**: Deferred Loan
2. **Interest Rate**: 0%
3. **Years in loan term:**

Assistance Amount	Term Period	Annual Forgiveness
$10,000	10 Year	1/10 of loan amount
$15,000	15 year	1/15 of loan amount

4. **Forgiveness:** The loan is forgiven on an annual basis according to the chart above. Loans will be secured by a mortgage and note.

5. **Repayment**: No repayment required as long as the loan is in good standing.

6. **Default**: Should the property be sold or if the household fails to maintain it as their principal residence during the term of the deferred mortgage loan, the remaining amount will be due and payable to the SHIP Housing Trust Fund with the City of Fort Pierce. In the event of the death of the property owner, the same recapture criteria will apply to the heir(s).

f. **Recipient/Tenant Selection Criteria**: Low to moderate income homeowners will be assisted on a first qualified/first-served basis with priorities in accordance with Section 1.

g. **Sponsor Selection Criteria:** N/A

h. **Additional Information**: Homebuyers must complete a certified, 8-hour homebuyer's workshop.

C. Owner-Occupied Rehabilitation	***Code 3***

a. **Summary of Strategy**: The City provides Owner-Occupied housing repair/rehabilitation funding through the SHIP program for the upgrading of substandard, owner-occupied housing units and for the addressing of housing code violations. This strategy provides for the construction or installation of general property improvements to provide basic amenities and to bring units into conformity with applicable housing standards.

Homes selected for rehab/repair, must undergo a full inspection by the City's building inspectors prior to approval of SHIP rehabilitation or repair. This inspection is to ensure that the amount funding awarded will fully cover the cost to bring the home into standard conditions. The program cannot perform partial rehab if a home is found to have substantial critical work in which the cost for rehab supersedes the maximum award amount. Building inspectors will identify, through a work write-up, the improvements needed for safe, sanitary habilitation and corrections needed to remedy substantial code violations.

b. **Fiscal Years Covered**: 2021-2022, 2022-2023, 2023-2024

c. **Income Categories to be served**: Very low, low, and moderate

d. **Maximum award**: $35,000

e. **Terms:**

1. **Repayment loan/deferred loan/grant**: Deferred Loan
2. **Interest Rate:** 0%
3. **Years in loan term:**

Assistance Amount	Term Period	Annual Forgiveness
$500-$10,000	5 Years	1/5 of loan amount
$10,001-$30,000	10 Years	1/10 of loan amount
$30,001-$35,000	15 Years	1/15 of loan amount

4. **Forgiveness**: The loan will be forgiven in full at the end of the term.
5. **Repayment**: Not required as long as the loan is in good standing.
6. **Default**: Should the property be transferred, sold, or if the resident fails to maintain the home as the primary residence during the term of the deferred mortgage, the remaining amount will be due and payable to the SHIP Housing Trust Fund. In the event of the death of the property owner(s), the same recapture criteria apply to heir(s).

f. **Recipient/Tenant Selection Criteria**: Homeowners that reside within the City of Fort Pierce will be eligible to apply for assistance through this strategy. Applicants will be selected on a first-served, first-qualified basis, with priority given to persons who are deemed as Special Needs. All persons over the age of 18 whose name(s) appear on the deed or title of the home must be listed as applicants on the rehab application and must complete the income eligibility process before they are determined eligible. Applicants will be selected according to the greatest need based on criteria including age, disability, households with children under the age of 5, and dwelling situations that present a health or safety condition as determined by the initial in-house inspection.

g. **Additional Information**: This strategy may be combined with other state, federal, or local programs. Under no circumstances shall improvements be made to only improve the aesthetics of the home. In the event all returned bids plus soft costs exceed the maximum award, the Program may (at the discretion of the Division Manager or designee) adjust the scope of service by eliminating/reducing items which do not impact code, health, or safety to meet compliance.

If the scope is unable to be adjusted, the project will be deemed ineligible. If a homeowner's project has been deemed ineligible, the homeowner may reapply for assistance after six (6) months, provided that the Program is accepting applications and the underlying reason(s) for the ineligibility have changed (e.g., reduced construction costs, homeowner completed repairs, etc.)

D. Strategy Name: Disaster/Post Disaster Mitigation	***Code 5,16***

a. **Summary of Strategy**: In the event of a state or federally declared disaster by Executive Order as required in Section 420.9078 (1), F.S. SHIP funds may be used to leverage with available federal and state resources to assist income-eligible households with disaster related repairs or rental or mortgage assistance, if warranted by the nature of the disaster. The City will utilize funds that have not yet been encumbered or used with additional disaster funds allocated by Florida Housing Finance Corporation. Disaster assistance will be for items such as, but not limited to:

(a) Purchasing of emergency supplies to weatherproof damaged homes
(b) Providing of repairs to avoid further damage
(c) Removal of trees and debris,
(d) Rental assistance for eligible recipients that have been displaced from their homes due to disaster
(e) Alternatively, funds may also be used to retrofit weather disaster affected residences with mitigation features (installation of roofing straps, shutters, storm doors, windows, and garage doors) that help prevent future storm/adverse weather damage.

b. **Fiscal Years Covered:** 2021-2022, 2022-2023, 2023-2024

c. **Income Categories to be served**: Very low, low, and moderate

d. **Maximum award:** $10,000

e. **Terms:**

1. **Repayment loan/deferred loan/grant**: grant.
2. **Interest Rate**: 0%
3. **Years in loan term/ Forgiveness**: N/A.
4. **Repayment/Default**: N/A

f. **Recipient/Tenant Selection Criteria**: Priorities in accordance with Section I (1) of this document.

G. **Sponsor Selection Criteria:** N/A

h. **Additional Information**: If owner is insured, proceeds from the insurance must be used first before SHIP funds, except for the payment of the deductible.

III. LHAP Incentive Strategies

The City of Fort Pierce will employ the following strategies in order to facilitate the various affordable housing strategies listed in this Plan, as per Section 420.9076, F.S.:

A. **Expedited Permitting**

Explanation: *Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing Projects are expedited to a greater degree than other projects.*

The City of Fort Pierce has a streamlined permitting process for handling permits for SHIP projects. Reduced or waived permit fees as well as immediately attending to SHIP permits are in place.

B. **Ongoing Review Process**

Explanation: *An ongoing review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.*

The City's SHIP office, along with Planning and Zoning work in tandem to analyze plans, procedures, rules, ordinances, regulations, or policies, to determine any impacts to the cost of affordable housing. If necessary, the SHIP administrator will bring this information to the Commission for consideration.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed, or attested adopting resolution.

ADMINISTRATIVE BUDGET FOR EACH FISCAL YEAR

Exhibit A

Exhibit A (2021)

City of Fort Pierce		
Fiscal Year: 2021-2022		
Estimated SHIP Funds for Fiscal Year:	$	624,274.00
Salaries and Benefits	$	58,424.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	1,000.00
Advertising	$	1,000.00
Other*	$	
Total	$	62,424.00
Admin %		10.00%
		OK
Fiscal Year 2022-2023		
Estimated SHIP Funds for Fiscal Year:	$	624,274.00
Salaries and Benefits	$	58,424.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	1,000.00
Advertising	$	1,000.00
Other*	$	
Total	$	62,424.00
Admin %		10.00%
		OK
Fiscal Year 2023-2024		
Estimated SHIP Funds for Fiscal Year:	$	624,274.00
Salaries and Benefits	$	58,424.00
Office Supplies and Equipment	$	2,000.00
Travel Per diem Workshops, etc.	$	1,000.00
Advertising	$	1,000.00
Other*	$	
Total	$	62,424.00
Admin %		10.00%
		OK
*All "other" items need to be detailed here and are subject to review and approval by the SHIP review committee. Project Delivery Costs that are outside of administrative costs are not to be included here, but must be detailed in the LHAP main document.		
Details:		

July 1, 2021

Exhibit B
Timeline for SHIP Expenditures

The **City of Fort Pierce** affirms that funds allocated for these fiscal years will meet the following deadlines:

Fiscal Year	Encumbered	Expended	1st Year AR	2nd Year AR	Closeout AR
2021-2022	6/30/2023	6/30/2024	9/15/2022	9/15/2023	9/15/2024
2022-2023	6/30/2024	6/30/2025	9/15/2023	9/15/2024	9/15/2025
2023-2024	6/30/2025	6/30/2026	9/15/2024	9/15/2025	/9/15/2026

If funds allocated for these fiscal years is not anticipated to meet any of the deadlines in the table above, Florida Housing Finance Corporation will be notified according to the following chart:

Fiscal Year	Funds Not Encumbered	Funds Not Expended	1st Year AR Not Submitted	2nd Year AR Not Submitted	Closeout AR Not Submitted
2021-2022	3/30/2023	3/30/2024	6/15/2022	6/15/2023	6/15/2024
2022-2023	3/30/2024	3/30/2025	6/15/2023	6/15/2024	6/15/2025
2023-2024	3/30/2025	3/30/2026	6/15/2024	6/15/2025	6/15/2026

Requests for Expenditure Extensions (close-out year ONLY) must be received by FHFC by June 15 of the year in which funds are required to be expended. The extension request shall be emailed to robert.dearduff@floridahousing.org and terry.auringer@floridahousing.org and include:

1. A statement that "(City of Fort Pierce) requests an extension to the expenditure deadline for fiscal year _____.
2. The amount of funds that is not expended.
3. The amount of funds that is not encumbered or has been recaptured.
4. A detailed plan of how/when the money will be expended.

Note: an extension to the expenditure deadline (June 30) does not relieve the requirement to submit (September 15) the annual report online detailing all funds that have been expended. Please email terry.auringer@floridahousing.org when you are ready to "submit" the AR.

Other Key Deadlines:

AHAC reports are due for each local government the same year as the local government's LHAP being submitted. Local governments receiving the minimum (or less) allocation are not required to report.

FLORIDA HOUSING FINANCE CORPORATION

HOUSING DELIVERY GOALS CHART

2022-2023

CITY OF FORT PIERCE

Estimated Funds (Anticipated allocation only):			$ 624,274									
Code	Strategies Homeownership	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
10	New Construction	Yes	1	$50,000	1	$50,000	1	$50,000	$150,000.00	$0.00	$150,000.00	3
2	Purchase Assistance	Yes	5	$15,000	5	$15,000	1	$10,000	$160,000.00	$0.00	$160,000.00	11
3	Owner-Occupied Rehab	Yes	3	$35,000	3	$35,000	1	$35,000	$245,000.00	$0.00	$245,000.00	7
5	Disaster/Post Disaster Mitigation	Yes		$10,000		$10,000		$10,000	$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Homeownership		9		9		3		$555,000.00	$0.00	$555,000.00	21
Purchase Price Limits:			New	$ 311,464	Existing	$ 110,000						
			OK		OK							

Code	Rental	Qualifies for 75% set-aside	VLI Units	Max. SHIP Award	LI Units	Max. SHIP Award	Mod Units	Max. SHIP Award	New Construction	Without Construction	Total	Units
16		No		$3,000		$3,000			$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
									$0.00	$0.00	$0.00	0
	Total Rental		0		0		0		$0.00	$0.00	$0.00	0
	Administration Fees		$ 62,427		10%		OK					
	Home Ownership Counseling		$ -									
	Total All Funds		$ 617,427	OK								

Set-Asides

Percentage Construction/Rehab (75% requirement)		88.9%	OK
Homeownership % (65% requirement)		88.9%	OK
Rental Restriction (25%)		0.0%	OK
Very-Low Income (30% requirement)		$ 230,000 36.8%	OK
Low Income (30% requirement)		$ 230,000 36.8%	OK
Moderate Income		$ 95,000 15.2%	

CERTIFICATION TO
FLORIDA HOUSING FINANCE CORPORATION

Local Government or Interlocal Entity:

City of Fort Pierce

Certifies that:

(1) The availability of SHIP funds will be advertised pursuant to program requirements in 420.907-420.9079, Florida Statutes.

(2) All SHIP funds will be expended in a manner which will ensure that there will be no discrimination on the basis of race, color, national origin, sex, handicap, familial status, or religion.

(3) A process to determine eligibility and for selection of recipients for funds has been developed.

(4) Recipients of funds will be required to contractually commit to program guidelines and loan terms.

(5) Florida Housing will be notified promptly if the local government /interlocal entity will be unable to comply with any provision of the local housing assistance plan (LHAP).

(6) The LHAP provides a plan for the encumbrance of funds within twelve months of the end of the State fiscal year in which they are received and a plan for the expenditure of SHIP funds including allocation, program income and recaptured funds within 24 months following the end of the State fiscal year in which they are received.

(7) The LHAP conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the LHAP.

(8) Amendments to the approved LHAP shall be provided to the Florida Housing for review and/or approval within 21 days after adoption.

(9) The trust fund exists with a qualified depository for all SHIP funds as well as program income or recaptured funds.

(10) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.

(11) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements (CAFR). An electronic copy of the CAFR or a hyperlink to the document shall be provided to Florida Housing by June 30 of the applicable year.

(12) Evidence of compliance with the Florida Single Audit Act, as referenced in Section 215.97, F.S. shall be provided to Florida Housing by June 30 of the applicable year.

(13) SHIP funds will not be pledged for debt service on bonds.

(14) Developers receiving assistance from both SHIP and the Low-Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.

(15) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to serve eligible persons.

(16) Rental Units constructed or rehabilitated with SHIP funds shall be monitored for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e). To the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility.

(17) The LHAP meets the requirements of Section 420.907-9079 FS, and Rule Chapter 67-37 FAC.

(18) The provisions of Chapter 83-220, Laws of Florida have not been implemented (except for Miami-Dade County).

_____ _____

Witness Chief Elected Official or designee

_____ _____

Witness Type Name and Title

_____

Date

OR

_____

Attest:
(Seal)

City of Fort Pierce

DRAFT

AFFORDABLE HOUSING ADVISORY COMMITTEE REPORT

AFFORDABLE HOUSING INITIATIVES

Date: April 14, 2021

Prepared for:
Florida Housing Finance Corporation
Office of the Mayor and City Commission

Prepared by:
City of Fort Pierce Grants Administration Division

PART 1
AHAC COMMITTEE INTRODUCTION AND BACKGROUND

INTRODUCTION

In 2007, the Florida Legislature passed HB 1375, mandating that the Florida Housing Finance Corporation (FHFC) require each local municipality and county receiving State Housing Initiatives Partnership (SHIP) funds to reestablish (an original was established in 1993, but later dissolved) an Affordable Housing Advisory Committee (AHAC). An AHAC committee is required by Florida State Statute 420.9072 (2)(b)4 and the FHFC is the State Agency responsible for the SHIP Program. The City of Fort Pierce, as a recipient of SHIP funds, is required to comply with this requirement for the establishment of an AHAC.

The SHIP Program was created as a result of the William E. Sadowski Affordable Housing Act passed by the Florida Legislature in 1992. This legislation authorized the allocation of tax revenues under Chapter 201, Florida Statues, and allocates such funds to counties and eligible municipalities for use in affordable housing programs.

The responsibility of the AHAC Committee is to review established policies and procedures, ordinances, land development regulations and the City's adopted Comprehensive Plan to recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate. The Committee is also charged with evaluating the implementation(s) of affordable housing incentives.

BACKGROUND INFORMATION

The City of Fort Pierce's Affordable Housing Committee (AHAC) was established on March 12, 2008, as a part of the City's Communitywide Council under Ordinance L-13. The Committee considers incentives that it views as best facilitating the acquisition and promotion of affordable housing and makes recommendations to the City's Board of Commissioners via the AHAC Report. This report represents the Committee's discussions and recommendations at its March 10th, and March 24th, 2021 meetings, which were adopted at its public meeting held on April 14, 2021. The report will be presented to the City Commission at a regular meeting held on April 19, 2021.

DEFINITION OF AFFORDABLE HOUSING

The definition for 'affordable" as defined by Chapter 420, Florida Statues:

Affordable means that the monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of the median adjusted gross annual income for extremely low, very low-, low-, and moderate-income households.

Extremely low means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the City.

Very low means that one or more natural persons or fa family whose total annual household income does not exceed 50 percent of the median annual adjusted gross income for households within the City.

Low means one or more natural persons or a family whose total annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the City.

Moderate means one or more natural persons or a family whose total annual household income does not exceed 120 [percent of the median annual adjusted gross income for households within the City.

INCOME LIMITS

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applications for assisted housing programs on an annual basis. The AHAC has included HUD's income limits for FY 2020-2021. Suggested is that the City Commission adopt HUD's income limits each year as a threshold guide to determine an individual or family's qualification for affordable housing programs and services.

City of Fort Pierce Income Limits 2021 (As Per HUD 2021)

AMI $	Extremely Low 30%	Very Low 50%	Low 80%
1 Person	15,050	25,050	40,050
2 Persons	17,420	28,600	45,800
3 Persons	21,960	32,200	51,500
4 Persons	26,500	35,750	57,200
5 Persons	31,040	38,650	61,800
6 Persons	35,580	41,500	66,400
7 Persons	40,120	44,350	70,950
8 Persons	44,660	47,200	75,550

CURRENT AFFORDABLE HOUSING INITIATIVES

The City of Fort Pierce, as a recipient of SHIP funds, originally adopted an Affordable Housing Incentive Plan, which sets forth the following Affordable Housing Initiatives:

Expedited Permitting Process: The SHIP program and the Grants Administration Division works in conjunction with the City's Building Department to expedite the planning, review, and permitting of affordable housing projects. Contractors performing housing rehabilitation are provided an "Expedite Permit" notice, which indicates that a permit application must be processed more quickly than it would through the normal permitting process.

Ongoing Process for the review of local policies, ordinances, regulations, and Comprehensive Plan provisions that significantly impact the cost of housing: The City's Board of Commissioners meet monthly to review and discuss the City's housing needs as well as policies and ordinances that impede or better facilitate affordable housing.

As a direct response to the needs of low to moderate income residents, the City of Fort Pierce, under the 2018-2021 SHIP Local Housing Assistance Plan, provides the following affordable housing services to residents who meet income and special need guidelines as set by HUD and the FHFC's SHIP & the City's CDBG Housing Rehabilitation Program:

1. Down Payment Assistance for income eligible first-time homebuyers for the purchase of a new or existing home;
2. Assistance for the substantial rehabilitation of substandard requiring repair that falls within the allotted SHIP grant amount;
3. Disaster Recover Funds for City residents who experience loss or damage to their homes due to weather-related disasters;
4. COVID-19 Rental/Mortgage emergency payments during the definitive period of May 2020 through October 2020; (added Spring 2020 in response to the COVID-19 pandemic)
5. CDBG/ Emergency Housing Repair.

PART II
AFFORDABLE HOUSING INCENTIVES: CONSIDERATIONS, RECOMMENDATIONS, DISCUSSION

City of Fort Pierce
Affordable Housing Advisory Committee
2021 Incentive Review and Recommendation Report

The City of Fort Pierce's Affordable Housing Advisory Committee convened on March 10th and on March 24th, 2021 to discuss and make possible recommendations to the Board of Commissioners on the 11 affordable housing incentive strategies: Expedited Permitting, Ongoing Review, Fee Waivers, Inventory of Surplus Land, Density Flexibility, Accessory Dwelling Units, Reservation of Infrastructure, Housing Proximal to Transportation, Flexible Lot Configurations, Modification of Street Requirements, and Parking Reductions and Setbacks.

The following are the Committee's considerations and recommendations on each incentive:

INCENTIVE #1: Expedited Permitting

Recognizing that the City currently employs expedited permitting to quickly facilitate permits for SHIP projects, the Committee suggested that (regarding newly constructed homes), the use of a protype home that has been fully approved for permitting, be used as a model for subsequent home development. Home developers would then build homes according to this standard prototype, eliminating the need to obtain new permits for each new home constructed. This strategy, according to the Committee, is currently used by developers of new housing developments.

INCENTIVE # 2: Ongoing Review Process

The City Commission meets bi-monthly. Housing affordability and availability as well as City ordinances that impact housing are routinely analyzed and discussed. A major initiative in the City's Comprehensive Plan is to further initiatives that lead to robust new home development, home ownership, and home affordability. The Committee had no new recommendations for this incentive strategy.

INCENTIVE # 3: Fee Waivers

The City currently waives some fees for housing rehabilitation projects but suggested was that the City investigate implementing a payment plan for affordable home builders through the ad valorem taxes. This would minimize large, upfront fees that new home developers are required to pay.

INCENTIVE # 4: Inventory of Surplus Land

A listing of surplus land is currently available on the City's main website. The public, as well as, home builders, and general contractors have immediate access to the listing. The Committee sees this as a favorable incentive that should be maintained.

INCENTIVE # 5: Density Flexibility

Although the Committee is in favor of creative lot configurations to allow more homes per lot space, there was an overall concern regarding building homes in a manner that crowds or packs units in proximity, creating visually congested housing. The Committee does recommend the building of duplex housing to produce more homes on less space. Another suggestion was to add accessory dwellings in historical districts.

INCENTIVE # 6: Accessory Dwelling Units

Like the above recommendation (#5), the Committee felt that duplexes represent a suitable type of Accessory Dwelling Unit well suited for the City of Fort Pierce. There was an additional recommendation to investigate the building of "tiny" homes to facilitate more housing; this recommendation will be further discussed.

INCENTIVE #7: Reservation of Infrastructure

The Committee had no comment on this strategy since the strategy is best suited from larger cities.

INCENTIVE # 8: Affordable Housing & Proximity to Transportation Hubs

The City's current intermodal facility on Avenue D and 8th Streets is located in the Lincoln Park historical district and is in close and convenient proximity to residents of this historical area. However, although the Committee recognizes that the proximity of affordable housing near transportation hubs would allow residents to save on the cost of owning a vehicle, as well as parking costs, there was an overall concern regarding the impact of pollution stemming from transit hubs near housing. Therefore, the constructing of additional housing near transportation facilities was not seen as a favorable strategy.

INCENTIVE # 9: Reduction of Parking and Setback Requirements

The Committee's discussion regarding parking and setback requirements is ongoing. However, the consensus was that parking reductions may make it difficult for residents to locate parking close to home. Also, minimal parking availability near affordable housing would not give these residents the same advantages as those residing in more affluent areas. The Committee is not in favor of parking reductions.

INCENTIVE # 10: Flexible Lot Configurations

The Committee is in favor of flexible lot configurations; however, configuring lots in a manner that compacts homes to appear congested and crammed-in is a concern. Building units where two single family residences fit on a single lot is a viable option if appropriately configured for space economy and aesthetic appeal. Recommended is that the City support the building of duplex housing since these units can be configured in a variety of ways (side-by-side or

stacked). Committee members will look at additional lot configurations in surrounding municipalities to glean ideas that may work well for the City of Fort Pierce.

INCENTIVE # 11: Modification of Street Requirements

The Committee is not in favor of street modifications solely for the purpose of creating additional parking.

Additional Final Discussions and Recommendations for Affordable Housing:

Create New Programs to Support and Facilitate Affordable Housing

- *Homeownership is an important factor for upward mobility, and as such, the City needs to create more ways to encourage homeownership.*

Leverage Resources through Partnerships

- Meet with non-profit housing partners to share information and to determine innovative strategies to build capacity for affordable housing.

Encourage, Spur infill housing strategies

- Create policies to encourage the development of mixed-income communities
- Renovate existing properties and use for affordable housing
- Partner with non-profits to provide infill housing for the City's most needy Citizens
- Renovate existing properties and use for affordable housing

This report was prepared for vote and adoption at the AHAC public meeting held on April 14, 2021.

Public Hearing Notice

City of Fort Pierce

State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) for Fiscal Years 2021-2022, 2022-2023, 2023-2024

Notice is hereby given by the City of Fort Pierce that the State Housing Initiatives Partnership's (SHIP) Local Housing Assistance Plan (LHAP) has been drafted and will be available to the public for review and comment beginning March 12, 2021 at the following location(s): City of Fort Pierce website at: http://cityoffortpierce.com/421/State-Housing-Initiatives-Partnership

The City will hold a Public Hearing regarding the LHAP for program years 2021-2022, 2022-2023, 2023-2024 during the regular City Commission meeting beginning at 4:30pm on April 19, 2021. City Commission Meetings are held in the Commission Chambers at the City of Fort Pierce City Hall, 100 North U.S. Hwy. 1.
The purpose of the LHAP is to set forth strategies to increase the delivery of affordable housing within the City limits for the next three years, pursuant to Section 420.907-9079 Florida Statues and Rule Chapter 67-37, Florida Administrative Code.

The public is invited to review and comment on the draft of the LHAP for program years 2021-2022, 2022-2023, 2023-2024 beginning March 12, 2021. After all public comments have been considered, the Fort Pierce City Commission will take a formal action at the April 19, 2021 Public Hearing. Upon approval by the City Commission, the LHAP will be submitted to Florida Housing Finance Corporation by May 2, 2021.
The deadline to receive comments on the LHAP is April 19, 2021 at 4:30pm. Comments may be submitted by mail to Attention: Grants Administration Division, City of Fort Pierce, Florida, 100 North U.S. Hwy. 1, Fort Pierce, Florida 34950, or via email at: grantsadministration@cityoffortpierce.com.

THE CITY OF FORT PIERCE DOES NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN OR AGAINST ANY OTHER PROTECTED CLASS. IN ADDITION, ANY REASONABLE ACCOMMODATIONS REQUIRED BY THE PUBLIC MAY BE ARRANGED THROUGH THE CITY CLERK'S OFFICE BY CALLING 772-467-3065. Please call 48 hours prior to the meeting to arrange special accommodations.

City Commission Regular Meeting - 4:30 pm **12. c.**

Meeting Date: 04/19/2021

Re: Conditional Use Approval with No New Construction - Baker Dwelling Rental

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

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SUBJECT:

Continuation from March 15, 2021 - Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental with a rental period of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
Parcel ID: 2401-605-0105-000-0.

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1577 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

RECOMMENDATION:

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles per unit. On-street parking is prohibited.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM
Planning Director

COORDINATED WITH:
Technical Review Committee (TRC)

Fiscal Impact

OTHER INFORMATION:
n/a

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Public Notice and Affidavit
Proof of Publication
Gary Hickman Statement
Dan McCormick Statement
Cavalcanti Submitted Info
Proof of Publication Updated
Additional Info from Applicant
Additional info from Applicant - Letter
Additional Info from Applicant - Collins Resume
Driveway Permit Application Revisions
Submitted Information at hearing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/09/2021 11:55 AM

Form Started By: Jennifer Hofmeister
Started On: 03/01/2021 04:04 PM
Final Approval Date: 03/16/2021

Conditional Use Approval

With no new construction

Baker Vacation Rental

Location Map

Subject Site

1577 Thumb Point Drive

FLUM and Zoning Map

Subject Site

FLUM – Low Density Residential (RL)

Zoning – Single Family Intermediate Density (R-2)

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Staff Recommendation

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than two (2) vehicles per unit.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

PB Recommendation

On February 9, 2021 the Planning Board Unanimously Recommended DENIAL of the proposed application

City Commission Possible Actions

- Recommend APPROVAL of the proposed Conditional Use, subject to 5 Conditions and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes to the Conditions
- Recommend DISAPPROVAL of the proposed Conditional Use

Conditional Use Approval

With no new construction

Baker Vacation Rental

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Baker Dwelling Rental – 1577 Thumb Point Drive (20- 040000028)**
MEETING DATE:	March 15, 2021

STAFF REPORT

Owner: Susan Baker
1577 Thumb Point Drive
Fort Pierce, FL 34949

Applicant: Michelle Longarzo
715 South Ocean Drive Unit D
Hutchinson Island, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is less than 30 days.

Location(s): 1577 Thumb Point Drive

Parcel ID: 2401-605-0105-000-0

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-Family Intermediate density zone (R-2)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities: FPUA

Staff Analysis:

Request
In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1577 Thumb Point Drive. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a single-family residence. According to the St. Lucie County Property Appraiser, the finished floor area is 1,723 square feet and the gross sketched area is 3,395 square feet. The residence is a three (3) bedroom and two (2) bath home.

The subject site is surrounded by single family residences to the north, south, east, and west. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate density zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 zoning district.

Dwelling Rentals
Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1 presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The R-2 zoning district is compatible with the RL Future Land Use designation. This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

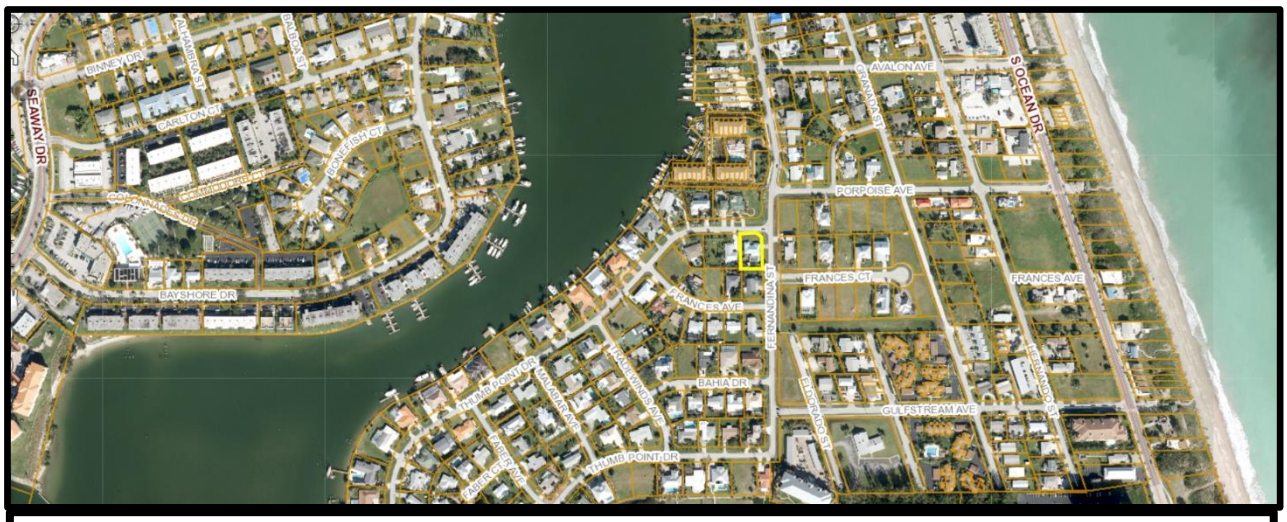
4. There shall be a limitation of no more than two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation
At the February 9, 2021, the Planning Board unanimously recommended denial of the subject application due to testimony from the then owner/applicant that she did not reside in St. Lucie County therefore the application is not in compliance with recommended Conditions of Approval. Subsequently, the application is being represented by an independent applicant/property manager.

AERIAL MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

N
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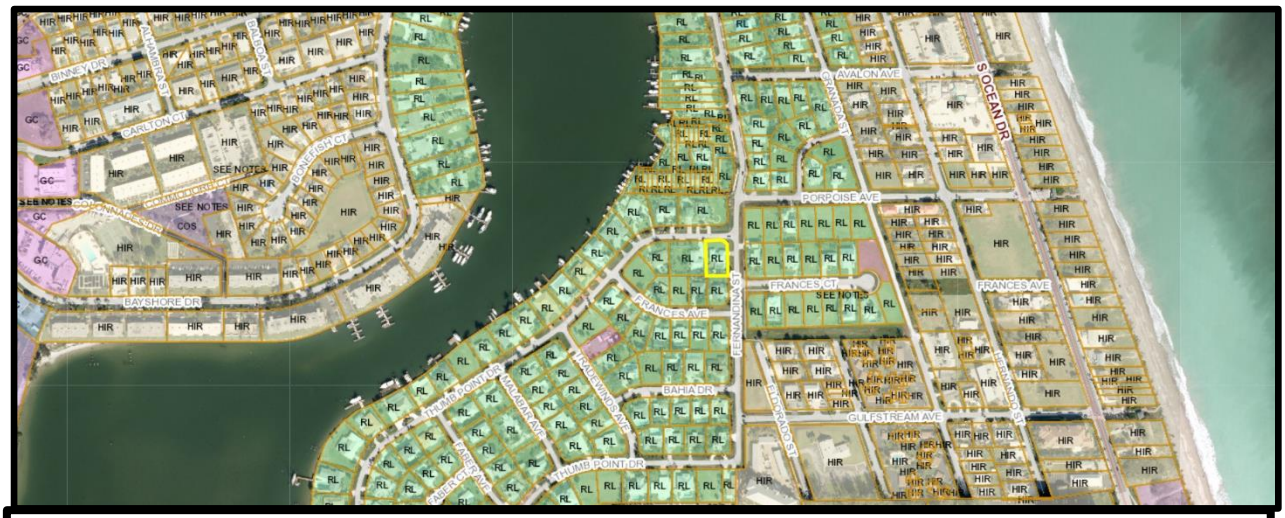
S

FLUM MAP

Subject Site



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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ZONING MAP

Subject Site

THE SUNRISE CITY FORT PIERCE Florida

Conditional Use Approval
Baker Dwelling Rental
1577 Thumb Point Drive

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 21, 2021

Susan Baker
1577 Thumb Point
Fort Pierce, FL 34949
susanbak15@gmail.com

Subject: Jonathan Joseph Dwelling Rental -– 1577 Thumb Point Drive Conditional Use application TRC Comments

Dear Ms. Baker,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two vehicles per dwelling rental unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

FROM : John R. Andrews, P.E., City Engineer

JRA

RECEIVED
JAN 13 2021
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Conditional Use – 1182 Binney Drive, Unit B
TRC No. 20-04000027

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- ☒ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☒ Approval of Conditional Use ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ No comments

JRA/tst/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1182 Binney\CU\Submittal No. 1 - 011221\CU Approval - 011421.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Monday, January 11, 2021 3:43 PM
To: Jennifer Hofmeister
Subject: 1182 Binney Drive, Unit B and 1577 Thumb point Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Jennifer,

FD has no comments at this time for these projects.

Take care,

Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20- 040000028

Conditional Use – 1577 Thumb Point Drive

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 2:36 PM
To: Jennifer Hofmeister
Subject: #20- 040000028 -Conditional Use – 1577 Thumb Point Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

We've moved
9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

Jennifer Hofmeister

From: David Hays <haysd@stlucieco.org>
Sent: Wednesday, January 20, 2021 9:20 AM
To: Jennifer Hofmeister; Brandon Creagan
Cc: Grant M. Chambers; Alicia Rosenthal; Kori Benton
Subject: 1/27 Preapplication

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The County PW Department has no comments on the following projects:

1. 1801 Plover Avenue
2. 511 S Ocean Drive

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department
Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

"Teamwork gives you the best opportunity to turn vision into reality" John C. Maxwell

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Jennifer Hofmeister

Subject: FW: Pre-Application Comments Due - 1577 Thumb Point Drive

From: Peggy Arraiz
Sent: Thursday, December 17, 2020 5:15 PM
To: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Pre-Application Comments Due - 1577 Thumb Point Drive

Code Enforcement has an active code case at this location for doing a short term rental without a conditional use or BTR. Their ad is still active (emailed you the link) therefore we are moving this matter forward to the Special Magistrate. The ad must be removed until approval is received from the City Commission AND all licenses / taxes are paid and received.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

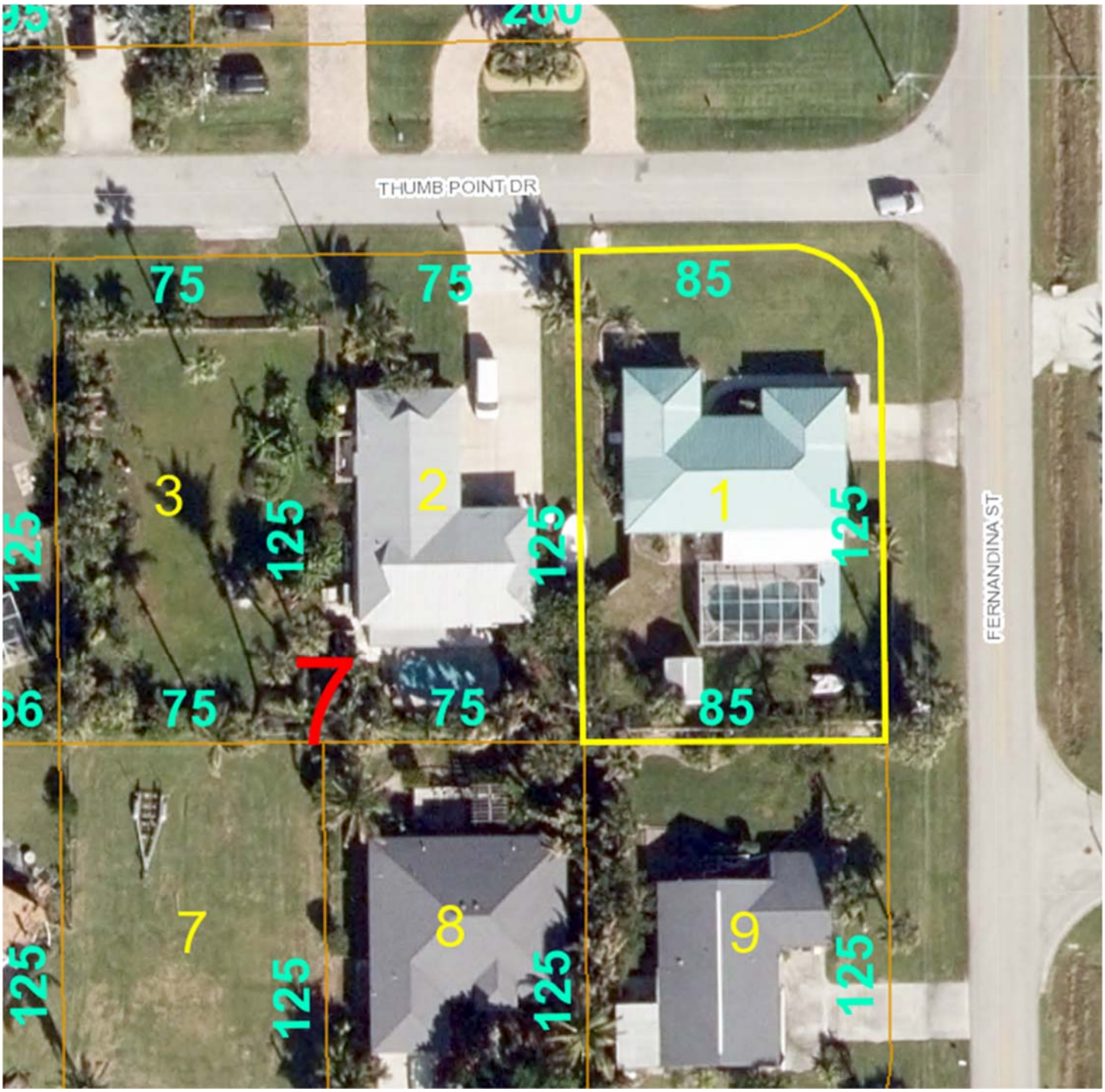
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

-----Original Appointment-----
From: Alicia Rosenthal <arosenthal@cityoffortpierce.com>
Sent: Thursday, December 17, 2020 3:47 PM
To: Ana Johnson; Audria Moore-Wells; Ben Balcer ; ChambersG@stlucieco.org; David Hays; Edward Roseberry; Jacolby Washington; Jennifer Hofmeister; Jill Marasa (jmarasa@youredc.com); Kori Benton; larry.hymowitz@dot.state.fl.us; Linda Cox; Martha Kerr; Paul Bertram; Paul Langel; Paul Thomas; Peggy Arraiz; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer
Cc: John Andrews; Julie Bye; Karen Murphy; Shaun Coss
Subject: Pre-Application Comments Due - 1577 Thumb Point Drive
When: Monday, December 28, 2020 8:00 AM-8:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where:

Please accept this invitation as a reminder that Pre-Application comments are due for 1577 Thumb Point Drive. Please send comments to Jennifer Hofmeister at mailto:jhofmeister@cityoffortpierce.com

Site Address: 1577 THUMB POINT DR	Use Typ
Sec/Town/Range: 01/35S/40E	Account
Parcel ID: 2401-605-0105-000-0	Map ID:
Jurisdiction: Fort Pierce	Zoning:


THUMB POINT DR
FERNANDINA ST
75
75
85
3
2
1
125
125
125
7
75
75
85
7
8
9
125
125
125

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1577 Thumb Point Dr, Fort Pierce, FL 34949

Parcel ID #(s) 2401-605-0105-000-0

Project description Owner request to use property as Short Term Rental, 3o day rental, Airbnb host

Susan Baker
Property Owner(s)
1577 Thumb Point Dr
Street Address
Fort Pierce FL 34949
City State Zip
3059924416
Phone Number
susanbak15@gmail.com
Email Address

Michelle Longarzo
Applicant/Representative, Title, Company
715 South Ocean Dr. #D
Street Address
Hutchinson Island, FL 34949
City State Zip
772 708-4557
Phone Number
sliceofparadiseflorida@gmail.com
Email Address
o

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Susan Baker
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 30th day of December 20 20, by Susan Baker who is personally known to me or has produced Driver License as identification.

Linda Ann Collins
Signature of Notary

LINDA ANN COLLINS
Notary Public-State of Florida
Commission # HH 36993
My Commission Expires
October 06, 2024

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

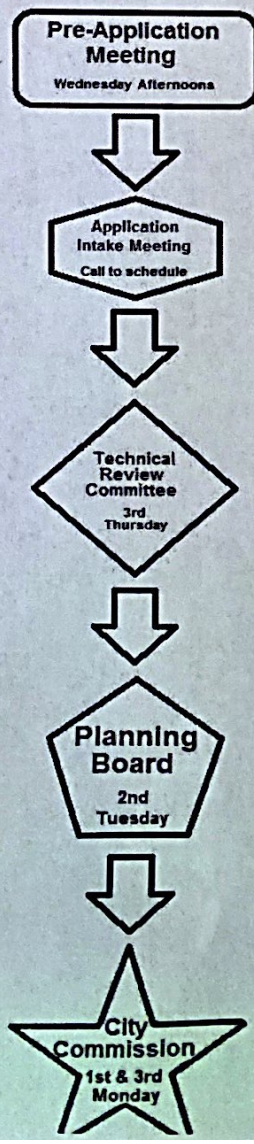
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☑ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1 Parking Spaces:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

Single family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Scanned with CamScanner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

March 3, 2021

Dear Property Owner(s):

The property owner, Susan Baker, is requesting approval of a **Conditional Use with no new construction** to operate a Vacation Rental, offering lodging of 30 days or less, at **1577 Thumb Point Drive** Fort Pierce, FL. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-Family Intermediate density zone (R-2). The Parcel ID is 2401-605-0105-000-0.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **March 15, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use**. Any Public Comment on these Public Hearing items, if not being offered in person, must be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings. Additionally, the published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

If you have any questions, please contact the City Planning Department at 772-467-3737.

500-foot Radius Map
Conditional Use with No New Construction
1577 Thumb Point Drive

Subject Site

Flora Sue Clement Bolick	5933 Petrea Mill Rd	Granite Falls; NC 28630-8109
Tisack Family Revocable Living Trust	7166 Chestnut Ridge	Lockport; NY 14094
Edward Pryce and Bobbie Hogg	2221 Lacey RD	Forked River; NJ 08731-5810
Sondra Quatraro and Harry Quatraro and Geoffrey M Quatraro	462 Fernandina ST	Fort Pierce; FL 34949-3536
Sandra M Lonnay	1722 Coral Cir	Fort Pierce; FL 34949-3547
Gholamreza Torkaman	470 12th Pl SE	Vero Beach; FL 32962-5733
Larry Landrith and Jennifer L Parker-Kienutske	4355 Cypress DR	Troy; MI 48085
Kenneth L Miller and Deborah J Miller	1731 Coral Cir	Fort Pierce; FL 34950
William J Wink Jr (TR)	355 S Ocean DR; Unit Apt 809	Fort Pierce; FL 34949-3282
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
Christine Nazzaro	1771 Gulfstream AVE; Unit Apt D1	Fort Pierce; FL 34949-3561
St Lucie County	2300 Virginia AVE	Fort Pierce; FL 34982-5632
Kolaleh Torkaman	216 6th St SE	Washington; DC 20003-1134
Ronald B Steele and Bonnie L Vansciver-Steele	1 Pointless Forest Tr	Annapolis; MD 21401
John Cabral and Diane Cabral	1705 Porpoise AVE	Fort Pierce; FL 34949-3516
Amir Hessam Torkaman	9 Devonshire BLVD	San Carlos; CA 94070-1725
Oscar A Calzadilla and Molly M Calzadilla	1709 Porpoise AVE	Fort Pierce; FL 34949-3516
Erik R Gehringer	473 Elfes Field Ln	Charleston; SC 29492-8079
Bruce A Murray and Charlene B Adair	1710 Francis Ct	Fort Pierce; FL 34949-3579
Gary VanDenbos	PO Box 1357	Tahlequah; OK 74465
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Dale A Johnston and Tammy K Johnston	1101 S Ocean DR; Unit Apt A	Fort Pierce; FL 34949-3355
Charles V Blake	1702 Francis Ct	Fort Pierce; FL 34949-3579
Roger J Basilick and Linda F Basilick	749 SW Arkansas TER	Port St Lucie; FL 34953-1902
Grant Smith (TR) and Shellie Smith (TR)	1703 Francis CT	Fort Pierce; FL 34949-3579
Mark Cirillo	25 Ocean View Pkwy	Southampton; NY 11968-5507
GRAVERAN INVESTMENT LLC	3450 W 84th ST; Unit Ste 201	Hialeah; FL 33018-4924
Thomas Fetto and Robin Fetto	208 Pine Hill RD	New Fairfield; CT 06812-2208
Timothy Estes and Christy Lee Estes	1578 Thumb Point DR	Fort Pierce; FL 34949-3567
Alison L Galloway and Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Anne E Supina and Sandra L Twoey	1564 Thumb Point DR	Fort Pierce; FL 34949-3567

Walter Aque	1562 Thumb Point Dr	Fort Pierce; FL 34949-3567
Gary L Hickman	1560 Thumb Point Dr	Fort Pierce; FL 34949
Michael S Miller and Carol W Miller	PO Box 2786	Fort Pierce; FL 34954-2786
Glynda Cavalcanti	1503 Faber CT	Fort Pierce; FL 34949-3552
Cassandra-Lee Meyer	1617 Frances Ave	Fort Pierce; FL 34949-3560
Bruce A Parce and Margaret M Shaw Parce	1613 Frances AVE	Fort Pierce; FL 34949-3560
William M Cali	1609 Frances Ave	Fort Pierce; FL 34949-3560
Wilda Rodriguez (LF EST)	1605 Frances AVE	Fort Pierce; FL 34949-3560
Violet M Krause (LF EST)	1108 Paseo AVE	Fort Pierce; FL 34982-6104
Joseph C Montepare Sr and Margaret E Montepare	606 Tradewinds AVE	Fort Pierce; FL 34949-3571
Barbara Fenner (TR) and Thomas Fenner (TR)	1538 Thumb Point Dr	Fort Pierce; FL 34949
Stephen J Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Stephen Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Dina E Samano	1610 Bahia DR	Fort Pierce; FL 34949-3545
Leonard L Burlingame	1614 Bahia Dr	Fort Pierce; FL 34949-3545
Walter Z Justynski	1616 Bahia DR	Fort Pierce; FL 34949-3545
Susan L Baker	1577 Thumb Point DR	Fort Pierce; FL 34949-3526
Jerry C Walters and Kristina W Walters	1573 Thumb Point DR	Fort Pierce; FL 34949-3526
Mary D Shepard	1565 Thumb Point Dr	Fort Pierce; FL 34949-3526
Adam L Pippin	2696 NE Cypress LN	Jensen Beach; FL 34957-4608
Joseph Griffin III and Julia Judge	1606 Frances AVE	Fort Pierce; FL 34949-3559
Thomas J Merrell (TR) and Patricia H Merrell (TR)	1720 Coconut DR	Fort Pierce; FL 34949-3439
Gary C Pettit	1616 Frances Ave	Fort Pierce; FL 34949-3559
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	430 NW Lake Whitney PL	Port St Lucie; FL 34986-2269
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583

Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Ronald J Moffett and Robin Ullman-Moffett	1580 Island Cove RD	Fort Pierce; FL 34949-3583
Alexander Urbani and Dawn Urbani	1578 Island Cove RD; Unit # 2	Fort Pierce; FL 34949-3583
Wayford V Dennison	1576 Island Cove RD	Fort Pierce; FL 34949-3583
David Dexter and Lori Youngman	56 Lake View Dr	Oswego; NY 13126
Michael Edward Cook (TR)	7624 Kings Passage AVE	Orlando; FL 32835-5950
Annemarie Prudenti	295 Fishel AVE	Riverhead; NY 11901-4721
Stanley D Perry and Cathleen C Perry	507 Bear RD	Lake Placid; FL 33852-9726
James M Wohl and Jeri B Wohl	1800 State Rd 17 S	Avon Park; FL 33825
D Mark Lindsay and Melisa A Lindsay	1375 Bayshore DR	Fort Pierce; FL 34949-3083
Jeffrey Upholzer and Teri Upholzer	30620 Pointe DR	Gibraltar; MI 48173-9558
William S Speight and Lynn D Speight	1560 Island Cove RD	Fort Pierce; FL 34949-3582
Eric Richelson and Sara Richelson	13 Evergreen Row	Armonk; NY 10504-2208
William R Miller (TR)	1533 Sunset Dr Ste 150	MIami; FL 33143-5700
Donald T Janda and Patricia N Janda	1573 Bow Line Rd	Fort Pierce; FL 34949-3580
Ernest F Steffens Jr	1575 Bow Line Rd	Fort Pierce; FL 34949-3580
Jose Luis Rivas and Carla Rivas	10107 SW 126 St	Miami; FL 33176-4873
William J Morrow (LF EST)	1579 Bow Line RD	Fort Pierce; FL 34949-3580
Susan Benton	1581 Bow Line Rd	Fort Pierce; FL 34949-3580

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 125, Article II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature:

Date Mailed: March 3, 2021

Number of Mailed Letters: 87

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Parcel ID: 2401-605-0105-000-0.

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Signs: February 4, 2021

Notice by Newspaper: February 28, 2021

Notice by Mail: March 3, 2021

Verified:

Title: Planning Director

Date: March 3,2021

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Conditional Use with No New Construction

RUN ONCE: Sunday, February 28, 2021

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, March 15, 2021 hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Hwy. 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1. Application for Conditional Use with No New Construction submitted by property owner, John and Jackie Ellis Readler, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months with a minimum rental period of 31 days. The property is located at 1182 Binney Drive, Unit B and is zoned Hutchinson Island Medium Density Residential (R-4A).
   Parcel ID: 2401-501-0300-010-1.

2. Application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental for less than six (6) months for a minimum of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2).
   Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy. 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 2/28/21

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

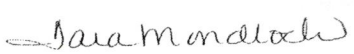
FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

02/28/2021

Subscribed and sworn to before on February 28, 2021:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $129.48
Ad No: 0004616879
Customer No: 1309463
PO #:

# of Affidavits 1

RECEIVED
MAR - 5 2021
FINANCE DEPT.

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/s/ Linda W. Cox, City Clerk
Publish: 2/28/21 TCN4616879

RECEIVED
MAR - 5 2021
FINANCE DEPT.

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix First Name Last Name

Your address*

Street Address City

Meeting Date* Agenda Item*

Contact Information

Email Phone

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

_____

Signature

TESTIMONY/COMMENTS (continued)

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

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_____

Signature

TESTIMONY/COMMENTS (continued)

12c Cavalcanti

Dear Mayor and City Commissioners:

I ask you to vote no on the conditional use for the home at 1577 Thumb Point Dr. The house has already been advertised since it was bought in September, 2020 on VRBO and has had overnight renters in it on numerous occasions. This was reported to Code Enforcement. In addition, the applicant affirmed that the house would be used as Principal Residence pursuant to the loan covenants on page 5 of 10 in the mortgage documents (see attached).

Ms. Baker, the owner of the house, resides at 13575 Callington Dr Wellington, Fl for which home she has homestead exemption. Therefore, she is in violation of her loan covenants.

Finally Thumb Point is a NEIGHBORHOOD. It is not Seaway Dr where there are a lot of commercial facilities. People bought into the NEIGHBORHOOD so they could have a NEIGHBORHOOD community, not a commercial enterprise.

The question is do you want all the NEIGHBORHOODS of S Beach to become nothing more than mini motels? It will destroy the neighborhoods, particularly Thumb Point in this case, to give a mini motel license to someone who has already broken City ordinances by not having conditional use, and affirmed something on her loan documents that is clearly not true.

A conditional use for a mini motel will devalue our properties, put us at risk with unknown individuals moving in and out on a daily basis and take away our NEIGHBORHOOD.

Please vote NO for this conditional use.

Thank you,

Glynda Cavalcanti

Glynda Cavalcanti
1503 Faber Ct
Ft Pierce, Fl 34949

FILE # 4757163 OR BOOK 4479 PAGE 1782, Recorded 09/22/2020 01:36:26 PM Doc
Tax: $1141.00 Int Tax: $652.00

When recorded, return to:
Homebridge Financial Services, Inc.
Attn: Final Document Department
433 Hackensack Avenue, 5th Floor
Hackensack, NJ 07601

This document was prepared by:
Homebridge Financial Services, Inc.
433 Hackensack Avenue, 5th Floor
Hackensack, NJ 07601
201-498-9300

Escrow No.: FL20183151
LOAN #: 83298521

[Space Above This Line for Recording Data]

CASE #: 17-17-6-2148871

MORTGAGE

MIN 1002882-0200439374-3
MERS PHONE #: 1-888-679-6377

St. Lucie Title Services, Inc.
800 Virginia Ave., Ste 47
Fort Pierce, FL 34982

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **September 21, 2020,** together with all Riders to this document.
(B) "Borrower" is **SUSAN L BAKER, SINGLE WOMAN.**

Borrower is the mortgagor under this Security Instrument.
(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is **Homebridge Financial Services, Inc., dba FinanceMyHome.com.**

Lender is **a Corporation,** organized and existing
under the laws of **New Jersey.**
Lender's address is **194 Wood Ave., South, 9th Floor, Iselin, NJ 08830**

(E) "Note" means the promissory note signed by Borrower and dated **September 21, 2020.** The Note states that Borrower owes Lender **THREE HUNDRED TWENTY SIX THOUSAND AND NO/100***

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☒ V.A. Rider
☐ 1-4 Family Rider	☐ Biweekly Payment Rider	
☐ Other(s) [specify]		

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(L) "Escrow Items" means those items that are described in Section 3.
(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY
This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the
County of **St. Lucie**
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 2401-605-0105-000-0

which currently has the address of **1577 Thumb Point Drive, Fort Pierce,**
[Street] [City]

Florida **34949** ("Property Address"):
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay

to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds,

whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance

coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either

to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Charlotte M Walters
~~Susan L Baker~~
Printed Name

Judy Seabarg
Printed Name

~~S Baker~~ 9/21/2020 (Seal)
SUSAN L BAKER **DATE**
13575 Callington Drive
Wellington, FL 33414

LOAN #: 83298521

State of FLORIDA

County of ST LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21 day of September, 2020 by SUSAN L BAKER, who is/are personally known to me or who has/have produced driver licence as identification.

Signature

Charlotte M. Walters

Printed Name

Notary

Title or Rank

GG 921080

Serial Number (If any)

CHARLOTTE M. WALTERS
Commission # GG 921080
Expires November 24, 2023
Bonded Thru Troy Fain Insurance 800-365-7019

Lender: Homebridge Financial Services, Inc., dba FinanceMyHome.com
NMLS ID: 6521
Loan Originator: Monir Mamoun
NMLS ID: 1854262

Exhibit "A"

Lot 1, Block 7, Thumb Point, according to the Plat thereof as recorded in Plat Book 10, page(s) 79, of the Public Records of St. Lucie County, Florida.

LOAN #: 83298521
CASE #: 17-17-6-2148871
MIN: 1002882-0200439374-3

VA GUARANTEED LOAN AND ASSUMPTION POLICY RIDER

NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

THIS VA GUARANTEED LOAN AND ASSUMPTION POLICY RIDER is made this **21st** day of **September, 2020,** and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (herein "Security Instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to **Homebridge Financial Services, Inc., dba FinanceMyHome.com**

(herein "Lender")
and covering the Property described in the Security Instrument and located at
1577 Thumb Point Drive
Fort Pierce, FL 34949

VA GUARANTEED LOAN COVENANT: In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of Borrower and Lender. Any provisions of the Security Instrument or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations, including, but not limited to, the provision for payment of any sum in connection with prepayment of the secured indebtedness and the provision that the Lender may accelerate payment of the secured indebtedness pursuant to Covenant 18 of the Security Instrument, are hereby amended or negated to the extent necessary to conform such instruments to said Title or Regulations.

LATE CHARGE: At Lender's option, and as allowed by applicable state law, Borrower will pay a "late charge" not exceeding four per centum (4%) of the overdue payment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

GUARANTY: Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits," the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

TRANSFER OF THE PROPERTY: This loan may be declared immediately due and payable upon transfer of the property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established pursuant to Section 3714 of Chapter 37, Title 38, United States Code.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below:

(a) ASSUMPTION FUNDING FEE: A fee equal to one-half of 1 percent (.50%) of the balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the Department of Veterans

Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the payee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 3729 (c).

(b) ASSUMPTION PROCESSING CHARGE: Upon application for approval to allow assumption of this loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Department of Veterans Affairs for a loan to which Section 3714 of Chapter 37, Title 38, United States Code applies.

(c) ASSUMPTION INDEMNITY LIABILITY: If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan. The assumer further agrees to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Borrower(s) has executed this VA Guaranteed Loan and Assumption Policy Rider.

SUSAN L BAKER — 9/21/2020 (Seal) DATE

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

04/04/2021

Amy Kolrott

Subscribed and sworn to before on April 4, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $156.00
Ad No: 0004670140
Customer No: 1330883
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 19, 2021, hold Public Hearings in the City Hall Commission Chambers, 100 North US Highway 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1.Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhaill and applicant, Gary K. Oldehoff, PA, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1507 Faber Court and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-605-0057-000-8.
2.Application for Conditional Use with No New Construction submitted by property owner, J&J PSL Investments, LLC, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1801 Plover Avenue and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-501-0042-000-5.
3.Continuation of the hearing on the application for Conditional Use with No New Construction submitted by property owner, Susan Baker and applicant, Michelle Longarzo, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1577 Thumb Point Drive and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North US Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 4/4/21
Pub: April 4, 2021
TCN4670140

Additional Supporting Documentation for Susan Baker Conditional Use Permit Application

1. **City Resolution for Quasi Judicial Hearings**
2. **Safety Inspection from PE**
3. **Copy of City Rules for Animals**
4. **Copy of Typical Visitor Demographics (St Lucie County Tourism)**
5. **Conditional Use Permits Around Thumb Point**
6. **Short Term Rental Graph from Florida League of Cities**
7. **Guest Activities (St Lucie County Tourism)**
8. **Taxes Paid by Vacationers (St Lucie County Tourism)**
9. **Zoning Use Table for City Of Fort Pierce**
10. **Noise Ordinance for City Of Fort Pierce**
11. **Trash Pickup on Hutchinson Island**
12. **Reporting Short Term Rental Issues**
13. **Ruling by Florida Attorney General on Vacation Rentals**
14. **Florida Court Ruling on Vacation Rentals**
15. **Steps To Get A Conditional Use Permit in Fort Pierce**

In quasi-judicial…..personal opinions are irrelevant!

What does quasi-judicial mean?

In a quasi-judicial proceeding, the City Council or Planning Commission is required to apply the law (Florida Statutes, Comprehensive Plan, LDRs) to the evidence presented before them at the hearing. The decision must be supported by competent substantial evidence and, therefore, the personal opinions of the decision maker or the public related to the project are irrelevant.

Per Fort Pierce RESOLUTION NO. 17.R16 (passed June 2017)

Section !X. Rules of Evidence

Paragraph Xl. Standard of Proof

Last Sentence: Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

RESOLUTION NO. 17-R16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING QUASI-JUDICIAL PROCEDURES** FOR THE CITY COMMISSION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

XII. Continuances and Deferrals. The City Commission shall consider requests for continuances made by City staff, the Applicant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission may continue the matter to a time certain to allow for such research or review.

Safety Inspection Report for property at 1577 Thumb Point Dr (from a Professional Engineer).

Collins
Fire Protection &
Life Safety Solutions, LLC

April 12, 2021

Ms. Susan Baker, Owner of Residence
1577 Thumb Point Drive
Fort Pierce FL, 34949

Re: Florida Building Code and Florida Fire Prevention Code Inspection

Dear Ms. Baker:

On April 8, 2021 I conducted a life safety and fire protection inspection in at the above referenced property to ascertain compliance with the Florida Building Code, Residential, 7th edition (FBCR) and the Florida Fire Prevention Code, 7th edition (FFPC,) as applicable. I am a licensed professional engineer with my expertise in fire protection and life safety. I have been practicing in my private sector business for three years as a fire code and building code consultant. Prior to that, I served as the Fire Chief and Fire Marshal for Palm Beach County Fire Rescue. I have been accepted as an expert witness in various civil and quasi-judicial hearings as both a citizen and as a public servant relating to fire and building code testimony.

My findings after conducting the inspection of your residence as a single family dwelling is that it is my professional engineering opinion that your home is in compliance with both the FBCR and the FFPC as it relates to fire protection and life safety for existing single family dwellings. Additionally, I believe it is important to note that your home exceeds the minimum requirements found in the FFPC specifically relating to the exemption of carbon monoxide devices. However, you have chosen to install one in the living area thereby exceeding the fire code.

Please let me know if you have any questions regarding my findings.

Sincerely,

Jeffrey P. Collins,PE 53836 State of Florida

Digitally signed by Jeffrey P. Collins,PE 53836 State of Florida
Date: 2021.04.12 17:21:47 -04'00'

Jeffrey P. Collins, MS, PE

Commissioners mentioned they were concerned with animals.

Fort Pierce Animal Control Already has Rules for Short Term Rentals!

Per City Website- Animal Control FAQs

- Animal Control Staff
- Common Violations
- Frequently Asked Questions
- Microchipping
- Participating Veterinary Offices
- Pet Registration
- Spay & Neuter Program
- TNVR

Home › Departments › Code Enforcement › Animal Control Division › Animal Control Staff

Animal Control Staff

About Animal Control

As a division of the Community Response Department, the Animal Control Division is comprised of one Manager, three Animal Control Officers and an Administrative Assistant.

The Animal Control Division is located on the 2nd floor of City Hall at 100 N US Hwy 1, Fort Pierce, FL 34950. Our Office hours are Monday through Friday from 8 a.m. to 5 p.m.

Calls for Animal Control should all go through 911, however, you can reach our office at 772-467-3720.

Animal Control Officers work Monday through Friday and are available on Saturday and Sunday and after hours for emergency calls.

Animal Control Manager
Peggy Arraiz

Administrative Assistant
Colleen Greer

Animal Control Officers
Ricardo Pellot

Kenny Nelson

Kimberly Olson

▼ Animal Control

Show All Answers

1. **How many animals am I allowed to have?**
   You are allowed to have a total of five (5) dogs, cats or other domesticated animals.
2. **Do I have to register/license my animal?**
3. **Am I allowed to have horses or other livestock?**
4. **I am a part-time resident, does my animal have to be registered/licensed?**
   If you reside within the City of Fort Pierce for six (6) months or more, you are required to obtain a license for your animals.
5. **Am I allowed to have exotic animals?**
   Yes, with a special exception permit. A special exception permit may be issued by the Animal Control Manager as long as the exotic animal does not create a nuisance, health hazard or danger, and if the exotic animal is not being raised for public consumption.
6. **How can I reach Animal Control?**
   For general questions or concerns, you may reach the Animal Control office at (772) 467-3149 during our normal office hours of Monday through Friday from 8 a.m. to 5 p.m. Animal Control Officers may also be requested by dialing 911.

Commissioners were concerned with type of visitors/guests that would come.

Look at data from St Lucie County Tourism Study.

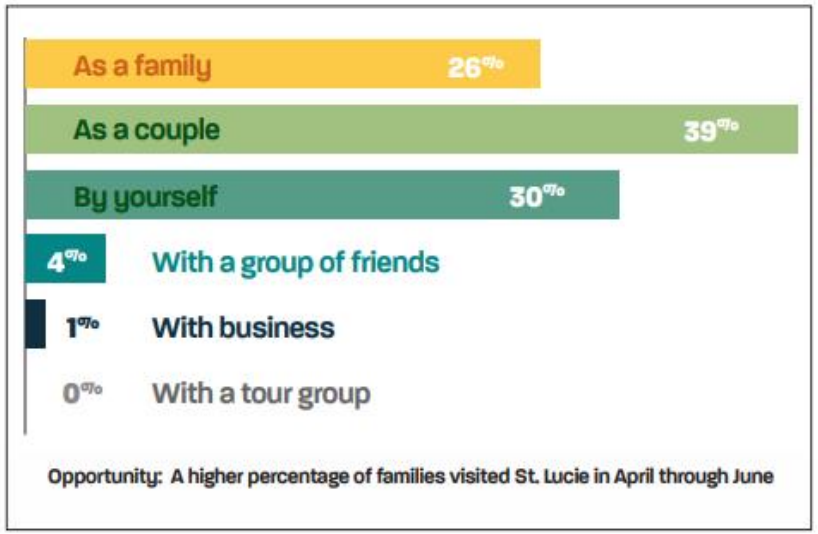
2018 / 2019 Annual Marketing Plan

Demographics

The 2017 Visitor Tracking and Economic Impact Study revealed that the typical visitor to St. Lucie is **53 years old, caucasian, and has a median household income of $72,700.** The typical visitor is female, but just slightly with females at 52% and males at 48%.

Psychographic / Behavioral

- The typical visitor traveled in a party composed of 2.9 people
- 47% of visitors traveled with at least one person under the age of 20 in their travel party
- 65% of visitors traveled as a couple or a family

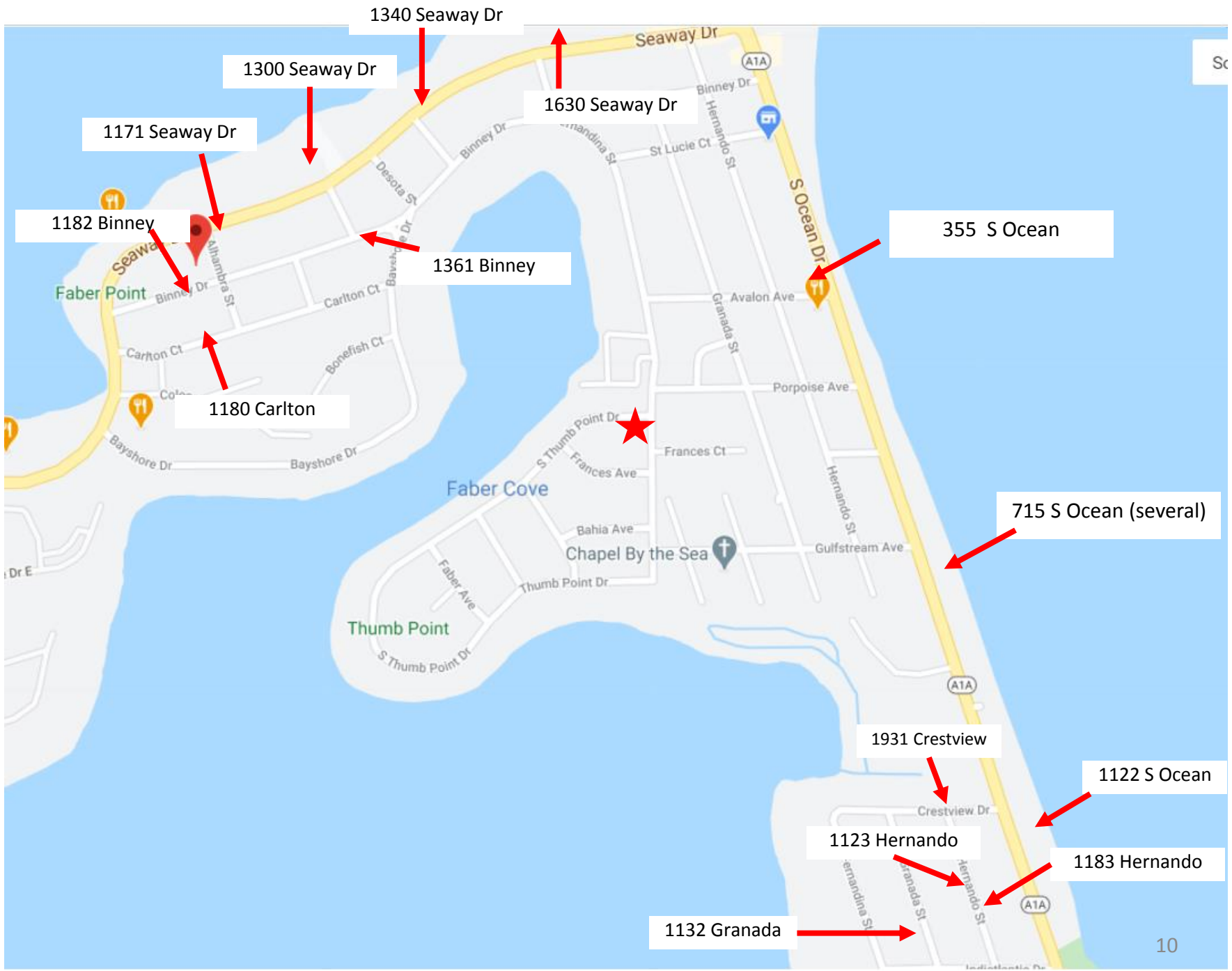


Why is Thumb Point Different?

Look at conditional use permits already approved around Thumb Point

Approximately 20 approved "conditional use permits" already around Thumb Point

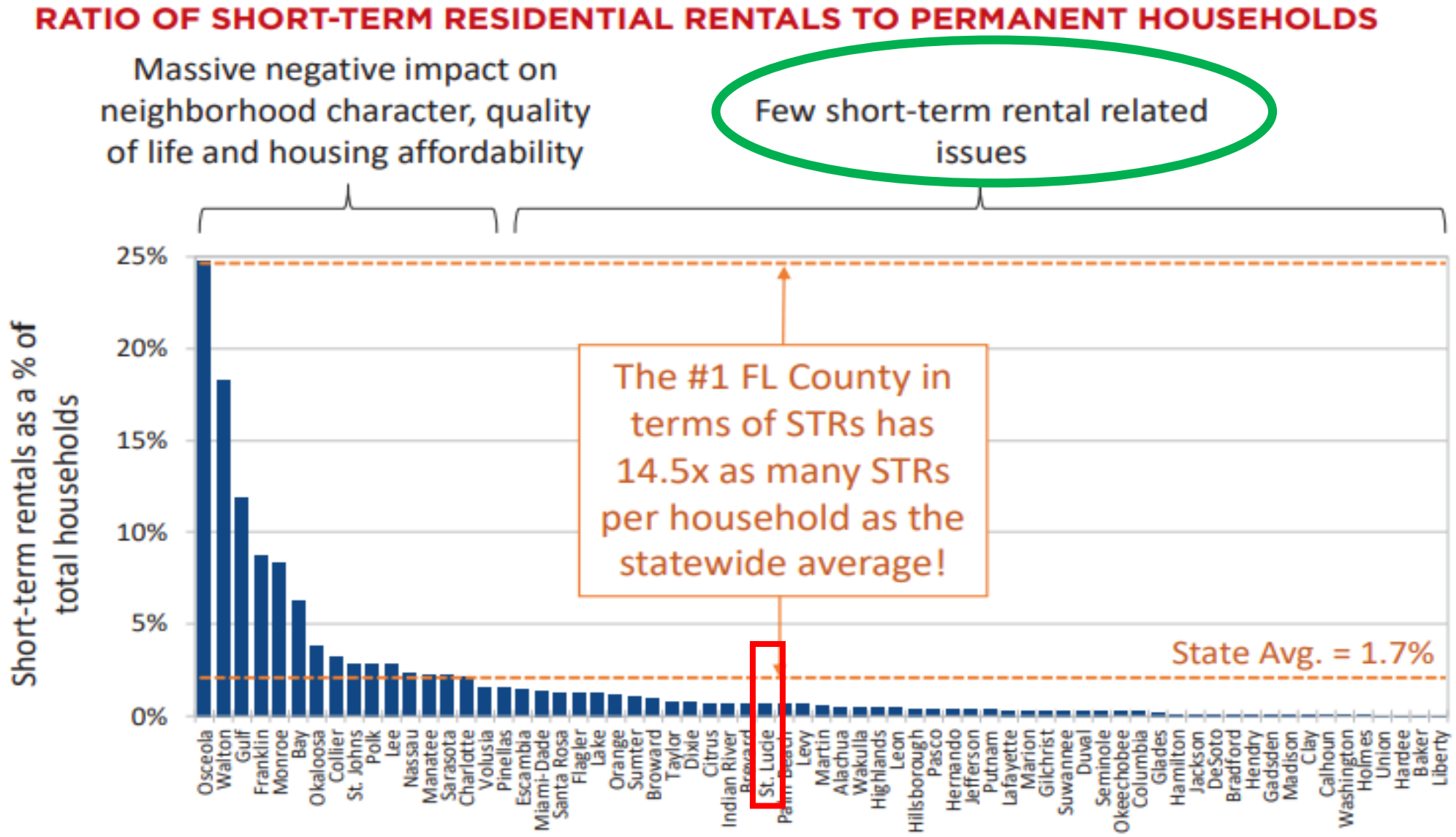
How/Why is 1577 Thumb Point Different?



Look at data from Florida League of Cities and Florida DBPR…….St Lucie County is way below State average.

Few short term rental related issues.

From Florida League of Cities
St Lucie County is well <u>below</u> state average



Source: Host Compliance; Florida Department of Business and Professional Regulation.

Commissioners were concerned with what activities guest would want to do when they visit Fort Pierce.

Look at data from St Lucie County Tourism and see what they want to do (relax, unwind, and go to beach).

Marketing Insights

Top 3 Reasons for Visiting

Claim our niche

Similar to our "stories to tell," Visit St. Lucie can claim its niche of being the:

- Gem of the Treasure Coast
- The fishing capital of Florida
- Where the wild peacocks roam the streets
- Home of the New York Mets spring training for over 30 years
- One of Florida's safest cities
- Where South Florida Flavor Meets Small Town Charm
- And more!

Visitor Activities

[1] Multiple responses permitted

Niche Marketing Opportunities

Data collected on visitor activities provides insights for niche marketing opportunities

- Cultural / Experiential – history, arts, ale trail, events
- Light Adventure – fishing, biking, kayaking, boating, SUP
- Nature / Eco
- Meetings / Conferences

Commissioners were concerned the City of Fort Pierce doesn't get any tax money from Short Term Rentals.

Look at the indirect dollars that the City does get from taxes on Short Term Rentals (source St Lucie County Tourism).

For every dollar spent on accommodations..... almost 7 dollars spent on other activities.

Direct Spending $520,562,200

Accommodations	$77,083,500
Restaurants	$134,740,600
Groceries	$55,751,600
Shopping	$66,792,000
Entertainment	$110,186,000
Transportation	$62,644,400
Other	$13,364,100

Return on Investment

The St. Lucie County TDC is directly responsible for $498.32[1] in visitor spending for every $1 spent on marketing activities.

[1]Source: Florida Office of Economic and Demographic Research (EDR), the research arm of the Florida Legislative

Spending Impact

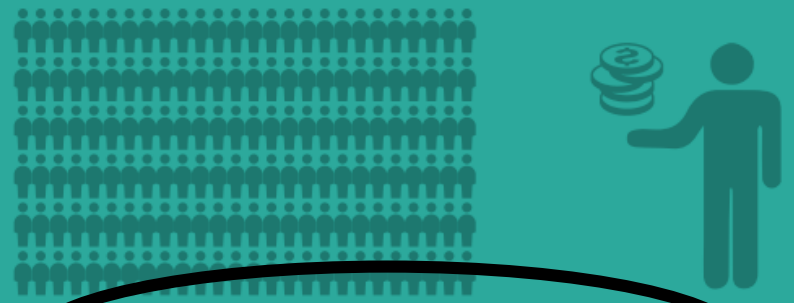
Tourism saves each St. Lucie County household $138.421 per year in local taxes.

[1]Source: Florida Department of Revenue and U.S. Census Bureau

Visitors paid $19,245,6562 in local sales taxes and property taxes.

[2]Source: Florida Department of Revenue

Visitors Create Jobs



150 Visitors to St. Lucie County = 1 Job St. Lucie County Job

Tourism created 7,965 jobs in St. Lucie County, equaling $225,763,010 in wages paid

According to the city zoning and use table this is NOT running a hotel.

It is NOT zoned to be able to run a hotel.

It is zoned to be a Dwelling Rental in a residential neighborhood.

City Zoning Information

‹ Secs. 125-160—125-186. - Reserved. ARTICLE V. - CONDITIONAL USES ›

ARTICLE IV. - BASIC ZONING DISTRICTS

Sec. 125-187. - Allowed uses.

modified

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the use table.

(b) *Permitted uses.* Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited.

(e) *Planned development* zone *(PD) and planned unit redevelopment* zone *(PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) *Edgartown Settlement (ES)* zoning *district.* Permitted, conditional, and accessory uses shall be allowed in the ES district consistent with section 125-197.

(g) *Use table.*

EXPAND

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4
RESIDENTIAL													
Household Living													
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	C
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	C
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	C
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-
Overnight Accommodations													
-Bed and Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P
-Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P

Commissioners were concerned Short Term Renters will make a lot of noise.

Fort Pierce already has noise ordinances to handle this.

City of Fort Pierce-Noise Ordinance

Sec. 26-40. - Sound level limitations.

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

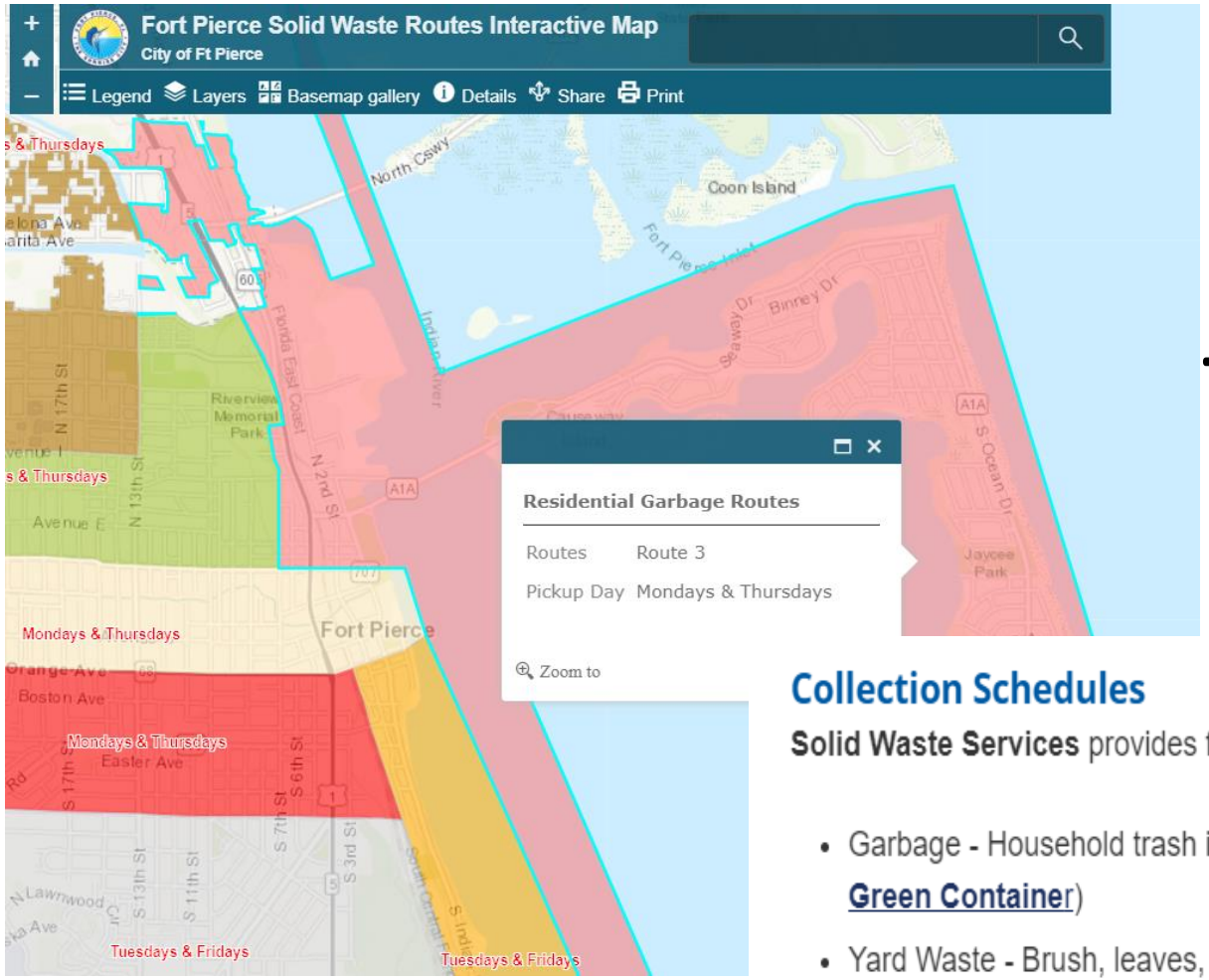
Table 1. Sound Level Limits by Receiving Property

EXPAND

Receiving Property Category	*Time*	*Sound Level Limit (dBA)*	*Sound Level Limit (dBC)*	*Sound Level Limit (dBZ)*
Residential	Monday through Saturday, 7:00 a.m.—11:00 p.m.	60	60	60
Residential	Sunday, 7:00 a.m.—1:00 p.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Residential	Sunday through Saturday, 11:00 p.m.—7:00 a.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.

Commissioners were concerned Short Term Renters will make a lot of trash.

Fort Pierce already has trash services (several times a week) to handle this.



On Hutchinson Island Trash Collection-Twice a week Mondays and Thursdays

Collection Schedules

Solid Waste Services provides four primary curbside collection services for:

- Garbage - Household trash includes food waste, packaging, and non-recyclable products found in your home. (Twice per week - **Green Container**)
- Yard Waste - Brush, leaves, grass clippings, small shrubs (Once per week - **Black Container**)
- Recycling - (Once per week - **Blue Container**)
- Heavy Brush and Bulky Items - Tree and shrub limbs (under 6') and trimmings (Once per week)

Eligibility for Service

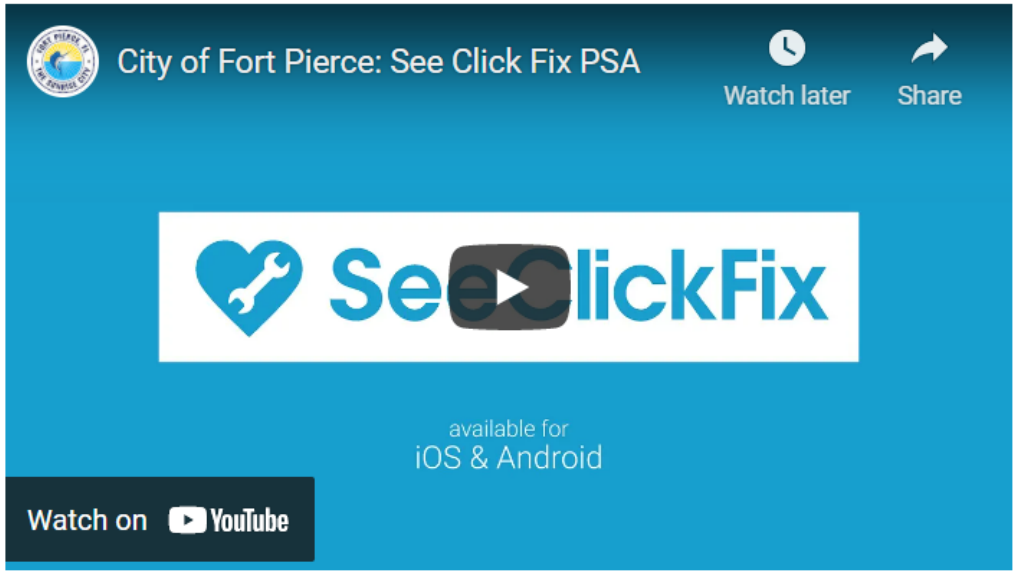
Garbage and bulk waste collection service are provided to all residential single family homes & duplexes. A Solid Waste Fee will be charged on the premises utilities bill through Fort Pierce Utilities Authority (FPUA).

Commissioners were concerned ….how will neighbors report any short term rental issues?

They will have several options.

To Report an Issue….Several Options

Report an Issue (See Click Fix)



With free SeeClickFix mobile app and web tools, Fort Pierce citizens will now be able to provide city staff with pictures, videos, specific descriptions, and more — valuable information needed to get the job done efficiently. In addition, the SeeClickFix platform provides officials with a centralized issue management system to manage issues from creation to resolution — engaging Fort Pierce citizens throughout the process.

The Fort Pierce Works mobile app is available for download on Android (http://bit.ly/1SFITP3) and iPhone (http://apple.co/1kvaEJk). In addition to the mobile app, citizens can send reports to the City of Fort Pierce's website.

Fort Pierce, FL ooo

- Property Manager Name and Contact Information on file w/Planning Department

Look at what the Florida Attorney General has ruled…. “zoning may not be used to prohibit vacation rentals”.

Florida Attorney General

Florida Attorney General
Advisory Legal Opinion

Number: AGO 2014-09
Date: November 13, 2014
Subject: Vacation Rentals -- Municipalities -- Land Use

Mr. Kerry L. Ezrol
City Attorney
City of Wilton Manors
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308

RE: VACATION RENTALS – MUNICIPALITIES – LOCAL GOVERNMENTS – LAND USE – regulation of vacation rentals by municipalities. s. 509.032, Fla. Stat.

Dear Mr. Ezrol:

You ask the following questions:

1. Does section 509.032(7)(b), Florida Statutes, permit the city to regulate the location of vacation rentals through zoning?

2. May the city prohibit vacation rentals which fail to comply with the registration and licensing requirements in section 509.241, Florida Statutes?

In sum:

1. Section 509.032(7)(b), Florida Statutes, as amended by Chapter 2014-71, Laws of Florida, allows a local government to regulate vacation rentals, but continues to preclude any local law, ordinance or regulation which would prohibit vacation rentals or restrict the duration or frequency of vacation rentals.[1] It would appear therefore, that zoning may not be used to prohibit vacation rentals in a particular area where residential use is otherwise allowed.

2. Section 509.032(1), Florida Statutes, makes the Division of Hotels and Restaurants of the Department of Business and Professional Regulation the regulatory agency for transient lodging facilities. Section 509.241(1), Florida Statutes, makes operation of such facilities without a license a misdemeanor of the second degree. The statute specifically recognizes that local law enforcement may provide immediate assistance in pursuing an illegally operating facility, but does not otherwise authorize a local government to prohibit the operation of a vacation rental without proper licensure by the state.

Question One

Section 509.032(7), Florida Statutes, as amended by Ch. 2014-71, Laws of Florida, provides:

Look at what the Florida Courts Have Ruled…. “It is the use not the frequency”.

Residential is Residential

IN THE DISTRICT COURT OF APPEAL
FIRST DISTRICT, STATE OF FLORIDA

NOT FINAL UNTIL TIME EXPIRES TO FILE MOTION FOR REHEARING AND DISPOSITION THEREOF IF FILED

CASE NO. 1D16-4782

SANTA MONICA BEACH PROPERTY OWNERS ASSOCIATION, INCORPORATED, JOE BAILEY, LEW JAMES, CINDY DOOD, JANET DICK-GRACE, ADRIAN HOLMAN, JOYCE HOSKINS, JOHN HUNTER, MARK JAMISON, BARBARA RAMLOW, GARY SALTER, STEVE SANDERS, AND BOB WHITSON,

Appellants,

v.

DAVID ACORD AND WIFE, VIRGINIA ACORD, AND WILLIAM C. ALFORD,

Appellees.

_____/

Opinion filed April 28, 2017.

An appeal from the Circuit Court for I
Michael C. Overstreet, Judge.

Jeffrey P. Whitton, Panama City, for A

Robert L. Kauffman of Dunlap & Shi

properties for residential purposes: "Critically, the [Association] ha[s] not alleged that the properties are being rented for any purpose other than residential use by residential tenants. . . . [T]he fact that this use is residential in character, and not a commercial or 'business' use, is conclusively established by the fact that [the Association] repeatedly refer[s] to Florida's statute concerning 'public lodging,' lodging being an inherently residential use of a dwelling" (emphasis in original).

The trial court agreed and dismissed the complaint.[4] The court reasoned that "[t]he critical inquiry is not the duration of the tenancy, but the character of the actual use of the property by those residing thereon." Additionally, the court explained that because the proper focus is on "the actual use which is undertaken on the property," the nature of the properties' use is not transformed from residential to business simply because the properties may be subject to a regulatory scheme that requires licensure and Appellees may earn income from the rentals. Finally, the court noted that because the restrictive covenants are silent on the issue

[4] The complaint was dismissed with prejudice because, as explained in the dismissal order, "[c]ounsel for the [Association] indicated that he could not amend the Complaint to allege additional uses of the subject properties which would support the [Association's] claim of prohibited use."

4

Look at the steps (and reviews) the applicant has already gone through to get the conditional use permit.

Short Term Rentals/"Conditional Use" with No New Construction Permit

5 Step Process:

1. Application at www.cityoffortpierce.com
   - Needed for rentals of less than 6 months
2. Takes approximately 4 to 5 months to complete
3. Needs 50% positive vote by City Commission

Reviewed by 10 City & County Groups:

1. Engineering Department
2. Code Enforcement
3. Building Department
4. St Lucie County Fire Department
5. Fort Pierce Police Department
6. Public Works Department
7. FPUA
8. Planning Department
9. Planning Board (with public hearing)
10. City Commission (quasi judicial with public hearing)

Public Notices:

1. Written Notice to Other Homeowners within 500 Ft (after Planning Board and before City Commission)
2. Print ad/notice in Treasure Coast Newspapers
3. Sign in Yard before City Commission Meeting

Property is still subject to normal City Ordinances, Rules, and Services:

1. Animal Control
2. Nuisance and Noise Control
3. Trash Services
4. Code Enforcement

If Passed must adhere to conditions approved by City Commission Vote:

1. Registered Property Manager
2. Guide Booklets
3. FDPBR, City, County Licenses
4. FP Business Tax License On Ads
5. Parking Limitations

Collins
Fire Protection &
Life Safety Solutions, LLC

April 12, 2021

Ms. Susan Baker, Owner of Residence
1577 Thumb Point Drive
Fort Pierce FL, 34949

Re: Florida Building Code and Florida Fire Prevention Code Inspection

Dear Ms. Baker:

On April 8, 2021 I conducted a life safety and fire protection inspection in at the above referenced property to ascertain compliance with the Florida Building Code, Residential, 7th edition (FBCR) and the Florida Fire Prevention Code, 7th edition (FFPC,) as applicable. I am a licensed professional engineer with my expertise in fire protection and life safety. I have been practicing in my private sector business for three years as a fire code and building code consultant. Prior to that, I served as the Fire Chief and Fire Marshal for Palm Beach County Fire Rescue. I have been accepted as an expert witness in various civil and quasi-judicial hearings as both a citizen and as a public servant relating to fire and building code testimony.

My findings after conducting the inspection of your residence as a single family dwelling is that it is my professional engineering opinion that your home is in compliance with both the FBCR and the FFPC as it relates to fire protection and life safety for existing single family dwellings. Additionally, I believe it is important to note that your home exceeds the minimum requirements found in the FFPC specifically relating to the exemption of carbon monoxide devices. However, you have chosen to install one in the living area thereby exceeding the fire code.

Please let me know if you have any questions regarding my findings.

Sincerely,

Jeffrey P. Collins, MS, PE

JEFFREY P. COLLINS

361 Mulberry Grove Rd, Royal Palm Beach, FL 33411 (561) 723-3225
Email: jeffcollins@collinsfls.com

OBJETIVE

To document my work history and credentials.

WORK EXPERIENCE

2018-Current Collins Fire Protection and Life Safety Solutions WPB, FL

Chief Executive Officer

Owner of a small veteran owned engineering company specializing in code interpretation, fire protection system design and installations, and life safety analysis. Projects include designing fire alarm systems, fire pump, and automatic fire sprinkler systems for all occupancies identified in the Florida Building Code and Florida Fire Prevention Code. Expertise in analyzing existing buildings for compliance with the Life Safety Code, NFPA 101. Expert witness project includes MW Horticulture quasi-judicial hearing in Ft. Myers, Florida.

1996-2018 Palm Beach County Fire Rescue Palm Beach County, FL

Fire Rescue Administrator (Ret.)

Oversaw the entire daily operations of a full time carreer department with an operating budget of approximately four hundred forty million dollars. Planned and budgeted for five year capitol projections along with annual budget submittals. Negotiated and administered a collective bargaining agreement on behalf of the Board of County Commissioners. Negotiated contracts with municipalities for continued fire rescue services. Oversaw the procurement process for the purchase of engines, trucks, rescues, brush trucks, and all associated equipment and uniforms associated with running a professional fire rescue agency. Guided the replacement of capital assets, building replacements, and renovations. Planned new fire station construction projects based on growth and call volumes. Oversaw the operations of a fire prevention bureau that included plans examination, inspections, investigations, community education and drowning prevention.

1993-1996 Raleigh Fire Department Raleigh, NC

Deputy Fire Marshal

Supervised and trained newly promoted Captains assigned to the Fire Prevention Bureau. Conducted highly technical inspections of all occupancies including manufacturing plants, hospitals, high rise buildings, and warehouses. Acted as the fire department liaison to the Building Official. Worked with Operations to develop a hazardous material operational plan. Attended LEPC meetings on behalf of the department.

1985-1989 United States Army Fort Polk, LA

Sergeant (E-5)

Worked as a Russian Linguist (MOS 98-G) for four years on active duty and was honorably discharged. Attained the rank of Sergeant and was assigned as a squad leader where I trained my soldiers in the event we were deployed to battle. Maintained Russian proficiency while operating as a Russian Intelligence Voice Interceptor.

EDUCACION

2006 ***Masters of Science in Organizational Leadership***

Palm Beach Atlantic University West Palm Beach, FL

1993 ***Bachelors of Science in Fire Protection Engineering***

University of Maryland College Park, MD

CERTIFICATIONS, MEMBERSHIPS, AND COMMUNITY INVOLVEMENT

Liscense and Certifications

Professional Engineer Liscence in the State of Florida
Certified Fire Fighter State of Florida

Memberships

National Fire Protection Association
National Society of Professoinal Engineers
Florida Engineering Society member
Metro Chief Section of the National Fire Protection Association
Fire Service Section of the National Fire Protection Association

Volunteering and Community Involvement

Past Chair for the Fire Code NFPA 1 1997 - 2018
St. Mary's Medical Center Board of Governors 2012 – 2018
United Way Campaign Coordinator for Palm Beach County employees
Unerwriter's Labatory Fire Council Past Member
Fire Marshals and Inspectors Association Past President

REVISIONS

REVISIONS FOR PERMITTED PROJECTS

Received: _____ Date of Revision: 10/26/2020 Permit#: 20-3520

Number of Plans: _____ r SIGNED AND SEALED r CD

Commercial (3 Sets of Signed & Sealed Plans w/CD)
Residential: (2 Sets Signed & Sealed Plans)

Project Name: Susan Baker

Project Address: 1577 Thumb Point Dr

Contractor's Name: Brent Tree Services

Contact Person To Call: Brent or Evan Susanbak15@gmail.com

Phone #: 6099770509 Fax/Cell#: 7724757146

Detailed Description of Revision: **CHANGE IN VALUATION:** no

U-shape driveway 12"W @ apron 40"LF in distance inside the "U"

50 LF corner clearance from Fernandina; 2 culverts 12x15 d

RECEIVED
OCT 27 2020
City of Fort Pierce
Building Department

REVISIONS:

1. **Must be accompanied with a narrative of changes and/or corrections.**
2. **Must be clouded.**
3. **1ST REVISION JOB VALUE UNDER $5,000 $ 25.00 PER PAGE**
   JOB VALUE OVER $5,000 $ 50.00 PER PAGE

2ND REVISION JOB VALUE UNDER $5,000 $ 50.00 PER PAGE
JOB VALUE OVER $5,000 $100.00 PER PAGE

3RD REVISION /MORE JOB VALUE UNDER $5,000 $100.00 PER PAGE
JOB VALUE OVER $5,000 $200.00 PER PAGE

3rd REVISION OR MORE 4 TIMES PLAN REVIEW FEE ASSESSED
(IF ADDRESSING SAME DEFICIENCY/VIOLATION)

CF

CITY OF FORT PIERCE BUILDING DEPARTMENT ROUTING FORM

City of Fort Pierce
OCT 21 2020
Engineering Dept

Permit #: **20-3520**
Owner Name: BAKER, SUSAN
Property Address: 1577 THUMB POINT DR
Type of Permit: DRIVEWAY

Engineering:
Approved ☐ Approved as Noted ☐ Rejected ☒ N/A ☐

Historic:
Approved ☐ Individually Designated ☐ Approved as Noted ☐ District ☐ Rejected ☐ N/A ☐

Arch Design:
Approved ☐ Approved as Noted ☐ Rejected ☐ N/A ☐

Landscape:
Approved ☐ Approved as Noted ☐ Rejected ☐

Comments: _____

Zoning _____

Calculations (Road)

Land Use		Fee per Unit		Impact Fee
# Units _____	x	_____	=	_____
# Sq. Ft_____	x	_____	=	_____

Calculations (School, Parks, Library, Public Bldgs)

# Units _____	x	_____	=	_____
# Sq. Ft_____	x	_____	=	_____

Impact fee credits due to change of use or previously demolished buildings: $_____

Road Impact Fee: _____ Road Impact Fee: _____ Road Impact Fee: _____
School Impact Fee: _____ School Impact Fee: _____ School Impact Fee: _____
Parks Impact Fee: _____ Parks Impact Fee: _____ Parks Impact Fee: _____
Library Impact Fee: _____ Library Impact Fee: _____ Library Impact Fee: _____
Public Bldg Impact Fee: _____ Public Bldg Impact Fee: _____ Public Bldg Impact Fee: _____
Fire/ EMS Impact Fee: _____ Fire/ EMS Impact Fee: _____ Fire/ EMS Impact Fee: _____
Law Impact Fee: _____ Law Impact Fee: _____ Law Impact Fee: _____

Impact Fee Credit: _____

TOTAL IMPACT FEE: _____

PERMIT # 20-3520
PIN # 379840

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

PROJECT MANAGER
CESAR

APPLICATION FOR PERMIT TO INSTALL OR ALTER DRIVEWAYS, SIDEWALKS, CURBS & GUTTERS, CULVERTS AND SWALES OR DITCHES IN CITY RIGHT-OF-WAYS

Date: 10/19/2020

PL 75.00 DCA 2.31
RT 15.00 DBPR 3.47
FL 15
PF 156

Permit Fee: $ DUE 161.78

$12,460.00

PART I. GENERAL INFORMATION

APPLICANT'S NAME (OWNER ONLY): Susan Baker

ADDRESS: 1577 Thumb point Dr BETWEEN Thumb Point Dr AND Fernandina St

PROPERTY ADDRESS (If different from above):

TAX I.D. # Parcel # 2401 605 0105 000 0

BLOCK & LOT: BLK 7 Lot 1

PARCEL ZONING (LAND USE): ☒ Single Family ☐ Duplex

☐ Multi-Family ☐ Commercial ☐ Other: ____

PROPOSED IMPROVEMENTS:

✓ DRIVEWAY(S) ___ SIDEWALK(S) ✓ CURB & GUTTER ✓ CULVERT ___ SWALE

DRIVEWAY MATERIAL: ____ Concrete ✓ Concrete Pavers

PART II. FOR OFFICE AND INSPECTION USE ONLY

✓ DRIVEWAY 0 SIDEWALK ✓ CULVERT ✓ SWALE 0 CURB/GUTTER

___ CUT ___ REPLACEMENT ___ NEW DRIVEWAY: Length ___ Ft., Width 12 Ft.

CULVERT: Diameter 15 Inches. Length ___ Ft. DRVEWAY: Thickness: ___ Inches

DRIVEWAY LOCATION APPROVED BY: E Mon DATE: 11-4-20

CULVERT(OR SWALE) REQ: ____

DRIVEWAY INSPECTION BY: ____ DRIVEWAY ACCEPTED BY: ____ DATE: ____

Scanned with CamScanner

PART III. UTILITIES

It is the responsibility of the Applicant to contact all utility companies, as required, prior to start of construction, any conflict that may exist between utilities and the proposed improvements must be approved and cleared prior to construction.

PART IV. STATEMENT FROM APPLICANT

I (We) Susan Baker the Undersigned, after reading and understanding Section 32-9 and Section 125-316 of the City's Code of Ordinances, both attached to the application, and the attached "Driveway Location Sketch", hereby requests a permit to construct the improvements stated above and agrees to comply with the City of Fort Pierce Code and the Standard Specifications and Details. I (We) have been made aware that, if the permit is issued, the City Inspector must be contacted at (772) 467-3782, at lease forty eight (48) hours in advance to schedule the required inspections. Any type of construction completed prior to the issuance of permit will be at Owner's risk that installation may not be approved by City Engineer or Designee and removed at Owner's expense.

BY: Susan Baker BY: _____

Applicant (Owner) Engineer/or Contractor

DATE: 10/19/20 PHONE: 3059924416 DATE: _____ PHONE: _____

ADDRESS: 1577 thumb part Dr ADDRESS: _____

APPLICATION APPROVED BY: _____ DATE: 11/4/20

City Engineer

PERMIT APPROVED BY: _____ DATE: 11/5/20

(If applicable) Building ~~Official~~ Reviewer

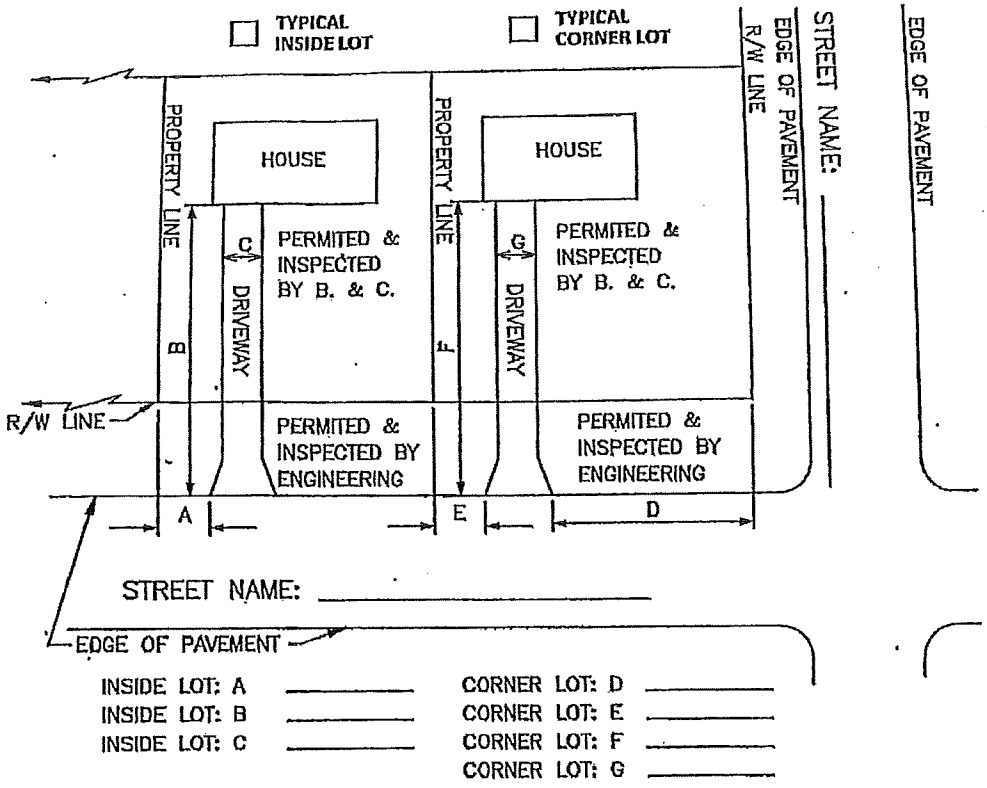
Original Permit to Applicant

Copy of Permit to Engineering Department

Scanned with CamScanner

DRIVEWAY LOCATION SKETCH

- (Sketch attached)



INSIDE LOT: A _____
INSIDE LOT: B _____
INSIDE LOT: C _____

CORNER LOT: D _____
CORNER LOT: E _____
CORNER LOT: F _____
CORNER LOT: G _____

ALL DIMENSIONS ABOVE ARE OBTAINED USING LOT PROPERTY LINES

Name of Applicant: Susan Baker (Print) Signed: _____ (Applicant) Date: 10/19/2020

FORT PIERCE UTILITIES AUTHORITY USE ONLY

☐ UTILITY CONFLICTS(S)

☐ SEWER ☐ ELECTRICAL

☐ WATER ☐ GAS ☐ OTHER _____

The proposed driveway or improvement location and lay-out does (does not) meet the Fort Pierce Utilities Authority requirements. However, the proposed improvements and lay-out may be acceptable with the following modifications:

_____

_____

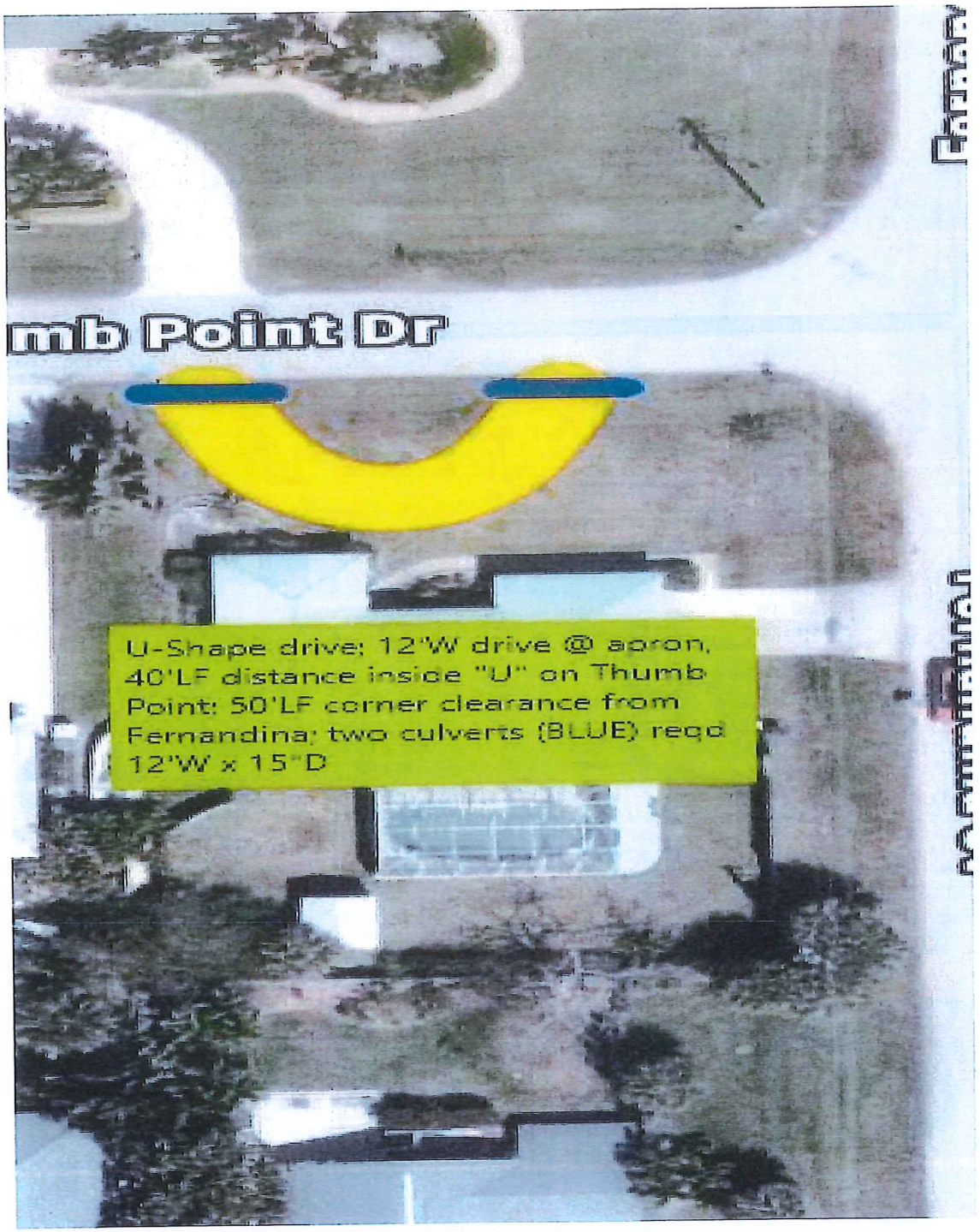
_____

_____

_____

Scanned with CamScanner

REVISIONS



"REVIEWED FOR CODE COMPLIANCE"

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 of the Florida Building Code. All proposed work is subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

These plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

Brent's Tree Service & Landscape Design

772-475-7146 | brentstreeserviceld@gmail.com | www.brentstreeserviceld.com

RECIPIENT:

Susan Baker
1577 Thumb Point Drive
Fort Pierce, Florida 34949

Quote #71

Sent on Oct 15, 2020

Total $12,460.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
U-Shape Driveway ~ 1120 sqft @ $8 /sqft	Center 105' LF @ 9.5' W Concrete Paver driveway. Prep area for drive, layout, compacted road base, leveling sand, joint sand brushed. ($8/sqft for basic concrete paver options, pattern & colors)	1	$8,960.00	$8,960.00
Paver Materials & Concrete Footers	#57 Road Base, Coarse Crushed Coquina base, leveling sand - delivery of all materials to site. Concrete footers included to maintain paver field integrity to prevent spreading.	1	$1,100.00	$1,100.00
Culvert Installation	Concrete culvert header installation with 15" regulation culvert piping underneath each end at street apron	4	$400.00	$1,600.00
Permit Application Signature		1	$150.00	$150.00
Existing Driveway Addition	Create 3' x 25' addition to R side of driveway. ~75 sqft same concrete pavers as proposed U-Shape driveway. Concrete footers, base materials included	1	$650.00	$650.00

Total $12,460.00

This quote is valid for the next 30 days, after which values may be subject to change.

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Mrs	Sally	Griffith
Prefix	First Name	Last Name

Your address*

1510 Thumb Point Drive	Fort Pierce
Street Address	City

Meeting Date*

April 19, 2021

Agenda Item*

#12.c.

Contact Information

dwsallyg@bellsouth.net	7724670095
Email	Phone

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

My husband bought our home at 1510 Thumb Point Drive 45 years ago. All this time, we have enjoyed our single family home in a safe and peaceful community. Now, we must defend our rights, as long term property owners and residents of South Hutchinson Island, FL, against new investors in short term house rentals on our island.

We believe that the current short term rental request for the property at 1577 Thumb Point Drive, Fort Pierce, FL would have a negative effect on our way of life and the general welfare of the neighbors and neighborhood of Thumb Point, Fort Pierce, FL.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Sally S Griffith

Signature

Save and Print Submit

TESTIMONY/COMMENTS (continued)

A specific concern is the owner's interest in our neighborhood and their Intentions for this house, since she applied for homestead exemption. At the time of purchase, I never saw the owner nor any family, even though I walked by this house every morning and afternoon in November and December 2020. I did see as many as 8 cars, always different, parked in the driveway and in the grass on Fernandina Street. Since then, a circular driveway has since been installed, allowing for many more cars to visit this 1733 square foot house.

Our general concerns are having too many cars at the intersection of Thumb Point and Fernandina, not having a property manager on the premises, having adequate insurance to protect neighbors from unforeseen occurrences, having unlicensed, unvaccinated, or unruly dogs and having no sidewalks and narrow streets on Thumb Point Drive and Fernandina Street.

We are asking you to please deny this request.

Submitted Wed 3/10/21

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix	First Name	Last Name
	Shawn	Dufault

Your address*

Street Address	City
1138 Hernando St	Fort Pierce

Meeting Date*

3-15-21

Agenda Item*

Conditional Use Baker

Contact Information

Email	Phone
sdufault20@gmail.com	772-468-0698

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

I am in favor of the Conditional Use Permit for 1577 Thumb Point Drive. I own around the corner on Tradewinds, a few houses outside the 500ft radius. I also own a permitted rental that I advertise. My renters are high end individuals that can afford to rent at my fees. I hav had anyone I would not rent to again and I am very particular. There is no damage inside or out, no parties but rather respectful people who love getting to know the area or are working here temporarily, such as, doctors and nurses. A few have decided to buy Having a minimum of 2 days as opposed to 30 days allows one to actually rent February as a monthly rental. It does not mean she is going to rent out every weekend of the year. She obviously doesn't want her beautiful property destroyed. It takes a lot of time and work to rent successfully and keep property in mint condition.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Shawn Dufault

Signature

Save and Print | Submit

3/16/21
Did not receive via email

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix	First Name	Last Name
	Mike	Nole

Your address*

Street Address	City
1147 Hernando St Apt A	Fort Pierce

Meeting Date*

4/19/2021

Agenda Item*

12.c

Contact Information

Email	Phone
misterjnole@hotmail.com	772-971-6363

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

Short term rentals offer more security than do our hotels. Air B n B perform a background check and a rental history. Home owners will have the opportunity to screen renters and questions before entering an agreement. These rentals will be utilized by families looking to expolore our area and vistit love ones currently here.

Air b n b rentals are much cleaner and offer a more unique experience than hotels. Both partners have incentive to follow the rules and take exceptional care of the property.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Mike Nole

Signature

Save and Print Submit

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix	First Name	Last Name
	Gary	Hickman

Your address*

Street Address	City
1560 Thumb Point Drive	Fort Pierce

Meeting Date*

04/19/2021

Agenda Item*

Conditional Use 1577 Thumb Point Drive

Contact Information

Email	Phone
thompsonlk@comcast.net	772-332-0233

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

Our opinions regarding issuing conditional use variance to the owners of 1577 Thumb Point Drive for rental periods less than 3-months has not changed since the March 15 public hearing. We are opposed to issuing such variance. We further believe vacation rental of 30 days or less is totally unacceptable.

The Thumb Point neighborhood is largely a community of retired individuals with younger families moving in. This is the case because the area is a quiet, safe place for older people to live. This same safety factor allows children a good place to grow up.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Gary L Hickman

Signature Loraine Thompson

Save and Print Submit

TESTIMONY/COMMENTS (continued)

This is no place to introduce short-term vacation rentals. We believe such rentals would change the nature of the neighborhood. They may well compromise the welfare of the older, more vulnerable, population as well as the younger generation both in terms of health (diseases and/or attacks from animals brought with renters) and safety from more vehicles with no allegience to the community and therefore no regard to speed limits or safe driving/parking. The neighborhood roads are used extensively by residents for walking, running and bicycling and the increased traffic will create more safety issues.

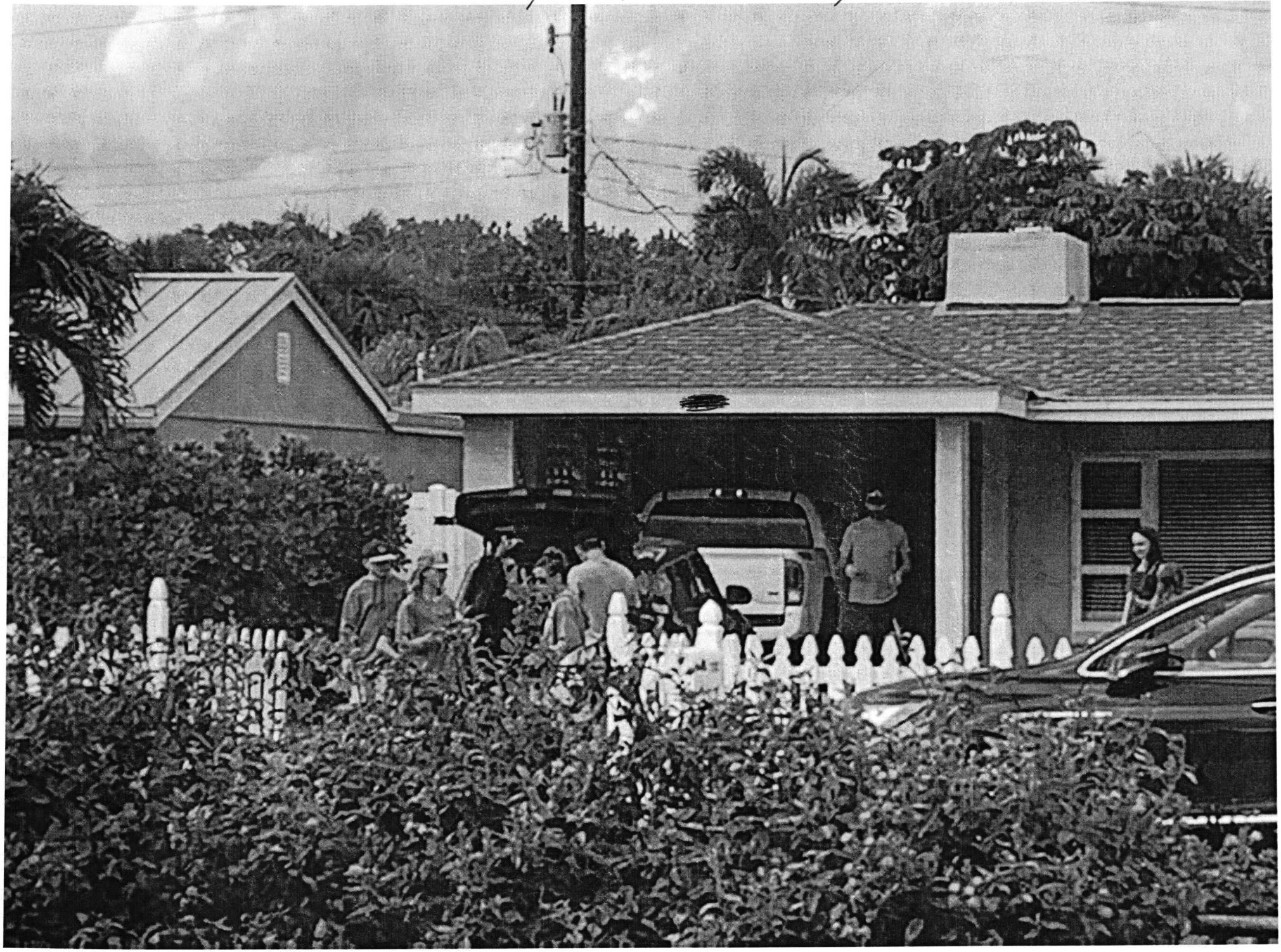
As we stated before, the property at 1577 Thumb Point Drive introduces visitors and residents to the Thumb Point neighborhood. It gives a first impression and as such should not have an overflow of people and vehicles that change every few days.

For reasons of neighborhood security, traffic congestion, annoying behaviour and precedent, we are adamantly opposed. Please do not allow a variance for short term rental.

Group of 20-22 9 vehicles

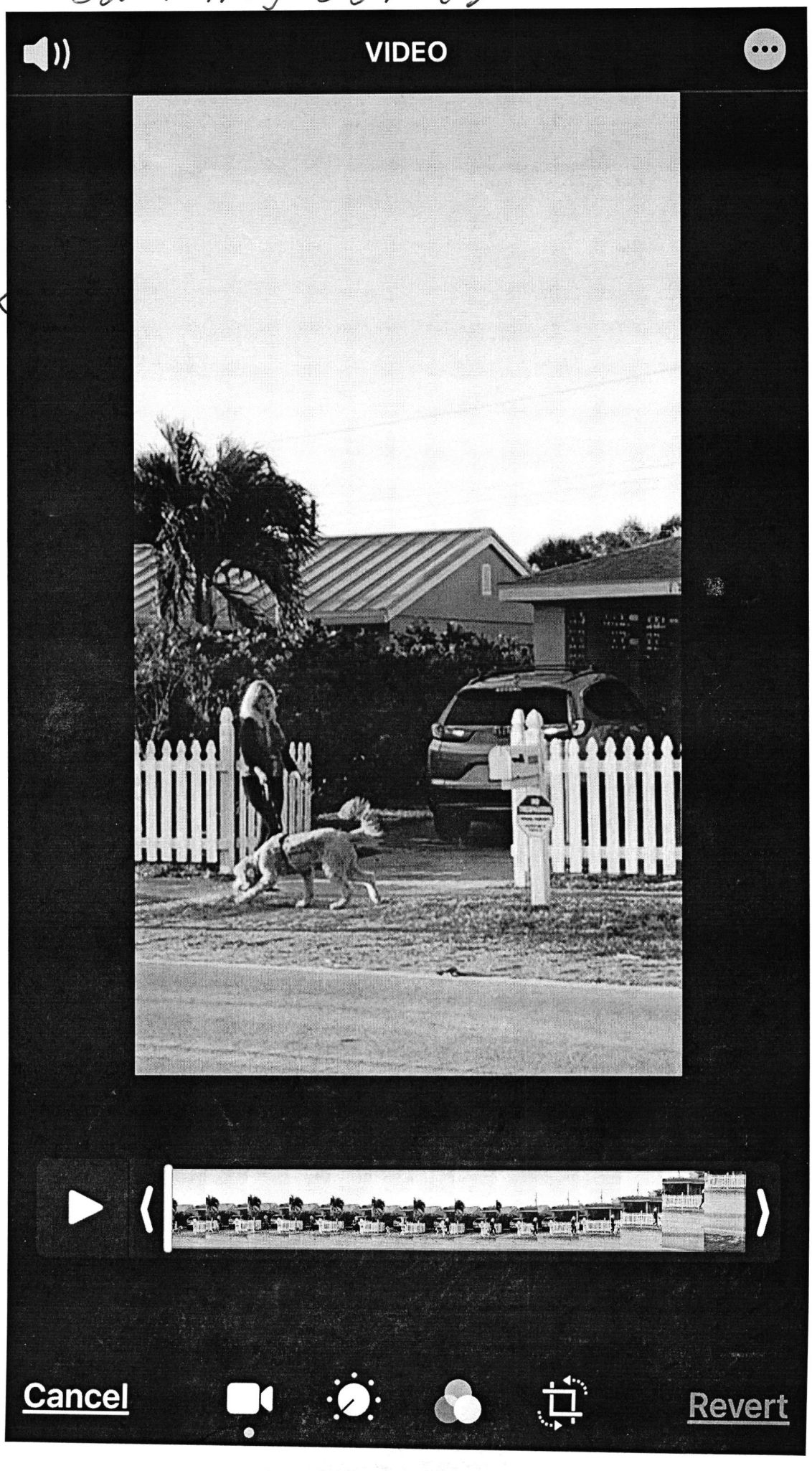
12C

Part of Group of 20-22 party 9 vehicles



Backing out (1)

Safety Issue to people using sidewalk



BACKING OUT (2)

3 cars

3 vehicles

exceeds ordinance.

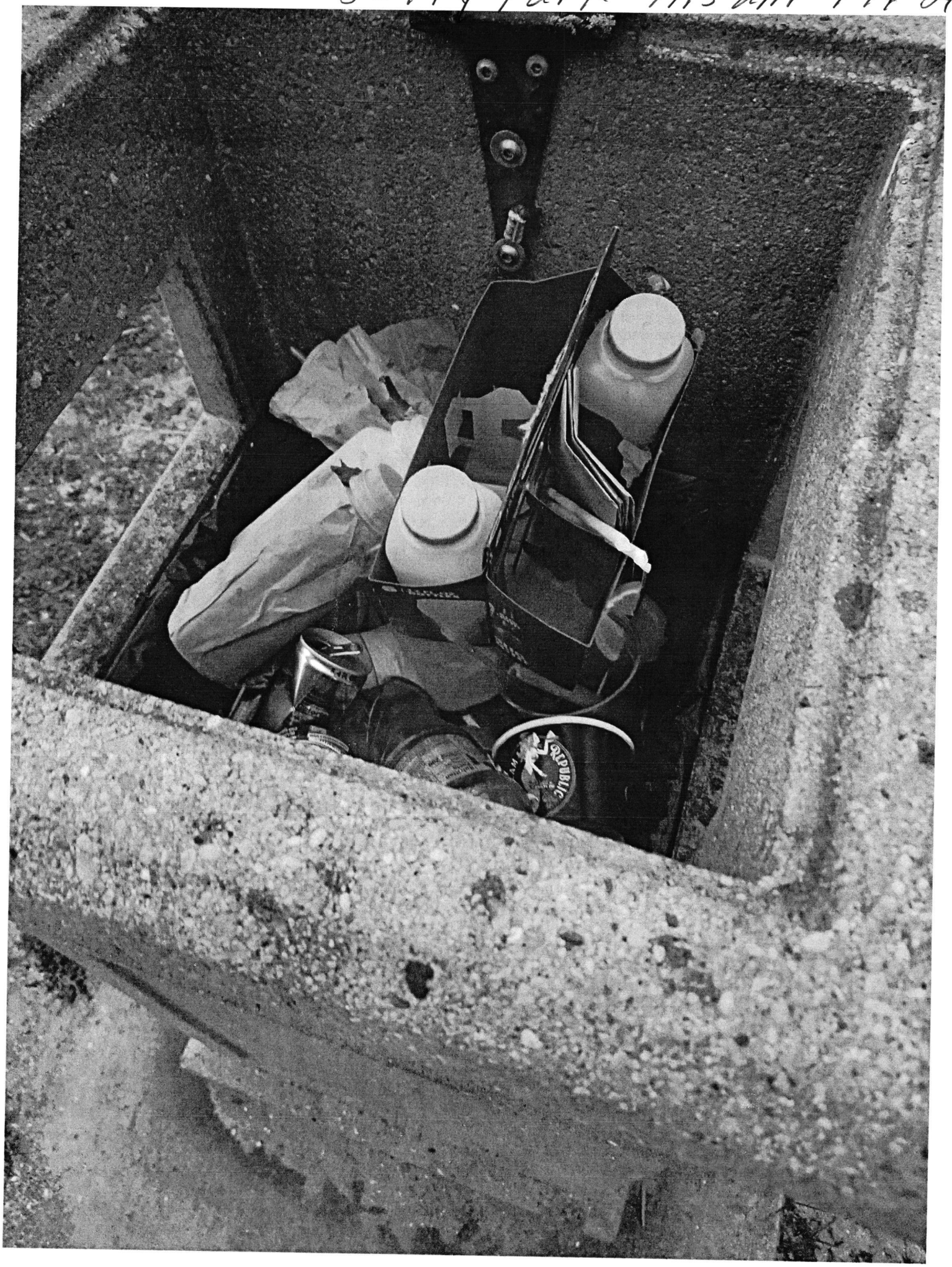
3 cars VISIBLE - 20 people

Parked across sidewalk all night

Safety issue.

3 cars - 1 on front lawn

Jetty Park this am 4-19-2



"Rum Runner" Trash at Jetty Park
4-19-21

City Commission Regular Meeting - 4:30 pm **12. d.**

Meeting Date: 04/19/2021

Re: Conditional Use Approval with No New Construction - Joseph Vacation Rental - 1801 Plover Avenue

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing for a Conditional Use Approval with no new construction located at 1801 Plover Avenue submitted by the property owner, J&J PSL Investments, LLC and the applicant, Michelle Longarzo for Conditional Use Approval to operate a Vacation Rental with a rental period of 30 days or less. The property is located at 1801 Plover Avenue and is zoned Single-Family Intermediate density zone (R-2). PCN:2401-501-0042-000-5.

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1801 Plover Avenue. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a single-family residence. According to the St. Lucie County Property Appraiser, the finished floor area is 1,673 square feet and the gross sketched area is 2,777 square feet. The residence is a three (3) bedroom and two (2) bath home.

RECOMMENDATION:

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends APPROVAL, subject to the following five (5) Conditions of Approval:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM
Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

n/a

Attachments

staff presentation
Staff Report & Supporting Documents
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification
Proof of Publication
Applicant Presentation
Applicant Additional Info - Letter
Applicant Additional Info - Resume
Submitted Information at hearing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/14/2021 01:15 PM

Form Started By: Jennifer Hofmeister
Started On: 04/06/2021 05:09 PM
Final Approval Date: 04/14/2021

Conditional Use Approval

With no new construction

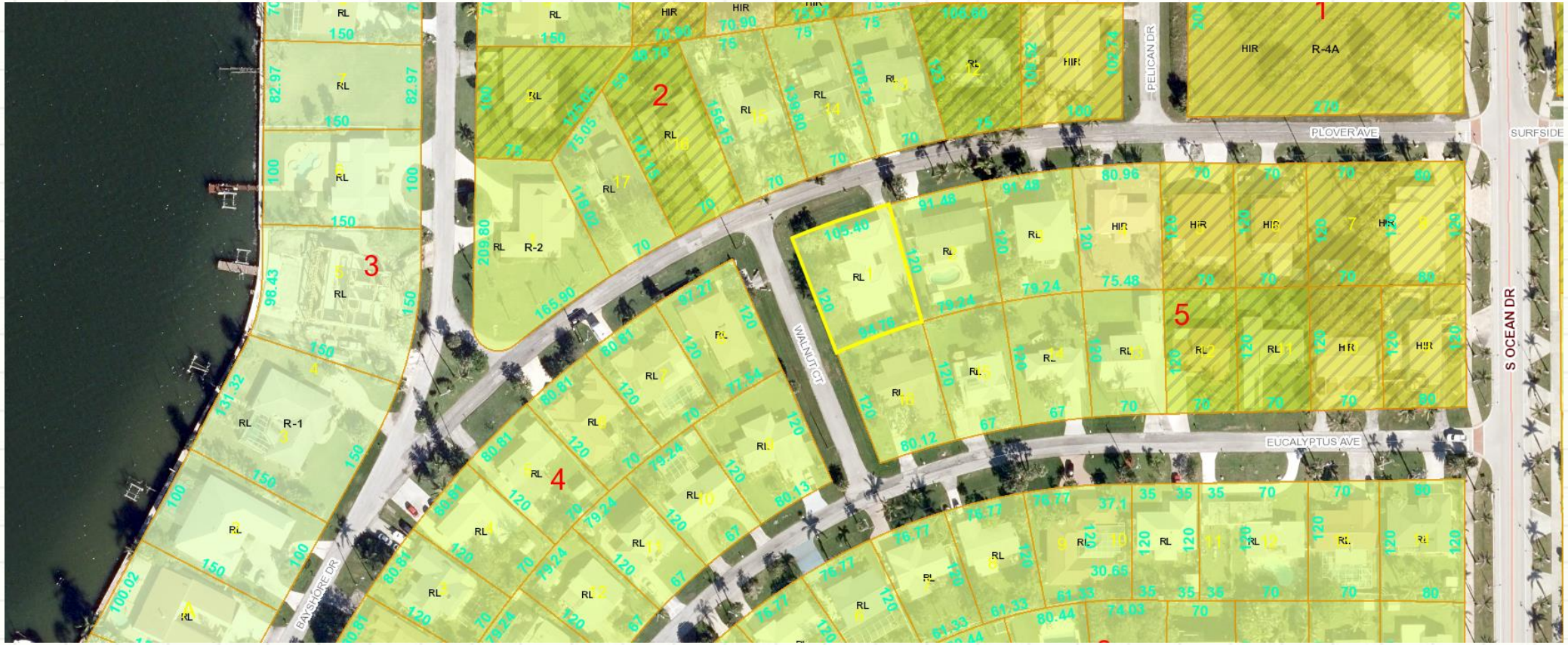
Joseph Vacation Rental

Location Map

Subject Site

1801 Plover Drive

FLUM and Zoning Map



FLUM – Low Density Residential (RL)

Zoning – Single Family Intermediate Density (R-2)

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Staff Recommendation

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than two (2) vehicles per unit.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation

The Planning Board on March 8, 2021 recommended approval (4-1) of the subject application.

City Commission Possible Actions

Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use, subject to five (5) Conditions and no changes
- APPROVAL of the proposed Conditional Use with changes to the Conditions
- DISAPPROVAL of the proposed Conditional Use

Conditional Use Approval

With no new construction

Joseph Vacation Rental

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Plover Vacation Rental – 1801 Plover Avenue**
MEETING DATE:	April 19, 2021

STAFF REPORT

Owner: J&J PSL Investments, LLC
869 McComb Avenue
Port St. Lucie, FL 34953

Applicant: Michelle Longarzo
715 South Ocean Drive, Unit D
Hutchinson Island, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six (6) months. The minimum rental period is less than 30 days.

Location(s): 1801 Plover Avenue

Parcel ID: 2401-501-0042-000-5

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-Family Intermediate Density Zone (R-2)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1801 Plover Avenue. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a single-family residence. According to the St. Lucie County Property Appraiser, the finished floor area is 1,673 square feet and the gross sketched area is 2,777 square feet. The residence is a three (3) bedroom and two (2) bath home.

The subject site is surrounded by single family residences to the north, south, east, and west. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate density zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 zoning district.

Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1 presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The R-2 zoning district is compatible with the RL Future Land Use designation. This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL,** subject to the following five (5) Conditions of Approval:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

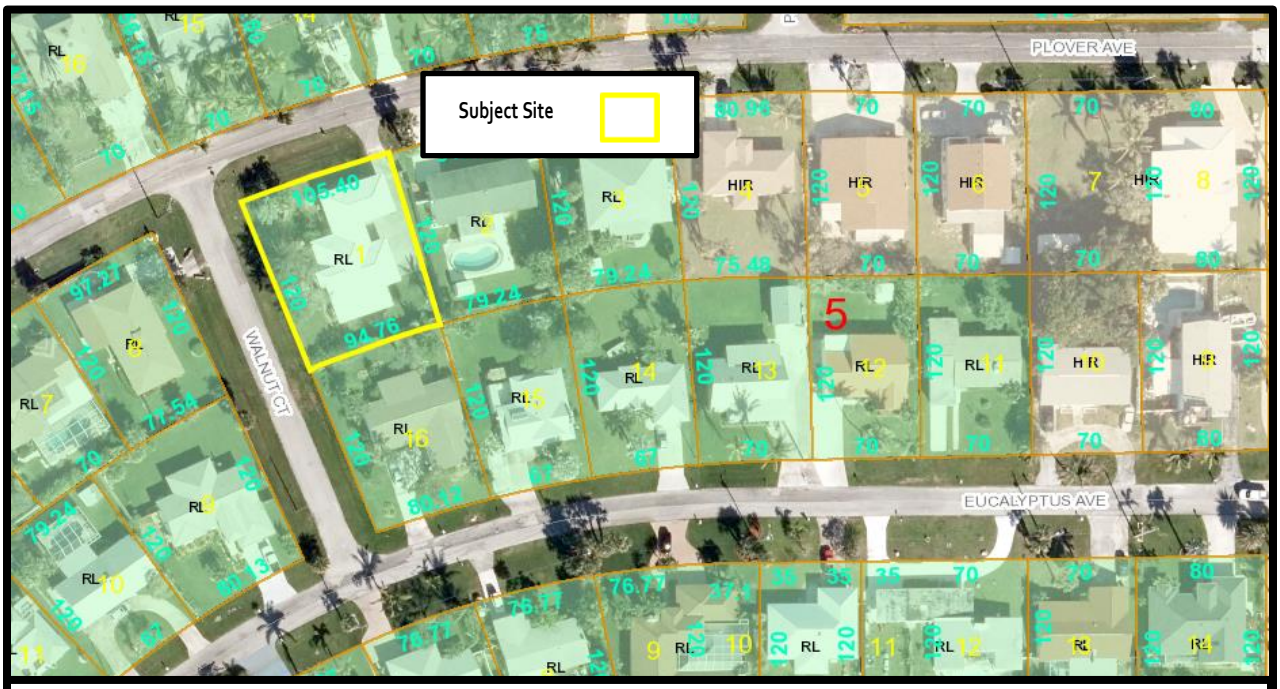
4. There shall be a limitation of no more than two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With No New Construction
Joseph Dwelling Rental – 1801 Plover Avenue
Aerial Map

N W E S



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With No New Construction
Joseph Dwelling Rental – 1801 Plover Avenue
Future Land Use Map

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THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With No New Construction
Joseph Dwelling Rental – 1801 Plover Avenue
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 28, 2021

J & J Investments, LLC
c/o Jonathan Joseph
869 McComb Avenue
Port St. Lucie, FL 34953
jonathan.joseph1@gmail.com

Subject: **Dwelling Rental -1801 Plover Avenue Conditional Use application for a Pre-App Comments**

Dear Mr. Joseph,

Below please find a summary of the comments for the City of Fort Pierce Pre-App meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two vehicles per dwelling rental unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

6. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee.*"

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location since 1995. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including SFR used as transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Fire Sprinkler requirements are deferred to Fire Marshall pursuant to Florida Administrative Code 69A-43.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

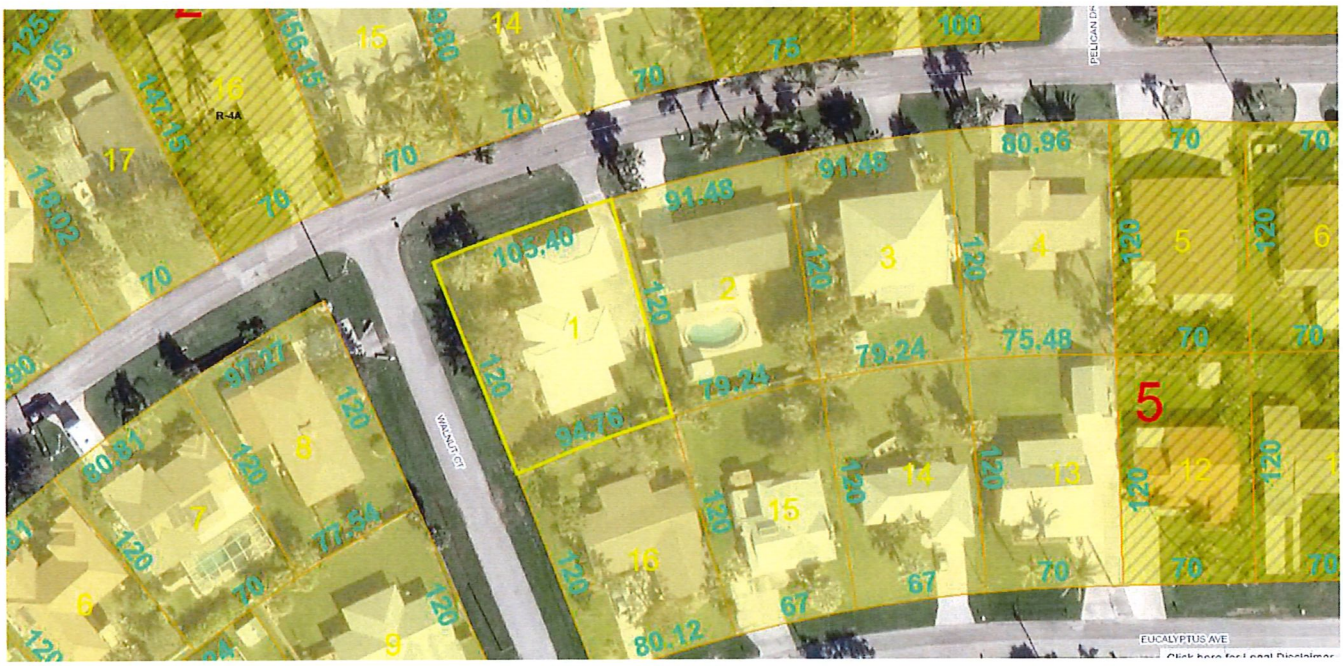
1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact Lugey Dawson @ (772) 466-1600 extension 3428 if this modification is required.

Electric & Gas Engineering:

1. If the owner/applicant has any questions, please contact Sal Scimeca at (772)466-1600 extension 6957.

St. Lucie County Public Works

1. No comment.



Rebeca Guerra

To: Jennifer Hofmeister
Subject: RE: Pre-application - 1801 Plover Avenue

From: Martha Kerr <mkerr@fpua.com>
Sent: Thursday, January 21, 2021 1:24 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: Pre-application - 1801 Plover Avenue

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good afternoon,

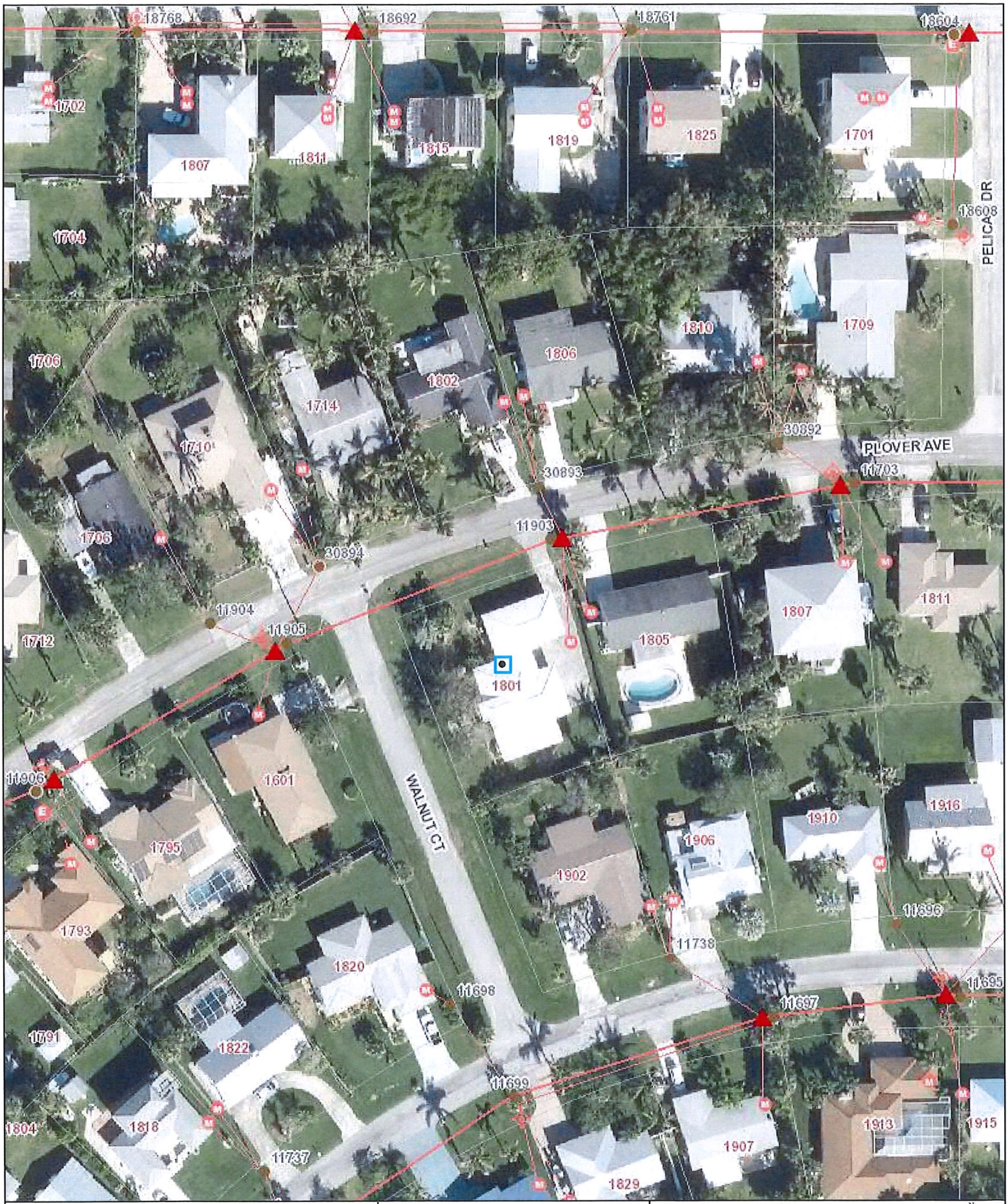
Below are FPUA comments regarding the pre-application for1801 Plover Avenue.

W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact Lugey Dawson @ (772) 466-1600 extension 3428 if this modification is required.

Electric & Gas Engineering: Approved - If the owner/applicant has any questions, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Regards,
Martha Kerr
Staff Assistant
W/WW Engineering Department

Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34947
772.466.1600 Ext. 3473
772.468.2414 Fax



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811 Know what's below. Call before you dig.

Date: 1/19/2021

FPUA COMMUNITY PROUD

N

1 inch = 82 feet

2061 S US Highway 1

Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938

Rebeca Guerra

To: Jennifer Hofmeister
Subject: RE: Pre-Application Comments Due - 1801 Plover Avenue

From: Peggy Arraiz <parraiz@cityoffortpierce.com>
Sent: Thursday, January 21, 2021 8:08 AM
To: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Pre-Application Comments Due - 1801 Plover Avenue

No comments from Code Enforcement. No cases at this location since 1995.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148• Fax: 772.468.0457• 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

-----Original Appointment-----
From: Alicia Rosenthal <arosenthal@cityoffortpierce.com>
Sent: Tuesday, January 19, 2021 11:04 AM
To: Alicia Rosenthal; Ana Johnson; Audria Moore-Wells; Ben Balcer ; ChambersG@stlucieco.org; David Hays; Edward Roseberry; Jacolby Washington; Jennifer Hofmeister; Jill Marasa (jmarasa@youredc.com); Kori Benton; larry.hymowitz@dot.state.fl.us; Linda Cox; Martha Kerr; Paul Bertram; Paul Langel; Paul Thomas; Peggy Arraiz; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer
Cc: John Andrews; Julie Bye; Karen Murphy; Shaun Coss; Jill Marasa
Subject: Pre-Application Comments Due - 1801 Plover Avenue
When: Monday, January 25, 2021 8:30 AM-9:00 AM (UTC-05:00) Eastern Time (US & Canada).
Where:

Please accept this invitation as a reminder that Pre-Application comments are due for 1801 Plover Avenue. Please send comments to Jennifer Hofmeister at mailto:jhofmeister@cityoffortpierce.com

Site Address: 1801 PLOVER AVE
Sec/Town/Range: 12/35S/40E
Parcel ID: 2412-501-0042-000-5
Jurisdiction: Fort Pierce

Use Ty
Accoun
Map ID:
Zoning:

Rebeca Guerra

To: Jennifer Hofmeister
Subject: RE: Pre-Application Comments Due - 1801 Plover Avenue

-----Original Appointment-----
From: Edward Roseberry <eroseberry@cityoffortpierce.com>
Sent: Wednesday, January 20, 2021 2:05 PM
To: Alicia Rosenthal
Cc: Jennifer Hofmeister
Subject: Accepted: Pre-Application Comments Due - 1801 Plover Avenue
When: Monday, January 25, 2021 8:30 AM-9:00 AM (UTC-05:00) Eastern Time (US & Canada).
Where:

Building Department Comments:
Vacation rental properties, including SFR used as transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.
Fire Sprinkler requirements are deferred to Fire Marshall pursuant to Florida Administrative Code 69A-43.

Rebeca Guerra

To: Jennifer Hofmeister
Subject: RE: 1801 Plover Avenue

From: WBoyer@slcfd.org <WBoyer@slcfd.org>
Sent: Tuesday, January 19, 2021 12:54 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: 1801 Plover Avenue

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Jennifer,

No comments for this project.

Take care,

Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Rebeca Guerra

To: Jennifer Hofmeister
Subject: RE: 1801 Plover Pre-App

From: Tracy Telle <ttelle@cityoffortpierce.com>
Sent: Tuesday, January 19, 2021 12:13 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>
Subject: 1801 Plover Pre-App

Jennifer,

Engineering has no comments on the proposed 2-day rental.

Tracy S. Telle | Assistant City Engineer | City of Fort Pierce
Engineering Department
Phone: 772.467.3776 Fax: 772.460.6847 100 North U.S. 1, Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Conditional Use – No New Construction

Property address or Location 1801 Plover Ave Hutchinson Island FL 34949

Parcel ID #(s) 2412-501-0042-000-5

Project description 2 Day Short Term Rental

J & J PSL INVESTMENTS LLC.	Michelle Longarzo / Slice of Paradise LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
Sw McComb Ave	715 South Ocean Drive United D
Street Address	Street Address
Port Saint Lucie FL 34853	Hutchinson Island FL 34949
City State Zip	City State Zip
786 469 9846	772 708 4557
Phone Number	Phone Number
Jonathan.joseph7@gmail.com.	sliceofparadisefl@gmail.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Lake

The foregoing instrument was acknowledged before me this 15 day of January, 2021, by Joseph Allen who is personally known to me or has produced Florida DL as identification.

Signature of Notary

(seal)

AMYTROST
Notary Public, State of Florida
My Comm. Expires 09/14/2021
Commission No. GG143190

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

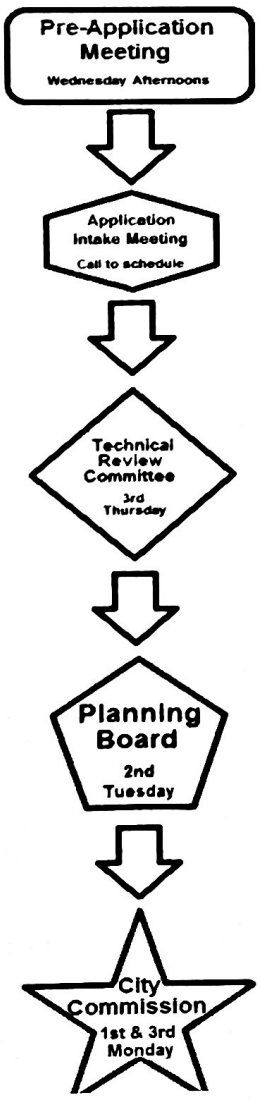
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1673 Parking Spaces: 4

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

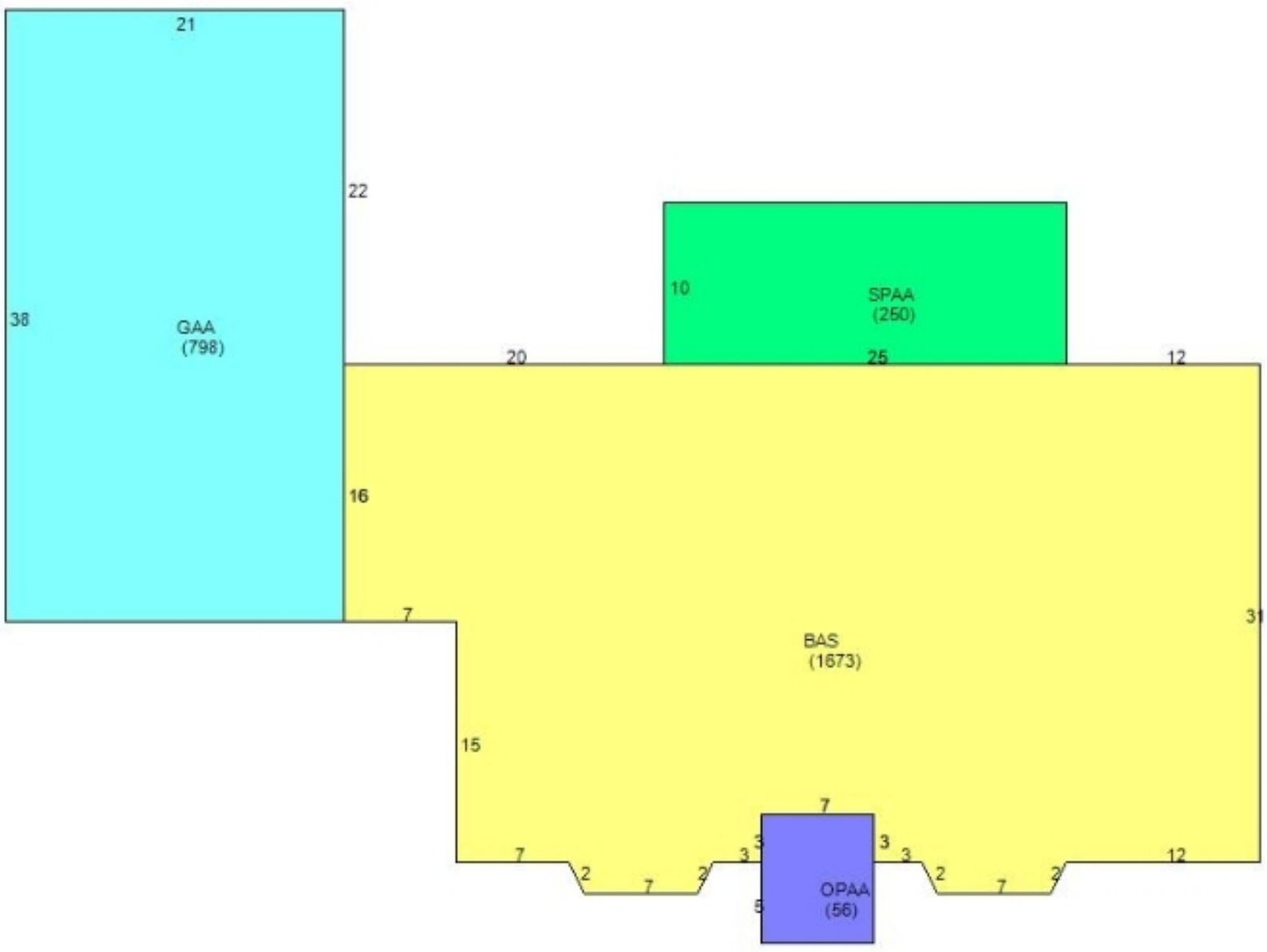
North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.


21
38
GAA
(798)
22
20
10
SPAA
(250)
25
12
16
7
BAS
(1673)
31
15
7
7
2
7
2
3
3
OPAA
(56)
3
3
2
7
2
12

Building Information

Finished Area: 1,673 SF

Gross Sketched Area: 2,777 SF

Exterior Data

Building Type:	HB-
Grade:	B-
Year Built:	1995
Effective Year:	1995
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Conc Tile
Roof Structure:	Hip
View:	
Frame:	
Story Height:	1 Story

Interior Data

Bedrooms:	3
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 125, Article II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature:

Date Mailed: March 3, 2021

Number of Mailed Letters: 87

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Baker Dwelling Rental at 1577 Thumb Point Drive

Parcel ID: 2401-605-0105-000-0.

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Signs: February 4, 2021

Notice by Newspaper: February 28, 2021

Notice by Mail: March 3, 2021

Verified:

Title: Planning Director

Date: March 3,2021

Flora Sue Clement Bolick		5933 Petrea Mill Rd
Tisack Family Revocable Living Trust		7166 Chestnut Ridge
Edward Pryce and Bobbie Hogg	Bobbie Hogg	2221 Lacey RD
Sondra Quatraro and Harry Quatraro and Geoffrey M Quatraro	Harry Quatraro	462 Fernandina ST
Sandra M Lonnay		1722 Coral Cir
Gholamreza Torkaman		470 12th Pl SE
Larry Landrith and Jennifer L Parker-Kienutske	Jennifer L Parker-Kienutske	4355 Cypress DR
Kenneth L Miller and Deborah J Miller	Deborah J Miller	1731 Coral Cir
William J Wink Jr (TR)		355 S Ocean DR; Unit Apt 809
MS Venture Fund LLC		PO Box 695
MS Venture Fund LLC		PO Box 695
Christine Nazzaro		1771 Gulfstream AVE; Unit Apt D1
St Lucie County		2300 Virginia AVE
Kolaleh Torkaman		216 6th St SE
Ronald B Steele and Bonnie L Vansciver-Steele	Bonnie L Vansciver-Steele	1 Pointless Forest Tr
John Cabral and Diane Cabral	Diane Cabral	1705 Porpoise AVE
Amir Hessam Torkaman		9 Devonshire BLVD
Oscar A Calzadilla and Molly M Calzadilla	Molly M Calzadilla	1709 Porpoise AVE
Erik R Gehringer		473 Elfes Field Ln
Bruce A Murray and Charlene B Adair	Charlene B Adair	1710 Francis Ct
Gary VanDenbos		PO Box 1357
Gary VanDenbos and Melanie VanDenbos	Melanie VanDenbos	1706 Francis Ct
Dale A Johnston and Tammy K Johnston	Tammy K Johnston	1101 S Ocean DR; Unit Apt A
Charles V Blake		1702 Francis Ct
Roger J Basilick and Linda F Basilick	Linda F Basilick	749 SW Arkansas TER
Grant Smith (TR) and Shellie Smith (TR)	Shellie Smith (TR)	1703 Francis CT
Mark Cirillo		25 Ocean View Pkwy
GRAVERAN INVESTMENT LLC		3450 W 84th ST; Unit Ste 201
Thomas Fetto and Robin Fetto	Robin Fetto	208 Pine Hill RD
Timothy Estes and Christy Lee Estes	Christy Lee Estes	1578 Thumb Point DR
Alison L Galloway and Brian P Bridge	Brian P Bridge	1570 Thumb Point DR
Brian P Bridge		1570 Thumb Point DR
Anne E Supina and Sandra L Twoey	Sandra L Twoey	1564 Thumb Point DR
Walter Aque		1562 Thumb Point Dr

Gary L Hickman		1560 Thumb Point Dr
Michael S Miller and Carol W Miller	Carol W Miller	PO Box 2786
Glynda Cavalcanti		1503 Faber CT
Cassandra-Lee Meyer		1617 Frances Ave
Bruce A Parce and Margaret M Shaw Parce	Margaret M Shaw Parce	1613 Frances AVE
William M Cali		1609 Frances Ave
Wilda Rodriguez (LF EST)		1605 Frances AVE
Violet M Krause (LF EST)		1108 Paseo AVE
Joseph C Montepare Sr and Margaret E Montepare	Margaret E Montepare	606 Tradewinds AVE
Barbara Fenner (TR) and Thomas Fenner (TR)	Thomas Fenner (TR)	1538 Thumb Point Dr
Stephen J Box and Dana Hincapie Lopez	Dana Hincapie Lopez	612 Tradewinds AVE
Stephen Box and Dana Hincapie Lopez	Dana Hincapie Lopez	612 Tradewinds AVE
Dina E Samano		1610 Bahia DR
Leonard L Burlingame		1614 Bahia Dr
Walter Z Justynski		1616 Bahia DR
Susan L Baker		1577 Thumb Point DR
Jerry C Walters and Kristina W Walters	Kristina W Walters	1573 Thumb Point DR
Mary D Shepard		1565 Thumb Point Dr
Adam L Pippin		2696 NE Cypress LN
Joseph Griffin III and Julia Judge	Julia Judge	1606 Frances AVE
Thomas J Merrell (TR) and Patricia H Merrell (TR)	Patricia H Merrell (TR)	1720 Coconut DR
Gary C Pettit		1616 Frances Ave
Gary VanDenbos and Melanie VanDenbos	Melanie VanDenbos	1706 Francis Ct
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		430 NW Lake Whitney PL
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD
Coconut Cove Marina HOA Inc		1578 Island Cove RD

Coconut Cove Marina HOA Inc		1578 Island Cove RD
Ronald J Moffett and Robin Ullman-Moffett	Robin Ullman-Moffett	1580 Island Cove RD
Alexander Urbani and Dawn Urbani	Dawn Urbani	1578 Island Cove RD; Unit # 2
Wayford V Dennison		1576 Island Cove RD
David Dexter and Lori Youngman	Lori Youngman	56 Lake View Dr
Michael Edward Cook (TR)		7624 Kings Passage AVE
Annemarie Prudenti		295 Fishel AVE
Stanley D Perry and Cathleen C Perry	Cathleen C Perry	507 Bear RD
James M Wohl and Jeri B Wohl	Jeri B Wohl	1800 State Rd 17 S
D Mark Lindsay and Melisa A Lindsay	Melisa A Lindsay	1375 Bayshore DR
Jeffrey Upholzer and Teri Upholzer	Teri Upholzer	30620 Pointe DR
William S Speight and Lynn D Speight	Lynn D Speight	1560 Island Cove RD
Eric Richelson and Sara Richelson	Sara Richelson	13 Evergreen Row
William R Miller (TR)		1533 Sunset Dr Ste 150
Donald T Janda and Patricia N Janda	Patricia N Janda	1573 Bow Line Rd
Ernest F Steffens Jr		1575 Bow Line Rd
Jose Luis Rivas and Carla Rivas	Carla Rivas	10107 SW 126 St
William J Morrow (LF EST)		1579 Bow Line RD
Susan Benton		1581 Bow Line Rd

Granite Falls; NC 28630-8109
Lockport; NY 14094
Forked River; NJ 08731-5810
Fort Pierce; FL 34949-3536
Fort Pierce; FL 34949-3547
Vero Beach; FL 32962-5733
Troy; MI 48085
Fort Pierce; FL 34950
Fort Pierce; FL 34949-3282
Palm City; FL 34991-0695
Palm City; FL 34991-0695
Fort Pierce; FL 34949-3561
Fort Pierce; FL 34982-5632
Washington; DC 20003-1134
Annapolis; MD 21401
Fort Pierce; FL 34949-3516
San Carlos; CA 94070-1725
Fort Pierce; FL 34949-3516
Charleston; SC 29492-8079
Fort Pierce; FL 34949-3579
Tahlequah; OK 74465
Fort Pierce; FL 34949-3579
Fort Pierce; FL 34949-3355
Fort Pierce; FL 34949-3579
Port St Lucie; FL 34953-1902
Fort Pierce; FL 34949-3579
Southampton; NY 11968-5507
Hialeah; FL 33018-4924
New Fairfield; CT 06812-2208
Fort Pierce; FL 34949-3567
Fort Pierce; FL 34949-3567
Fort Pierce; FL 34949-3567
Fort Pierce; FL 34949-3567
Fort Pierce; FL 34949-3567

Fort Pierce; FL 34949
Fort Pierce; FL 34954-2786
Fort Pierce; FL 34949-3552
Fort Pierce; FL 34949-3560
Fort Pierce; FL 34949-3560
Fort Pierce; FL 34949-3560
Fort Pierce; FL 34949-3560
Fort Pierce; FL 34982-6104
Fort Pierce; FL 34949-3571
Fort Pierce; FL 34949
Fort Pierce; FL 34949-3571
Fort Pierce; FL 34949-3571
Fort Pierce; FL 34949-3545
Fort Pierce; FL 34949-3545
Fort Pierce; FL 34949-3545
Fort Pierce; FL 34949-3526
Fort Pierce; FL 34949-3526
Fort Pierce; FL 34949-3526
Jensen Beach; FL 34957-4608
Fort Pierce; FL 34949-3559
Fort Pierce; FL 34949-3439
Fort Pierce; FL 34949-3559
Fort Pierce; FL 34949-3579
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Port St Lucie; FL 34986-2269
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583

Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Fort Pierce; FL 34949-3583
Oswego; NY 13126
Orlando; FL 32835-5950
Riverhead; NY 11901-4721
Lake Placid; FL 33852-9726
Avon Park; FL 33825
Fort Pierce; FL 34949-3083
Gibraltar; MI 48173-9558
Fort Pierce; FL 34949-3582
Armonk; NY 10504-2208
MIami; FL 33143-5700
Fort Pierce; FL 34949-3580
Fort Pierce; FL 34949-3580
Miami; FL 33176-4873
Fort Pierce; FL 34949-3580
Fort Pierce; FL 34949-3580

Flora Sue Clement Bolick	5933 Petrea Mill Rd	Granite Falls; NC 28630-8109
Tisack Family Revocable Living Trust	7166 Chestnut Ridge	Lockport; NY 14094
Edward Pryce and Bobbie Hogg	2221 Lacey RD	Forked River; NJ 08731-5810
Sondra Quatraro and Harry Quatraro and Geoffrey M Quatraro	462 Fernandina ST	Fort Pierce; FL 34949-3536
Sandra M Lonnay	1722 Coral Cir	Fort Pierce; FL 34949-3547
Gholamreza Torkaman	470 12th Pl SE	Vero Beach; FL 32962-5733
Larry Landrith and Jennifer L Parker-Kienutske	4355 Cypress DR	Troy; MI 48085
Kenneth L Miller and Deborah J Miller	1731 Coral Cir	Fort Pierce; FL 34950
William J Wink Jr (TR)	355 S Ocean DR; Unit Apt 809	Fort Pierce; FL 34949-3282
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
MS Venture Fund LLC	PO Box 695	Palm City; FL 34991-0695
Christine Nazzaro	1771 Gulfstream AVE; Unit Apt D1	Fort Pierce; FL 34949-3561
St Lucie County	2300 Virginia AVE	Fort Pierce; FL 34982-5632
Kolaleh Torkaman	216 6th St SE	Washington; DC 20003-1134
Ronald B Steele and Bonnie L Vansciver-Steele	1 Pointless Forest Tr	Annapolis; MD 21401
John Cabral and Diane Cabral	1705 Porpoise AVE	Fort Pierce; FL 34949-3516
Amir Hessam Torkaman	9 Devonshire BLVD	San Carlos; CA 94070-1725
Oscar A Calzadilla and Molly M Calzadilla	1709 Porpoise AVE	Fort Pierce; FL 34949-3516
Erik R Gehringer	473 Elfes Field Ln	Charleston; SC 29492-8079
Bruce A Murray and Charlene B Adair	1710 Francis Ct	Fort Pierce; FL 34949-3579
Gary VanDenbos	PO Box 1357	Tahlequah; OK 74465
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Dale A Johnston and Tammy K Johnston	1101 S Ocean DR; Unit Apt A	Fort Pierce; FL 34949-3355
Charles V Blake	1702 Francis Ct	Fort Pierce; FL 34949-3579
Roger J Basilick and Linda F Basilick	749 SW Arkansas TER	Port St Lucie; FL 34953-1902
Grant Smith (TR) and Shellie Smith (TR)	1703 Francis CT	Fort Pierce; FL 34949-3579
Mark Cirillo	25 Ocean View Pkwy	Southampton; NY 11968-5507
GRAVERAN INVESTMENT LLC	3450 W 84th ST; Unit Ste 201	Hialeah; FL 33018-4924
Thomas Fetto and Robin Fetto	208 Pine Hill RD	New Fairfield; CT 06812-2208
Timothy Estes and Christy Lee Estes	1578 Thumb Point DR	Fort Pierce; FL 34949-3567
Alison L Galloway and Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Brian P Bridge	1570 Thumb Point DR	Fort Pierce; FL 34949-3567
Anne E Supina and Sandra L Twoey	1564 Thumb Point DR	Fort Pierce; FL 34949-3567

Walter Aque	1562 Thumb Point Dr	Fort Pierce; FL 34949-3567
Gary L Hickman	1560 Thumb Point Dr	Fort Pierce; FL 34949
Michael S Miller and Carol W Miller	PO Box 2786	Fort Pierce; FL 34954-2786
Glynda Cavalcanti	1503 Faber CT	Fort Pierce; FL 34949-3552
Cassandra-Lee Meyer	1617 Frances Ave	Fort Pierce; FL 34949-3560
Bruce A Parce and Margaret M Shaw Parce	1613 Frances AVE	Fort Pierce; FL 34949-3560
William M Cali	1609 Frances Ave	Fort Pierce; FL 34949-3560
Wilda Rodriguez (LF EST)	1605 Frances AVE	Fort Pierce; FL 34949-3560
Violet M Krause (LF EST)	1108 Paseo AVE	Fort Pierce; FL 34982-6104
Joseph C Montepare Sr and Margaret E Montepare	606 Tradewinds AVE	Fort Pierce; FL 34949-3571
Barbara Fenner (TR) and Thomas Fenner (TR)	1538 Thumb Point Dr	Fort Pierce; FL 34949
Stephen J Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Stephen Box and Dana Hincapie Lopez	612 Tradewinds AVE	Fort Pierce; FL 34949-3571
Dina E Samano	1610 Bahia DR	Fort Pierce; FL 34949-3545
Leonard L Burlingame	1614 Bahia Dr	Fort Pierce; FL 34949-3545
Walter Z Justynski	1616 Bahia DR	Fort Pierce; FL 34949-3545
Susan L Baker	1577 Thumb Point DR	Fort Pierce; FL 34949-3526
Jerry C Walters and Kristina W Walters	1573 Thumb Point DR	Fort Pierce; FL 34949-3526
Mary D Shepard	1565 Thumb Point Dr	Fort Pierce; FL 34949-3526
Adam L Pippin	2696 NE Cypress LN	Jensen Beach; FL 34957-4608
Joseph Griffin III and Julia Judge	1606 Frances AVE	Fort Pierce; FL 34949-3559
Thomas J Merrell (TR) and Patricia H Merrell (TR)	1720 Coconut DR	Fort Pierce; FL 34949-3439
Gary C Pettit	1616 Frances Ave	Fort Pierce; FL 34949-3559
Gary VanDenbos and Melanie VanDenbos	1706 Francis Ct	Fort Pierce; FL 34949-3579
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	430 NW Lake Whitney PL	Port St Lucie; FL 34986-2269
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583

Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Coconut Cove Marina HOA Inc	1578 Island Cove RD	Fort Pierce; FL 34949-3583
Ronald J Moffett and Robin Ullman-Moffett	1580 Island Cove RD	Fort Pierce; FL 34949-3583
Alexander Urbani and Dawn Urbani	1578 Island Cove RD; Unit # 2	Fort Pierce; FL 34949-3583
Wayford V Dennison	1576 Island Cove RD	Fort Pierce; FL 34949-3583
David Dexter and Lori Youngman	56 Lake View Dr	Oswego; NY 13126
Michael Edward Cook (TR)	7624 Kings Passage AVE	Orlando; FL 32835-5950
Annemarie Prudenti	295 Fishel AVE	Riverhead; NY 11901-4721
Stanley D Perry and Cathleen C Perry	507 Bear RD	Lake Placid; FL 33852-9726
James M Wohl and Jeri B Wohl	1800 State Rd 17 S	Avon Park; FL 33825
D Mark Lindsay and Melisa A Lindsay	1375 Bayshore DR	Fort Pierce; FL 34949-3083
Jeffrey Upholzer and Teri Upholzer	30620 Pointe DR	Gibraltar; MI 48173-9558
William S Speight and Lynn D Speight	1560 Island Cove RD	Fort Pierce; FL 34949-3582
Eric Richelson and Sara Richelson	13 Evergreen Row	Armonk; NY 10504-2208
William R Miller (TR)	1533 Sunset Dr Ste 150	MIami; FL 33143-5700
Donald T Janda and Patricia N Janda	1573 Bow Line Rd	Fort Pierce; FL 34949-3580
Ernest F Steffens Jr	1575 Bow Line Rd	Fort Pierce; FL 34949-3580
Jose Luis Rivas and Carla Rivas	10107 SW 126 St	Miami; FL 33176-4873
William J Morrow (LF EST)	1579 Bow Line RD	Fort Pierce; FL 34949-3580
Susan Benton	1581 Bow Line Rd	Fort Pierce; FL 34949-3580

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

04/04/2021

Amy Kolrott

Subscribed and sworn to before on April 4, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $156.00
Ad No: 0004670140
Customer No: 1330883
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 19, 2021, hold Public Hearings in the City Hall Commission Chambers, 100 North US Highway 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1.Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhaill and applicant, Gary K. Oldehoff, PA, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1507 Faber Court and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-605-0057-000-8.
2.Application for Conditional Use with No New Construction submitted by property owner, J&J PSL Investments, LLC, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1801 Plover Avenue and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-501-0042-000-5.
3.Continuation of the hearing on the application for Conditional Use with No New Construction submitted by property owner, Susan Baker and applicant, Michelle Longarzo, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1577 Thumb Point Drive and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North US Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 4/4/21
Pub: April 4, 2021
TCN4670140

Supporting Documentation for Jonathan Joseph Conditional Use Permit Application

1. **City Resolution for Quasi Judicial Hearings**
2. **Safety Inspection from PE**
3. **Copy of City Rules for Animals**
4. **Copy of Typical Visitor Demographics (St Lucie County Tourism)**
5. **Conditional Use Permits Around Thumb Point**
6. **Short Term Rental Graph from Florida League of Cities**
7. **Guest Activities (St Lucie County Tourism)**
8. **Taxes Paid by Vacationers (St Lucie County Tourism)**
9. **Zoning Use Table for City Of Fort Pierce**
10. **Noise Ordinance for City Of Fort Pierce**
11. **Trash Pickup on Hutchinson Island**
12. **Reporting Short Term Rental Issues**
13. **Ruling by Florida Attorney General on Vacation Rentals**
14. **Florida Court Ruling on Vacation Rentals**
15. **Steps To Get A Conditional Use Permit in Fort Pierce**

In quasi-judicial…..personal opinions are irrelevant!

What does quasi-judicial mean?

In a quasi-judicial proceeding, the City Council or Planning Commission is required to apply the law (Florida Statutes, Comprehensive Plan, LDRs) to the evidence presented before them at the hearing. The decision must be supported by competent substantial evidence and, therefore, the personal opinions of the decision maker or the public related to the project are irrelevant.

Per Fort Pierce RESOLUTION NO. 17.R16 (passed June 2017)

Section !X. Rules of Evidence

Paragraph Xl. Standard of Proof

Last Sentence: Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

Safety Inspection Report for property at 1801 Plover Ave (from a Professional Engineer).

Collins
Fire Protection &
Life Safety Solutions, LLC

April 12, 2021

Mr. Jonathan Joseph, Owner of Residence
1801 Plover Avenue
Fort Pierce FL, 34949

Re: Florida Building Code and Florida Fire Prevention Code Inspection

Dear Mr. Joseph:

On April 8, 2021 I conducted a life safety and fire protection inspection in at the above referenced property to ascertain compliance with the Florida Building Code, Residential, 7th edition (FBCR) and the Florida Fire Prevention Code, 7th edition (FFPC,) as applicable. I am a licensed professional engineer with my expertise in fire protection and life safety. I have been practicing in my private sector business for three years as a fire code and building code consultant. Prior to that, I served as the Fire Chief and Fire Marshal for Palm Beach County Fire Rescue. I have been accepted as an expert witness in various civil and quasi-judicial hearings as both a citizen and as a public servant relating to fire and building code testimony.

My findings after conducting the inspection of your residence as a single family dwelling is that it is my professional engineering opinion that your home is in compliance with both the FBCR and the FFPC as it relates to fire protection and life safety for existing single family dwellings. Additionally, I believe it is important to note that your home exceeds the minimum requirements found in the FFPC specifically relating to the exemption of carbon monoxide devices. However, you have chosen to install one in the living area thereby exceeding the fire code.

Finally, as you may recall, you raised the question about the outdoor fire pit used for cooking and heating purposes, and the location of it complies with the FFPC as well.

Please let me know if you have any questions regarding my findings.

Sincerely,

Jeffrey P. Collins,PE 53836 State of Florida

Digitally signed by Jeffrey P. Collins,PE 53836 State of Florida
Date: 2021.04.13 19:41:50 -04'00'

Jeffrey P. Collins, MS, PE

Commissioners mentioned they were concerned with animals.

Fort Pierce Animal Control Already has Rules for Short Term Rentals!

Per City Website- Animal Control FAQs

- Animal Control Staff
- Common Violations
- Frequently Asked Questions
- Microchipping
- Participating Veterinary Offices
- Pet Registration
- Spay & Neuter Program
- TNVR

Home › Departments › Code Enforcement › Animal Control Division › Animal Control Staff

Animal Control Staff

About Animal Control

As a division of the Community Response Department, the Animal Control Division is comprised of one Manager, three Animal Control Officers and an Administrative Assistant.

The Animal Control Division is located on the 2nd floor of City Hall at 100 N US Hwy 1, Fort Pierce, FL 34950. Our Office hours are Monday through Friday from 8 a.m. to 5 p.m.

Calls for Animal Control should all go through 911, however, you can reach our office at 772-467-3720.

Animal Control Officers work Monday through Friday and are available on Saturday and Sunday and after hours for emergency calls.

Animal Control Manager
Peggy Arraiz

Administrative Assistant
Colleen Greer

Animal Control Officers
Ricardo Pellot

Kenny Nelson

Kimberly Olson

▼ Animal Control

Show All Answers

1. **How many animals am I allowed to have?**
   You are allowed to have a total of five (5) dogs, cats or other domesticated animals.
2. **Do I have to register/license my animal?**
3. **Am I allowed to have horses or other livestock?**
4. **I am a part-time resident, does my animal have to be registered/licensed?**
   If you reside within the City of Fort Pierce for six (6) months or more, you are required to obtain a license for your animals.
5. **Am I allowed to have exotic animals?**
   Yes, with a special exception permit. A special exception permit may be issued by the Animal Control Manager as long as the exotic animal does not create a nuisance, health hazard or danger, and if the exotic animal is not being raised for public consumption.
6. **How can I reach Animal Control?**
   For general questions or concerns, you may reach the Animal Control office at (772) 467-3149 during our normal office hours of Monday through Friday from 8 a.m. to 5 p.m. Animal Control Officers may also be requested by dialing 911.

Commissioners were concerned with type of visitors/guests that would come.

Look at data from St Lucie County Tourism Study.

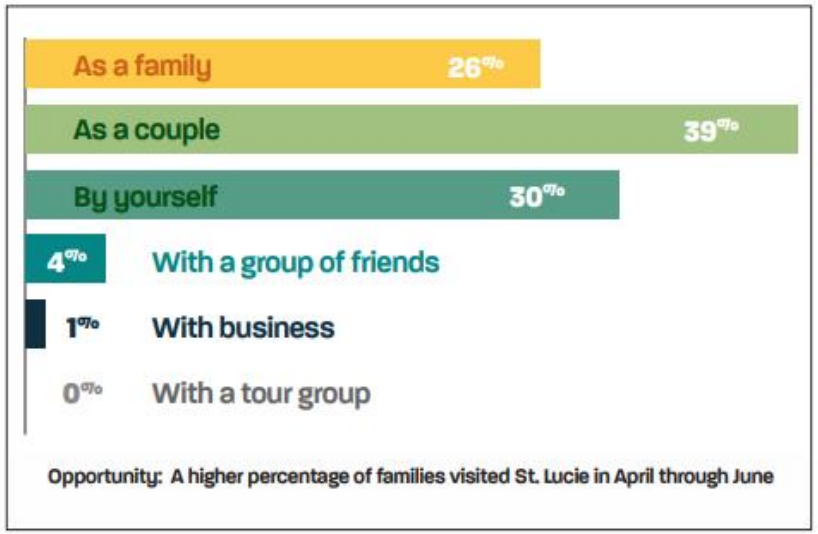
2018 / 2019 Annual Marketing Plan

Demographics

The 2017 Visitor Tracking and Economic Impact Study revealed that the typical visitor to St. Lucie is **53 years old, caucasian, and has a median household income of $72,700.** The typical visitor is female, but just slightly with females at 52% and males at 48%.

Psychographic / Behavioral

- The typical visitor traveled in a party composed of 2.9 people
- 47% of visitors traveled with at least one person under the age of 20 in their travel party
- 65% of visitors traveled as a couple or a family



Why is Surfside/1801 Plover Different?

Look at conditional use permits already approved around Surfside

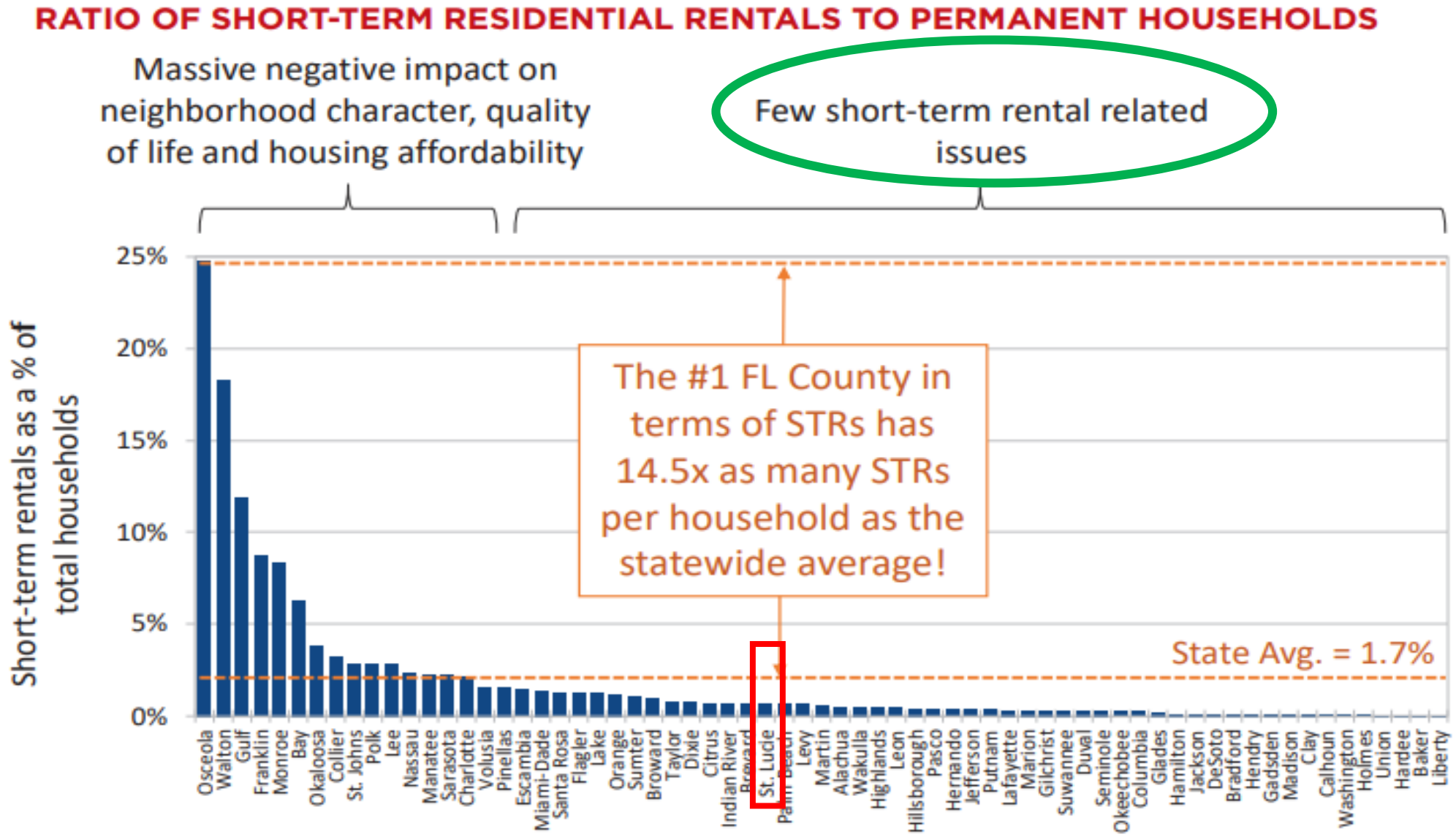
Approximately 20 approved "conditional use permits" already around Surfside

How/Why is 1801 Plover Different?

Look at data from Florida League of Cities and Florida DBPR…….St Lucie County is way below State average.

Few short term rental related issues.

From Florida League of Cities
St Lucie County is well <u>below</u> state average



Source: Host Compliance; Florida Department of Business and Professional Regulation.

Commissioners were concerned with what activities guest would want to do when they visit Fort Pierce.

Look at data from St Lucie County Tourism and see what they want to do (relax, unwind, and go to beach).

Marketing Insights

Top 3 Reasons for Visiting

Claim our niche

Similar to our "stories to tell," Visit St. Lucie can claim its niche of being the:

- Gem of the Treasure Coast
- The fishing capital of Florida
- Where the wild peacocks roam the streets
- Home of the New York Mets spring training for over 30 years
- One of Florida's safest cities
- Where South Florida Flavor Meets Small Town Charm
- And more!

Visitor Activities

[1] Multiple responses permitted

Niche Marketing Opportunities

Data collected on visitor activities provides insights for niche marketing opportunities

- Cultural / Experiential – history, arts, ale trail, events
- Light Adventure – fishing, biking, kayaking, boating, SUP
- Nature / Eco
- Meetings / Conferences

Commissioners were concerned the City of Fort Pierce doesn’t get any tax money from Short Term Rentals.

Look at the indirect dollars that the City does get from taxes on Short Term Rentals (source St Lucie County Tourism).

For every dollar spent on accommodations..... almost 7 dollars spent on other activities.

Direct Spending $520,562,200

Accommodations	$77,083,500
Restaurants	$134,740,600
Groceries	$55,751,600
Shopping	$66,792,000
Entertainment	$110,186,000
Transportation	$62,644,400
Other	$13,364,100

Return on Investment

The St. Lucie County TDC is directly responsible for $498.32[1] in visitor spending for every $1 spent on marketing activities.

[1]Source: Florida Office of Economic and Demographic Research (EDR), the research arm of the Florida Legislative

Spending Impact

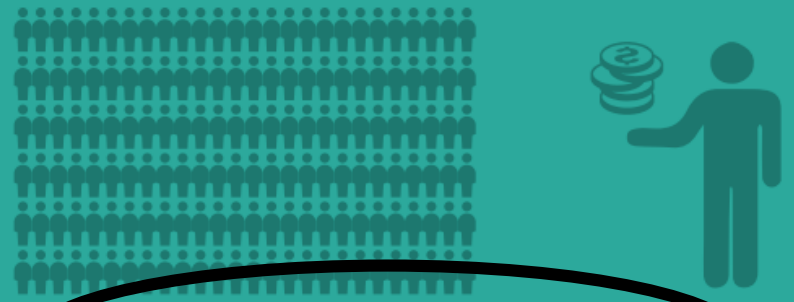
Tourism saves each St. Lucie County household $138.421 per year in local taxes.

[1]Source: Florida Department of Revenue and U.S. Census Bureau

Visitors paid $19,245,6562 in local sales taxes and property taxes.

[2]Source: Florida Department of Revenue

Visitors Create Jobs



150 Visitors to St. Lucie County = 1 Job St. Lucie County Job

Tourism created 7,965 jobs in St. Lucie County, equaling $225,763,010 in wages paid

According to the city zoning and use table this is NOT running a hotel.

It is NOT zoned to be able to run a hotel.

It is zoned to be a Dwelling Rental in a residential neighborhood.

City Zoning Information

‹ Secs. 125-160—125-186. - Reserved.

ARTICLE V. - CONDITIONAL USES ›

ARTICLE IV. - BASIC ZONING DISTRICTS

Sec. 125-187. - Allowed uses.

modified

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the use table.

(b) *Permitted uses.* Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited.

(e) *Planned development* zone *(PD) and planned unit redevelopment* zone *(PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) *Edgartown Settlement (ES)* zoning *district.* Permitted, conditional, and accessory uses shall be allowed in the ES district consistent with section 125-197.

(g) *Use table.*

EXPAND

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4
RESIDENTIAL													
Household Living													
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	C
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	C
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	C
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-
Overnight Accommodations													
-Bed and Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P
-Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P

Commissioners were concerned Short Term Renters will make a lot of noise.

Fort Pierce already has noise ordinances to handle this.

City of Fort Pierce-Noise Ordinance

Sec. 26-40. - Sound level limitations.

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

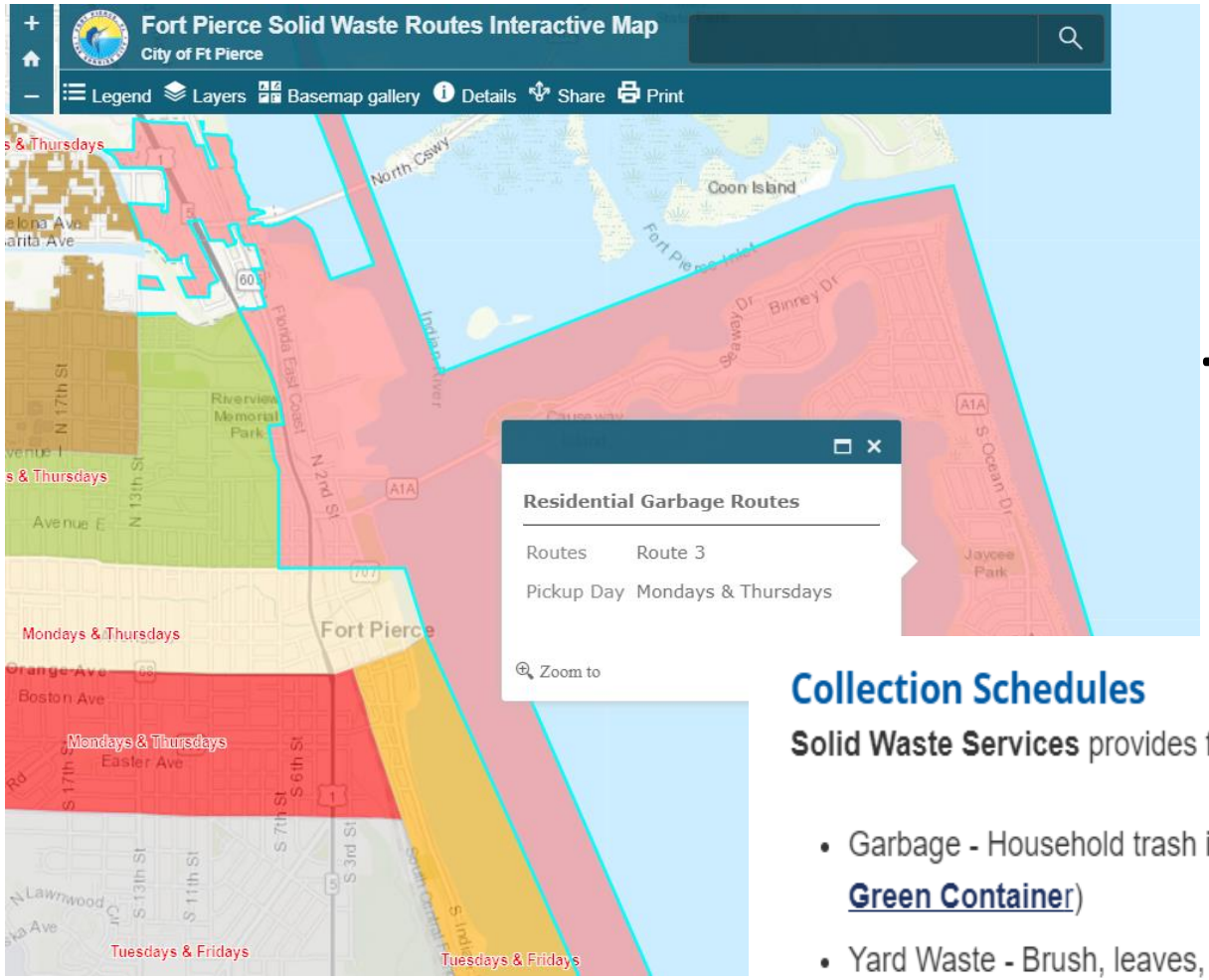
Table 1. Sound Level Limits by Receiving Property

EXPAND

Receiving Property Category	*Time*	*Sound Level Limit (dBA)*	*Sound Level Limit (dBC)*	*Sound Level Limit (dBZ)*
Residential	Monday through Saturday, 7:00 a.m.—11:00 p.m.	60	60	60
Residential	Sunday, 7:00 a.m.—1:00 p.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Residential	Sunday through Saturday, 11:00 p.m.—7:00 a.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.

Commissioners were concerned Short Term Renters will make a lot of trash.

Fort Pierce already has trash services (several times a week) to handle this.



On Hutchinson Island Trash Collection-Twice a week Mondays and Thursdays

Collection Schedules

Solid Waste Services provides four primary curbside collection services for:

- Garbage - Household trash includes food waste, packaging, and non-recyclable products found in your home. (Twice per week - **Green Container**)
- Yard Waste - Brush, leaves, grass clippings, small shrubs (Once per week - **Black Container**)
- Recycling - (Once per week - **Blue Container**)
- Heavy Brush and Bulky Items - Tree and shrub limbs (under 6') and trimmings (Once per week)

Eligibility for Service

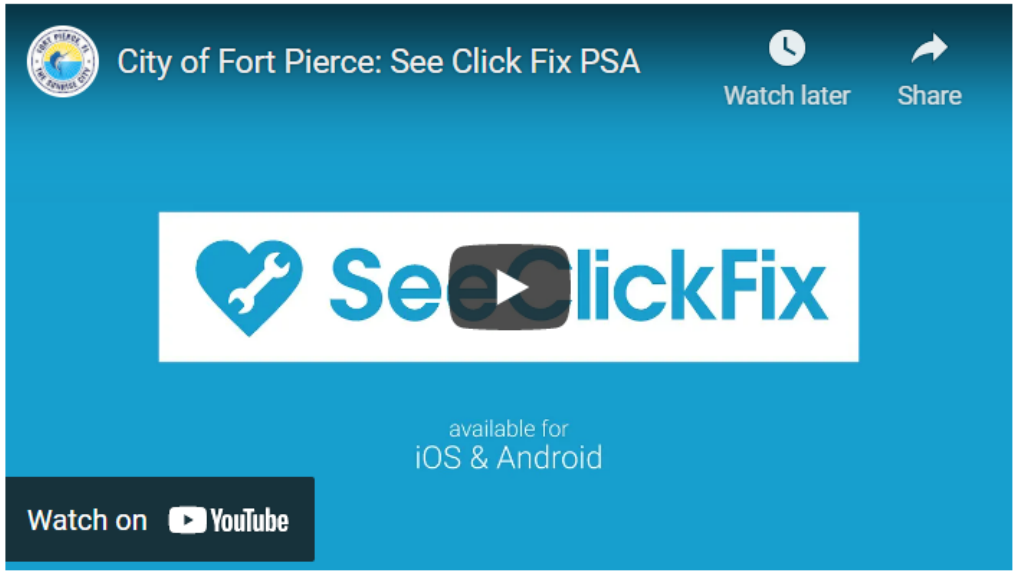
Garbage and bulk waste collection service are provided to all residential single family homes & duplexes. A Solid Waste Fee will be charged on the premises utilities bill through Fort Pierce Utilities Authority (FPUA).

Commissioners were concerned ….how will neighbors report any short term rental issues?

They will have several options.

To Report an Issue….Several Options

Report an Issue (See Click Fix)



With free SeeClickFix mobile app and web tools, Fort Pierce citizens will now be able to provide city staff with pictures, videos, specific descriptions, and more — valuable information needed to get the job done efficiently. In addition, the SeeClickFix platform provides officials with a centralized issue management system to manage issues from creation to resolution — engaging Fort Pierce citizens throughout the process.

The Fort Pierce Works mobile app is available for download on Android (http://bit.ly/1SFITP3) and iPhone (http://apple.co/1kvaEJk). In addition to the mobile app, citizens can send reports to the City of Fort Pierce's website.

Fort Pierce, FL ooo

- Property Manager Name and Contact Information on file w/Planning Department

Look at what the Florida Attorney General has ruled…. “zoning may not be used to prohibit vacation rentals”.

Florida Attorney General

Florida Attorney General
Advisory Legal Opinion

Number: AGO 2014-09
Date: November 13, 2014
Subject: Vacation Rentals -- Municipalities -- Land Use

Mr. Kerry L. Ezrol
City Attorney
City of Wilton Manors
3099 East Commercial Boulevard
Suite 200
Fort Lauderdale, Florida 33308

RE: VACATION RENTALS - MUNICIPALITIES - LOCAL GOVERNMENTS - LAND USE - regulation of vacation rentals by municipalities. s. 509.032, Fla. Stat.

Dear Mr. Ezrol:

You ask the following questions:

1. Does section 509.032(7)(b), Florida Statutes, permit the city to regulate the location of vacation rentals through zoning?

2. May the city prohibit vacation rentals which fail to comply with the registration and licensing requirements in section 509.241, Florida Statutes?

In sum:

1. Section 509.032(7)(b), Florida Statutes, as amended by Chapter 2014-71, Laws of Florida, allows a local government to regulate vacation rentals, but continues to preclude any local law, ordinance or regulation which would prohibit vacation rentals or restrict the duration or frequency of vacation rentals.[1] It would appear therefore, that zoning may not be used to prohibit vacation rentals in a particular area where residential use is otherwise allowed.

2. Section 509.032(1), Florida Statutes, makes the Division of Hotels and Restaurants of the Department of Business and Professional Regulation the regulatory agency for transient lodging facilities. Section 509.241(1), Florida Statutes, makes operation of such facilities without a license a misdemeanor of the second degree. The statute specifically recognizes that local law enforcement may provide immediate assistance in pursuing an illegally operating facility, but does not otherwise authorize a local government to prohibit the operation of a vacation rental without proper licensure by the state.

Question One

Section 509.032(7), Florida Statutes, as amended by Ch. 2014-71, Laws of Florida, provides:

Look at what the Florida Courts Have Ruled…. “It is the use not the frequency”.

Residential is Residential

IN THE DISTRICT COURT OF APPEAL
FIRST DISTRICT, STATE OF FLORIDA

NOT FINAL UNTIL TIME EXPIRES TO FILE MOTION FOR REHEARING AND DISPOSITION THEREOF IF FILED

CASE NO. 1D16-4782

SANTA MONICA BEACH PROPERTY OWNERS ASSOCIATION, INCORPORATED, JOE BAILEY, LEW JAMES, CINDY DOOD, JANET DICK-GRACE, ADRIAN HOLMAN, JOYCE HOSKINS, JOHN HUNTER, MARK JAMISON, BARBARA RAMLOW, GARY SALTER, STEVE SANDERS, AND BOB WHITSON,

Appellants,

v.

DAVID ACORD AND WIFE, VIRGINIA ACORD, AND WILLIAM C. ALFORD,

Appellees.

_____/

Opinion filed April 28, 2017.

An appeal from the Circuit Court for I
Michael C. Overstreet, Judge.

Jeffrey P. Whitton, Panama City, for A

Robert L. Kauffman of Dunlap & Shi

properties for residential purposes: "Critically, the [Association] ha[s] not alleged that the properties are being rented for any purpose other than residential use by residential tenants. . . . [T]he fact that this use is residential in character, and not a commercial or 'business' use, is conclusively established by the fact that [the Association] repeatedly refer[s] to Florida's statute concerning 'public lodging,' lodging being an inherently residential use of a dwelling" (emphasis in original).

The trial court agreed and dismissed the complaint.[4] The court reasoned that "[t]he critical inquiry is not the duration of the tenancy, but the character of the actual use of the property by those residing thereon." Additionally, the court explained that because the proper focus is on "the actual use which is undertaken on the property," the nature of the properties' use is not transformed from residential to business simply because the properties may be subject to a regulatory scheme that requires licensure and Appellees may earn income from the rentals. Finally, the court noted that because the restrictive covenants are silent on the issue

[4] The complaint was dismissed with prejudice because, as explained in the dismissal order, "[c]ounsel for the [Association] indicated that he could not amend the Complaint to allege additional uses of the subject properties which would support the [Association's] claim of prohibited use."

4

Look at the steps (and reviews) the applicant has already gone through to get the conditional use permit.

Short Term Rentals/"Conditional Use" with No New Construction Permit

5 Step Process:

1. Application at www.cityoffortpierce.com
   - Needed for rentals of less than 6 months
2. Takes approximately 4 to 5 months to complete
3. Needs 50% positive vote by City Commission

Reviewed by 10 City & County Groups:

1. Engineering Department
2. Code Enforcement
3. Building Department
4. St Lucie County Fire Department
5. Fort Pierce Police Department
6. Public Works Department
7. FPUA
8. Planning Department
9. Planning Board (with public hearing)
10. City Commission (quasi judicial with public hearing)

Public Notices:

1. Written Notice to Other Homeowners within 500 Ft (after Planning Board and before City Commission)
2. Print ad/notice in Treasure Coast Newspapers
3. Sign in Yard before City Commission Meeting

Property is still subject to normal City Ordinances, Rules, and Services:

1. Animal Control
2. Nuisance and Noise Control
3. Trash Services
4. Code Enforcement

If Passed must adhere to conditions approved by City Commission Vote:

1. Registered Property Manager
2. Guide Booklets
3. FDPBR, City, County Licenses
4. FP Business Tax License On Ads
5. Parking Limitations

Collins
Fire Protection &
Life Safety Solutions, LLC

April 12, 2021

Mr. Jonathan Joseph, Owner of Residence
1801 Plover Avenue
Fort Pierce FL, 34949

Re: Florida Building Code and Florida Fire Prevention Code Inspection

Dear Mr. Joseph:

On April 8, 2021 I conducted a life safety and fire protection inspection in at the above referenced property to ascertain compliance with the Florida Building Code, Residential, 7th edition (FBCR) and the Florida Fire Prevention Code, 7th edition (FFPC,) as applicable. I am a licensed professional engineer with my expertise in fire protection and life safety. I have been practicing in my private sector business for three years as a fire code and building code consultant. Prior to that, I served as the Fire Chief and Fire Marshal for Palm Beach County Fire Rescue. I have been accepted as an expert witness in various civil and quasi-judicial hearings as both a citizen and as a public servant relating to fire and building code testimony.

My findings after conducting the inspection of your residence as a single family dwelling is that it is my professional engineering opinion that your home is in compliance with both the FBCR and the FFPC as it relates to fire protection and life safety for existing single family dwellings. Additionally, I believe it is important to note that your home exceeds the minimum requirements found in the FFPC specifically relating to the exemption of carbon monoxide devices. However, you have chosen to install one in the living area thereby exceeding the fire code.

Finally, as you may recall, you raised the question about the outdoor fire pit used for cooking and heating purposes, and the location of it complies with the FFPC as well.

Please let me know if you have any questions regarding my findings.

Sincerely,

Jeffrey P. Collins, MS, PE

JEFFREY P. COLLINS

361 Mulberry Grove Rd, Royal Palm Beach, FL 33411 (561) 723-3225
Email: jeffcollins@collinsfls.com

OBJETIVE

To document my work history and credentials.

WORK EXPERIENCE

2018-Current Collins Fire Protection and Life Safety Solutions WPB, FL

Chief Executive Officer

Owner of a small veteran owned engineering company specializing in code interpretation, fire protection system design and installations, and life safety analysis. Projects include designing fire alarm systems, fire pump, and automatic fire sprinkler systems for all occupancies identified in the Florida Building Code and Florida Fire Prevention Code. Expertise in analyzing existing buildings for compliance with the Life Safety Code, NFPA 101. Expert witness project includes MW Horticulture quasi-judicial hearing in Ft. Myers, Florida.

1996-2018 Palm Beach County Fire Rescue Palm Beach County, FL

Fire Rescue Administrator (Ret.)

Oversaw the entire daily operations of a full time carreer department with an operating budget of approximately four hundred forty million dollars. Planned and budgeted for five year capitol projections along with annual budget submittals. Negotiated and administered a collective bargaining agreement on behalf of the Board of County Commissioners. Negotiated contracts with municipalities for continued fire rescue services. Oversaw the procurement process for the purchase of engines, trucks, rescues, brush trucks, and all associated equipment and uniforms associated with running a professional fire rescue agency. Guided the replacement of capital assets, building replacements, and renovations. Planned new fire station construction projects based on growth and call volumes. Oversaw the operations of a fire prevention bureau that included plans examination, inspections, investigations, community education and drowning prevention.

1993-1996 Raleigh Fire Department Raleigh, NC

Deputy Fire Marshal

Supervised and trained newly promoted Captains assigned to the Fire Prevention Bureau. Conducted highly technical inspections of all occupancies including manufacturing plants, hospitals, high rise buildings, and warehouses. Acted as the fire department liaison to the Building Official. Worked with Operations to develop a hazardous material operational plan. Attended LEPC meetings on behalf of the department.

1985-1989 United States Army Fort Polk, LA

Sergeant (E-5)

Worked as a Russian Linguist (MOS 98-G) for four years on active duty and was honorably discharged. Attained the rank of Sergeant and was assigned as a squad leader where I trained my soldiers in the event we were deployed to battle. Maintained Russian proficiency while operating as a Russian Intelligence Voice Interceptor.

EDUCACION

2006 ***Masters of Science in Organizational Leadership***

Palm Beach Atlantic University West Palm Beach, FL

1993 ***Bachelors of Science in Fire Protection Engineering***

University of Maryland College Park, MD

CERTIFICATIONS, MEMBERSHIPS, AND COMMUNITY INVOLVEMENT

Liscense and Certifications

Professional Engineer Liscence in the State of Florida
Certified Fire Fighter State of Florida

Memberships

National Fire Protection Association
National Society of Professoinal Engineers
Florida Engineering Society member
Metro Chief Section of the National Fire Protection Association
Fire Service Section of the National Fire Protection Association

Volunteering and Community Involvement

Past Chair for the Fire Code NFPA 1 1997 - 2018
St. Mary's Medical Center Board of Governors 2012 – 2018
United Way Campaign Coordinator for Palm Beach County employees
Unerwriter's Labatory Fire Council Past Member
Fire Marshals and Inspectors Association Past President

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Mrs	Sally	Griffith
Prefix	First Name	Last Name

Your address*

1510 Thumb Point Drive	Fort Pierce
Street Address	City

Meeting Date*

April 19, 2021

Agenda Item*

#12.d.

Contact Information

dwsallyg@bellsouth.net	7724670095
Email	Phone

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

My husband bought our home at 1510 Thumb Point Drive 45 years ago. All this time, we have enjoyed our single family home in a safe and peaceful community. Now, we must defend our rights, as long term property owners and residents of South Hutchinson Island, FL, against new investors in short term house rentals on our island.

We believe that the current short term rental request for the property at 1801 Plover Ave, Fort Pierce, FL would have a negative effect on the homes close by and on our way of life and the general welfare of the neighbors and neighborhoods of Hutchinson Island, Fort Pierce, FL.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Sally S. Griffith

Signature

Save and Print Submit

TESTIMONY/COMMENTS (continued)

A specific concern is the owner's interest in our neighborhood, since he doesn't live here, and how this commercial property will benefit our neighborhood.

Our general concerns are not having a property manager on the premises, having adequate insurance to protect neighbors from unforeseen occurrences, having unlicensed, unvaccinated, or unruly dogs and having no sidewalks and narrow streets in Surf Side on Plover Ave,

We are asking you to please deny this request.

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix	First Name	Last Name
	Mike	Nole

Your address*

Street Address	City
1147 Hernando St Apt A	Fort Pierce

Meeting Date*

4/19/2021

Agenda Item*

12.d

Contact Information

Email	Phone
misterjnole@hotmail.com	772-971-6363

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

Short term rentals offer more security than do our hotels. Air B n B perform a background check and a rental history. Home owners will have the opportunity to screen renters and questions before entering an agreement. These rentals will be utilized by families looking to expolore our area and vistit love ones currently here.

Air b n b rentals are much cleaner and offer a more unique experience than hotels. Both partners have incentive to follow the rules and take exceptional care of the property.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Mike Nole

Signature

Save and Print Submit

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Prefix	First Name	Last Name
	Lawrence	Steinberg

Your address*

1521 S Ocean, Hutchinson Island, Florida

Street Address | City

Meeting Date*

April 19, 2021

Agenda Item* 12d

1801 Plover Avenue - Vacation Rental Co

Contact Information

lbs@steingarlaw.com | (561) 910-7862

Email | Phone

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TESTIMONY/COMMENTS*

I represent the owners of the Property located at 1521 S. Ocean Drive. My clients have instructed me to record their objection to the conditonal use application for the above property to permit a vacation rental. My clients do not agree that vacation rentals are a proper and complimentary use in a neighborhood comprised of single family dwellings. They believe that the neighborhood should retain the character of a neighborhood where folks can feel pride of ownership and be part of a stable community; permitting intermittent short term rentals does not match with that desired scenario. Morover, the neighborhood should reflect a permanency where dwellings are occupied full-time and not be subject to the vagaries of market forces which might result in this property being vacant for extended periods of time.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Signature

Save and Print | Submit

Submission of Sworn Public Comment for Public Hearings Legislative and Quasi-Judicial

The asterisk denotes a required field in order for the comments to be submitted for consideration.

Your name*

Ms	Anita	Shannon
Prefix	First Name	Last Name

Your address*

1805 Plover Ave	Fort Pierce
Street Address	City

Meeting Date*

April 19. 2021

Agenda Item*

12 d

Contact Information

anita@massagecupping.com	828-301-0643
Email	Phone

Comments at public hearings are limited to **three minutes** per speaker. The decorum policy of the Commission shall apply to all comments, either oral or written, pursuant to Sec. 2-35 of the Fort Pierce Code of Ordinances. Comments read into the record by the City Clerk will be limited to three minutes. Email completed form to: lcox@cityoffortpierce.com

TESTIMONY/COMMENTS*

Safety is the biggest factor that makes this type of business incompatible with this residential neighborhood. There are no sidewalks in much of the Surfside community. All walkers, joggers, cyclists, children, and pets who use the street will be in danger. Plover Avenue is barely wide enough for two cars to pass and pedestrians must often go into a yard and private property to avoid being struck by a passing car.

Short term rentals of 2-3 days will create much higher traffic with guests and cleaning crews in and out two or more times each week. Cars coming in and out with a high frequency will pose a danger to local pedestrians, pets, people with disabilities and children.

I swear or affirm, under oath, that the statement herein is the truth, the whole truth and nothing but the truth. Please note that this form cannot be submitted using Chrome; you must save and email or use a different browser.

Anita J Shannon

Signature

4/15/21

Save and Print Submit

TESTIMONY/COMMENTS (continued)

Our neighborhoods have citizens with disabilities such as Downs Syndrome and PTSD who will be affected by active businesses opening in a normally quiet residential area.

This business is not compatible with this residential area. Single-family homes are not owner occupied like a multi-family property. With an absentee owner, any nuisance will require Police intervention.

Hotels will be impacted in a big way. The Florida hospitality industry is suffering from the impact of the COVID virus, and an uncontrolled number of these short-term vacation rental businesses could force many hotels out of business and prevent new hotels from opening.

There is also a big impact on short term (1-4 months) renters who like to come and live in our area. Many of them are seeing their rent increase or the place they have rented for years is being turned into short term vacation rentals.

If the conditonal use is approved, there is the danger of the pool in my fenced yard at 1805 Plover Ave. The back patio and entertainment area of 1801 Plover faces my home and the guests can easily see the pool. My fear is that one guest out of the hundreds who would stay there each year might decide it would be fun to come over the fence and take a swim.
An adult under the influence or a curious child could creat a real tragedy and I want to avoid that. The owner has confirmed that he would have no problem with planting a 7 foot foliage brarrier against his fence, such as areca palms. I will also plant on my side of the fence and a hedge between the driveways to ensure that any access would be extremely difficult.
I do speak from experience ... as a child I pulled a chair over to a fence during a party when the adults were not paying close attention. I wanted to see the new puppy next door and ended up getting hurt as I landed on the other side. People were not as litigious back in the 60s, but I could easily be held liable if someone is hurt on my property.
I hope the city will recommend that a foliage barrier is a necessary safety precaution.

Thank you so much for your time.

Anita Shannon

12d
Lawlor

Sent from my iPhone

12d
Lawlor

Lawlor, Michael

From: Mike Lawlor <mhlawlor@gmail.com>
Sent: Monday, April 19, 2021 4:09 PM
To: Lawlor, Michael

CAUTION: This email originated from outside of the organization. DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

12d
Lawlor

12d
Lawlor

12d Vern Meyer

Filters
Price Range
Min Price
Max Price
Local Info by yelp
neighborhoods.com
Homes for S
(772) 362-1514 (http://www.neighborhoods.comtel:7723621514)
List

(http://www.neighborhoods.comhttps://maps.google.com/maps?ll=27.449048,-80.286482&z=17&t=m&hl=en-US&gl=US&mapclient=apiv3)

Map data ©2021

1921 Cypress
1916 Mimosa
Mimosa & Sunset blk
1908 Mimosa
Mimosa & Rio Vista
Coconut across from Jennings Cave side
1730 Coconut
lot before 1707 Coconut

1708
lot near 1700 Coconut (cul-de-sac)
1916 Coconut
1910 "
1906 "
1714 Rio Vista
1709 "
1403 "
1916 "
1919 Jacaranda 1905
Eucalyptus 1813 1829 1915
Plover 1795; Walnut intersection

Alicia Bianchi
1703 Sunset Isle Rd
Fort Pierce Fl. 34949.

12d Veen
Mayr

Fort Pierce Code of Ordinances Chapter 22 Zoning, Article V. Conditional Uses, Sections 22-74 states that the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

I am addressing my attention to safety, as well as to comfort, because part of the definition of comfort is "things that contribute to physical ease and well-being".

I am a walker, as are many people in our neighborhood. I walk for my health, and to exercise my dog. And because my dog has a heavy coat, I often walk him at night when the temperatures are cooler and the sun isn't overheating him. I enjoy walking him in our neighborhood of Surfside at night, on both sides of A1A. Our neighborhood is quiet, and I feel safe being out at night. But even though we have streetlights on most of the streets, there are not a lot of them, they are spaced fairly widely apart, and the areas in between the lights are pretty dark most nights. The people who live in our neighborhood know that we have narrow streets with no sidewalks, and that people, with and without their pets, are out walking, running and riding bikes at night. So they go slow on our streets, even though we don't have speed limit signs.

most about 18' wide

I ~~am concerned~~ believe that having a short-term rental in our neighborhood, a mini hotel if you will, with people potentially in and out every day or few days, will be an increased safety risk for our neighborhood. These renters will not be aware of how dark our streets can be, how narrow they are, and will not be watching for people walking in those streets at night.

Respectfully, I ask you to vote no on this application, as it increases the safety risk in our neighborhoods and decreases our ability to feel comfortable in our own neighborhood.

Thank you.

Approx 32 Street lights on 200 homes

12d Vern Mayor

Deanna Voehl, Property Owner
1806 Bayshore Drive
Fort Pierce, FL 34949
dvoehl@gmail.com
(772) 579-8691

4/18/21

Linda Cox
City Clerk of Fort Pierce

Re: City Commission Meeting on 4/19/21

I am writing in regards to agenda item 12.d. My property lies within the circle affected by the Conditional Use application to operate a Vacation Rental with a rental period of 30 days or less at 1801 Plover Avenue.

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to control uses so that the comfort of the owners in the neighborhood are not adversely affected.

I am a 63-year-old female Hospice Chaplain. As such, at least one night a week I am on call from 8:00 pm to 8:00 am. I may be called on a death visit at 11:00 pm and return home at 3:00 am. I have lived in my home since 2004 and I have been comfortable walking between my home and my car late at night because the people in my neighborhood know each other. A vacation rental located a block from my home will remove that comfort level. As I stand in my driveway, in the wee hours of the morning, loading and unloading my car, it is important that I not feel fear as I walk to/from my house.

Thank you in advance for voting 'No' to the Vacation Rental conditional use at 1801 Plover Avenue.

Sincerely,

Deanna L Voehl
Deanna Voehl

Plover

City Commission Regular Meeting - 4:30 pm **12. e.**

Meeting Date: 04/19/2021

Re: Conditional Use Approval with No New Construction - Guarnizo Vacation Rental - 1507 Faber Court

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhail and applicant, Michelle Longarzo, to operate a Vacation Rental with a rental period of 30 days or less located at 1507 Faber Court. The property is zoned Single-family Intermediate Residential Zone (R-2). Parcel ID: 2401-605-0057-000-8.

SUMMARY:

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1507 Faber Court. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

RECOMMENDATION:

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than no two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

ALTERNATIVES:

Approval with changes to the Conditions of Approval
Disapprove

RESPONSIBLE STAFF:

Jennifer Hofmeister, AICP, LCAM
Planning Director

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
n/a

Attachments

staff presentation
Staff Report & Supporting Documents
Application and Supporting Documentation
Affidavit of Mailing & Public Notice Certification
Proof of Publication
Applicant Additional Information
Motion to Intervene
City Attorney's Grant of Intervenor Status

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/14/2021 12:44 PM

Form Started By: Jennifer Hofmeister
Started On: 11/24/2020 12:37 PM
Final Approval Date: 04/14/2021

Conditional Use Approval

With no new construction

Guarnizo Dwelling Rental
minimum two (2)-day

Location Map

1507 Faber Court

FLUM and Zoning Map

FLUM – Low Density Residential (RL)

Zoning – Single-family Intermediate Residential Zone (R-2)

Synopsis for Recommendation

- City of Fort Pierce Ordinance K-114 - passed in 2001
  - Establishing Dwelling Rentals as Conditional Uses in certain Residential Zoning districts and Conditions of Approval added to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.
  - No current Code Enforcement or Police Department violations

- FL Legislation – passed in 2011
  - A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

Staff Recommendation

1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4) There shall be a limitation of no more than no two (2) vehicles per unit. On-street parking is prohibited.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation

November 10, 2020

Recommended DISAPPROVAL of the proposed Conditional Use for the following reasons:

- The property is in a neighborhood that is not accurately described in the report and is not compatible with the proposed use.
- The proposed use would be very inappropriate in that area as it is in a dead-end cu-de-sac and it would cause great detriment to the safety and wellbeing of the neighborhood.
- It would affect the health, safety, good order and appearance, convenience, and general welfare.
- Although there were no specific violations on the property, the owner illegally applied for a Homestead Exemption on two (2) properties in the state of Florida, which would be a violation of the law and should be considered a factor in the denial.

CC Actions

Possible actions of the City Commission:

- APPROVAL of the proposed Conditional Use, subject to 5 Conditions and no changes
- APPROVAL of the proposed Conditional Use with changes
- DISAPPROVAL of the proposed Conditional Use

Conditional Use Approval

With no new construction

Guarnizo Dwelling Rental minimum two (2)-day

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Jennifer Hofmeister, AICP, LCAM, Planning Director
RE:	**Conditional Use Approval with No New Construction– Guarnizo Vacation Rental - 1507 Faber Court (20-0400017)**
HEARING DATE:	April 19, 2021

STAFF REPORT

Owner: Andres Guarnizo and Santiago Suhaill
12 Country Lake Trail
Boynton Beach, FL 33436

Applicant: Gary K. Oldehoff, PA
759 SW Federal Highway, Suite 216
Stuart, FL 34994

Applicant's Request: Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than six (6) months. The minimum rental period is less than 30 days.

Location(s): 1507 Faber Court

Parcel ID: 2401-605-0057-000-8

Future Land Use: Low Density Residential (RL)

Current Zoning: Single-family Intermediate Residential Zone (R-2)

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Vacation Rental located at 1507 Faber Court. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject property is a three (3) bedroom, two (2) bath single family pool home located on a cul-de-sac, in the Thumb Point subdivision on Hutchinson Island. The subject site is surrounded by single-family residences to the north, south, east, and west. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-family Intermediate Residential (R-2).

Dwelling Rentals

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1, on the following page, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling and Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (6) months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels and Restaurants – Vacation Rental
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. The R-2 zoning district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section.

Parking

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Planning Board Recommendation
At the Planning Board November 10, 2020 meeting, the Board unanimously voted **DENIAL** on the Dwelling Rental on the basis of the following:

- The property is in a neighborhood that is not accurately described in the report and is not compatible with the proposed use.
- The proposed use would be very inappropriate in that area as it is in a dead-end cu-de-sac and it would cause great detriment to the safety and wellbeing of the neighborhood.
- It would affect the health, safety, good order and appearance, convenience, and general welfare.
- Although there were no specific violations on the property, the owner illegally applied for a Homestead Exemption on two (2) properties in the state of Florida, which would be a violation of the law and should be considered a factor in the denial.

FUTURE LAND USE MAP

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Guarnizo Dwelling Rental
1507 Faber Court

N
W E
S

ZONING MAP

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use Approval
Guarnizo Dwelling Rental
1507 Faber Court

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

October 15, 2020

Andres Guarnizo and Suhaill Santiago
12 Country Lake Trail
Boynton Beach, FL 33436

Subject: 1507 Faber Court Conditional Use application for a Dwelling Rental TRC Comments

Dear Mr. Guarnizo,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:

Fort Pierce Planning Department

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two vehicles per dwelling rental unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

6. Third party liability insurance shall be provided.

7. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*

Fort Pierce Engineering Department

1. No comment.

Fort Pierce Code Enforcement Division

1. No comments from Code Enforcement – there is no active or prior cases at this location. The provided narrative appears to cover all the typical issues.

Fort Pierce Building Department

1. Vacation rental properties, including transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.

2. Building Department has no further guidance at this time.

Fort Pierce Police Department

1. No comment.

Fort Pierce Utility Authority

W/WW Engineering:

1. Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

Electric & Gas Engineering:

1. No comment

St. Lucie County Public Works

1. No comment.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.15.20
Property Address: Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/13/20

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Jennifer Hofmeister, Planning Director

FROM : John R. Andrews, P.E., City Engineer

RE : Conditional Use - 1507 Faber Court
TRC No. 20-040000017

DATE : October 7, 2020

RECEIVED
OCT 07 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on October 2, 2020:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1507 Faber Court\CU\Submittal No. 1 - 100220\CU Approval - 100720.docx

Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Tuesday, October 6, 2020 4:36 PM
To: Jennifer Hofmeister
Subject: No comments for Dwelling Rental(s)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Jennifer,

Hope all is well. The Fire District has no comments for Dwelling Rentals 1507 Faber Court or 1132 Granada Street.

Stay safe,

Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Bureau
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting
October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 040000017

Conditional Use – Guarnizo- 1507 Faber Court Dwelling Rental

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this modification is required.

FPUA Electric & Gas Engineering: No comment

Reliable Public Power Provider

2018 BEST places to work ST LUCIE COUNTY

Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com

Technical Review Committee meeting

October 15th, 2020

Case # 20-04000018

Planner: Jennifer Hoffmeister

Conditional Use with no new construction

1132 Granada St., Ft. Pierce (Scalone Residence dwelling rental)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Jennifer Hofmeister

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, October 13, 2020 8:42 AM
To: Alicia Rosenthal; Jennifer Hofmeister; Brandon Creagan; Vennis Gilmore
Subject: TRC Projects 10-15-2020

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

TRC Projects:

a. Annexation - 2564 South Kings Highway
b. Conditional Use - Sunshine Arcade - 2202 North US Highway 1
c. Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1
d. Conditional Use with No New Construction - Dwelling Rental - 1507 Faber Court
e. Conditional Use with No New Construction - Dwelling Rental - 1132 Granada Street
f. Minor Site Plan - Duplex - 1021 North 12th Street
g. Minor Site Plan - Duplex - 1231 Avenue K
h. Minor Site Plan - Duplex - 1308 North 22nd Street
i. Text Amendment - Chapter 125 - Residential

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

ONE
TEAM
CUSTOMER FOCUS
ONE
GOAL

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1507 Faber Ct., Fort Pierce, FL 34949

Parcel ID #(s) 2401-605-0057-000-8

Project description Dwelling Rental, offering lodging for less than six (6) months. Minimum rental period is two (2) days.

Andres Guarnizo and Santiago Suhaill	Gary K. Oldehoff, Esq.
Property Owner(s)	**Applicant/Representative, Title, Company**
12 Country Lake Trail	759 SW Federal Highway, Suite 216
Street Address	Street Address
Boynton Beach FL 33436	Stuart FL 34994
City State Zip	City State Zip
561-374-2661	772-919-1040
Phone Number	Phone Number
daguarnizos@gmail.com	goldehoff@oldehofflaw.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 1 day of April, 2021, by Andres Guarnizo y Suhaill Santiago who is personally known to me or has produced Personally known as identification.

Signature of Notary (seal)

YVETTE MARRERO
Notary Public – State of Florida
Commission # GG 114142
My Comm. Expires Jun 12, 2021
Bonded through National Notary Assn.

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

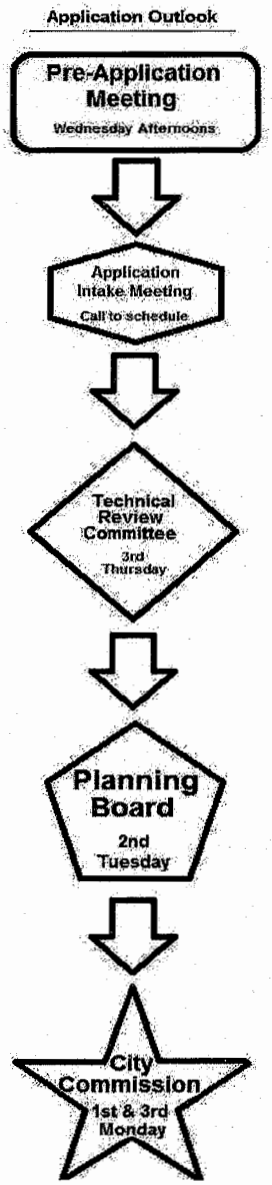
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ■ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 2065 sqft Parking Spaces: 6

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Single family	Single family	Single family	Single family

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	1507 FABER CT
Parcel ID:	2401-605-0057-000-8
Account #:	15238
Map ID:	24/01E
Use Type:	0100
Zoning:	SF Interme
City/County:	Fort Pierce

Ownership

Andres Guarnizo
Suhaill Santiago
1507 Faber CT
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 2 LOT 17 AND LOT 18-LESS ELY PART AS IN DBK 256-638-

Current Values

Just/Market Value:	$337,100
Assessed Value:	$295,810
Exemptions:	$50,000
Taxable Value:	$245,810

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	2,065
Gross Sketched Area (SF):	4,332
Land Size (acres):	0.35
Land Size (SF):	15,056

Taxes for this parcel: SLC Tax Collector's Office □
Download TRIM for this parcel: Download PDF □

Sale History

Date:	Aug 13, 2020
Book/Page:	4462 / 2923
Sale Code:	0001
Deed:	WD
Grantor:	Karlecke Carol J
Price:	$525,000
Date:	Apr 30, 2018
Book/Page:	4126 / 1882
Sale Code:	0001
Deed:	WD
Grantor:	Legler Whitney A
Price:	$415,000
Date:	Jul 11, 2011
Book/Page:	3307 / 0145
Sale Code:	0116

Deed:	QC
Grantor:	Legler Whitney A
Price:	$100
Date:	Feb 17, 2006
Book/Page:	2489 / 0156
Sale Code:	XX01
Deed:	QC
Grantor:	Legler Whitney A
Price:	$162,000
Date:	Oct 7, 2005
Book/Page:	2385 / 2211
Sale Code:	XX01
Deed:	QC
Grantor:	Bishop David A
Price:	$324,000
Date:	Jul 26, 2005
Book/Page:	2318 / 1689
Sale Code:	XX00
Deed:	WD
Grantor:	Rosso Robert P
Price:	$405,000
Date:	Aug 3, 2001
Book/Page:	1422 / 0842
Sale Code:	XX00
Deed:	WD
Grantor:	McHale Thomas
Price:	$148,000
Date:	Jun 5, 1998
Book/Page:	1152 / 0752
Sale Code:	XX01
Deed:	QC
Grantor:	Arena Ann
Price:	$100
Date:	Oct 1, 1982
Book/Page:	0385 / 2983
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0
Date:	Jun 1, 1977
Book/Page:	0270 / 0763
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$18,000
Date:	Jan 1, 1972
Book/Page:	0199 / 0334
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$5,500

Building Information (1 of 1)

Finished Area: 2,065 SF

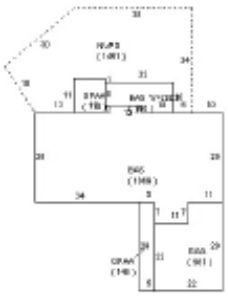
Gross Sketched Area: 4,332 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC+	Year Built: 1977	Frame:
Grade: C+	Effective Year: 1977	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Special Features and Yard Items

Type:	Driv-Concret
Quantity:	1
Units:	720
Year Built:	1977
Type:	POOL DK-AVG
Quantity:	1
Units:	1113
Year Built:	2003
Type:	RES POOL AVG
Quantity:	1
Units:	288
Year Built:	2003
Type:	CHAINLINK 4'
Quantity:	1
Units:	235
Year Built:	2006
Type:	VINYLFENCE6'
Quantity:	1
Units:	114
Year Built:	2006

Type:	SPA-HOT TUB
Quantity:	1
Units:	50
Year Built:	2006

Current Year Values

Current Values Breakdown

Building:	$165,300
Land:	$171,800
Just/Market:	$337,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,290
Assessed:	$295,810
Exemption(s):	$50,000
Taxable:	$245,810

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2019	0500	Homestead Exemption	$25,000

Tax Year	Grant Year	Code	Description	Amount
2020	2019	0550	Homestead Exemption over $ 50,000	$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office □.

Historical Values

Permits

Number:	F96-001150
Issue Date:	Sep 23, 1996
Description:	Roof
Amount:	$3,820
Fee:	$3,820
Number:	POOL2002-10
Issue Date:	Dec 17, 2002
Description:	Pool
Amount:	$12,000
Fee:	$674
Number:	RF2003-257
Issue Date:	Jun 27, 2003
Description:	Roof
Amount:	$1,500
Fee:	$75
Number:	FE2006120
Issue Date:	Jul 18, 2006
Description:	Chainlink Fence
Amount:	$2,050
Fee:	$100
Number:	POOL20068

Issue Date:	Sep 14, 2006
Description:	Pool
Amount:	$12,785
Fee:	$353
Number:	BP09-1681
Issue Date:	Oct 28, 2009
Description:	Fence
Amount:	$2,080
Fee:	$100
Number:	BP06-24171
Issue Date:	Apr 18, 2018
Description:	Fence
Amount:	$0
Fee:	$0
Number:	BP06-24196
Issue Date:	Apr 25, 2018
Description:	Pool
Amount:	$12,785
Fee:	$0
Number:	BP19-2214
Issue Date:	Jul 15, 2019
Description:	Roof
Amount:	$28,500
Fee:	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Narrative of Property 1507 Faber Court, Fort Pierce, Florida, 34949:

1. Transient rental from 2 days to 6 months to bring out of area Florida and interstate revenue to promote new tourism in Fort Pierce.
2. Provide free use to Vacations for Warriors, a 501© non-for profit, to provide an opportunity for our wounded heroes and their families to enjoy a brief respite from the challenges of their daily lives, to have an experience of a lifetime, and to reconnect.
3. Register for DBPR, Florida Sales Tax, St. Lucie Business Tax Receipt, Sunbiz, File for EIN# and Fort Pierce Business Tax Receipt.
4. Intent to rent with Air BNB, VRBO, any other social media or form of advertising.

Management of Property 1507 Faber Court, Fort Pierce, Florida 34949:

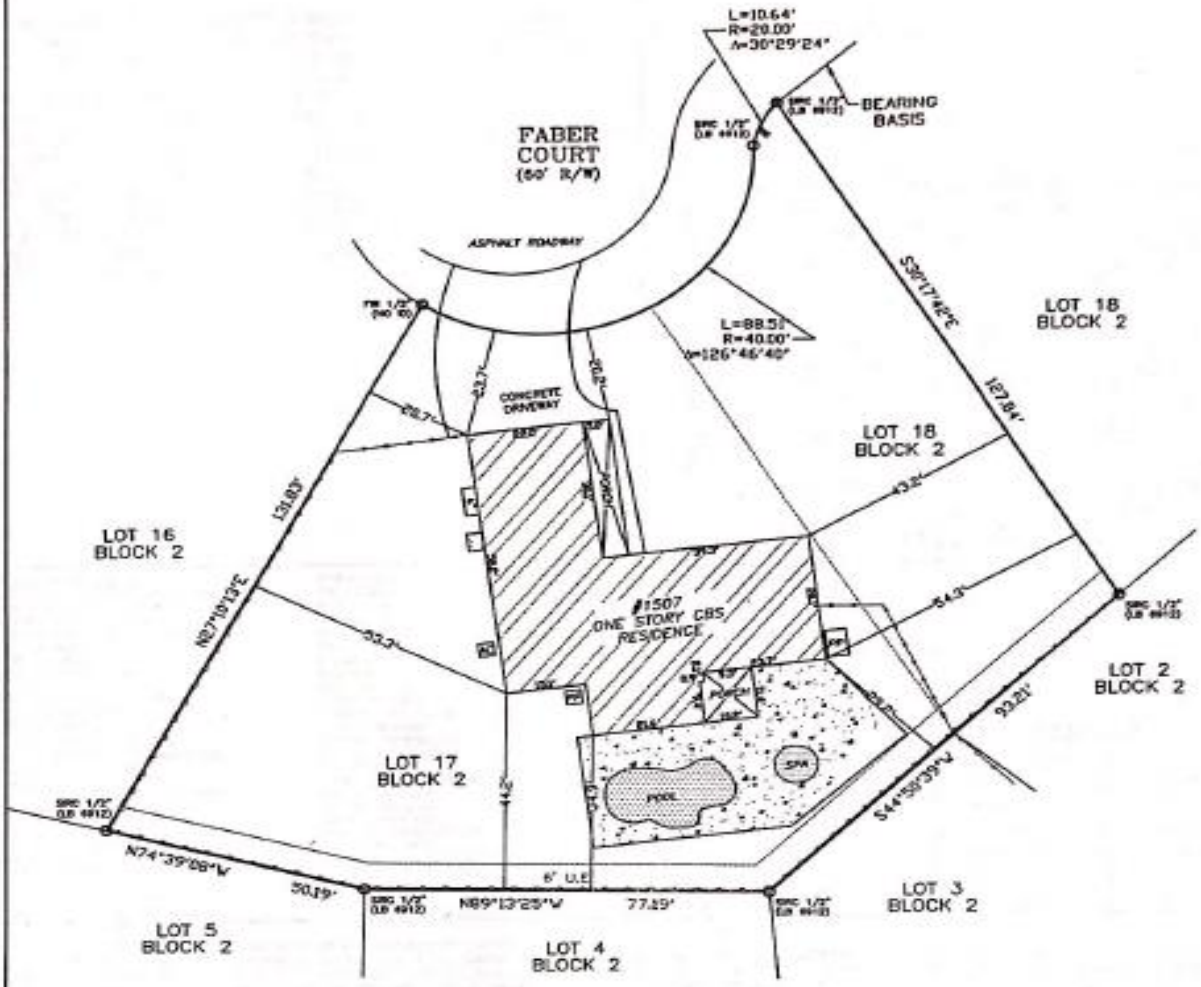
1. Provide direct customer service with 24/7 service available by phone, text and e-mail. Property manager, Sarah Saffron @ 561-507-9778 and email: sarah.marie.saffron@gmail.com
2. Access to emergency contractors in plumbing, electrical and HVAC.
3. Maintain records of clientele, Name, address, contact number and e-mail.
4. Ensure all taxes are paid to the state and the county.
5. Provide all clean linens, towels, dishware, glasses and beach towels.
6. Keep all appliances in clean and good working order.
7. Keep Heating and ventilation at minimum of 68 degrees Fahrenheit.
8. Maintain (1) locking device that cannot be opened by a master key on the interior.
9. Maintain smoke alarms in every bedroom and 2 alarms in living and dining room being actively monitored.
10. Maintain all electrical wires.
11. Maintain a fire extinguisher that is fully charged.
12. Maintain well lighted outdoor areas.
13. Maintain notifications in the residence that all dishware is cleaned and sanitized by dishwasher only.
14. Maintain all areas order free, clean and in good repair.
15. Keep all toxic chemicals labeled and properly stored.
16. Supply adequate potable water.
17. Maintain the unit vermin free.
18. Maintain extermination throughout the unit bi-weekly.

RULES & REGULATIONS of 1507 Faber Court, Fort Pierce, FL, 34949:

1. Remove all trash and dispose of it in the provided trash can.
2. Peaceful enjoyment of pool and outside area at reasonable hours without excessive noise or music. Respect your neighbors.
3. Pets need to remain in compliance with local leash and pet fecal disposal laws.
4. Smoking is prohibited.
5. Park in the garage and driveway. No street parking allowed.
6. Do not litter.
7. Do not leave air conditioning on with windows open.
8. Return A/C to 78 degrees when check out occurs.
9. Do not remove any property belonging to house except beach towels, beach folding chairs, sand toys, umbrellas, and bicycles. The exception items need to be returned to the house with any sand washed off prior to entry.
10. Do not give out the access code or copies to the keys to anyone other than registered guests.
11. Do not disturb or harass local wildlife such as sea turtles, manatees and any other wildlife.
12. It is unlawful to walk on the sand dunes only use designated walkways.
13. No illegal drugs allowed on property.
14. No toxic chemicals allowed on property.
15. No parties or gatherings with people not registered as guests allowed on property.
16. Follow all local and state laws.

SHEET 1 OF 2 (SURVEY SKETCH) ——— SURVEY NOT COMPLETE WITHOUT ALL SHEETS

MAP OF BOUNDARY SURVEY PREPARED FOR ANDRES GUARNIZO AND SUHAIL SANTIAGO



NOTABLE CONDITIONS:

PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
THERE IS A REAR 6' PUBLIC UTILITY AND DRAINAGE EASEMENT.

NOTES:

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHEASTERLY RIGHT OF WAY LINE OF FABER COURT.

NORTH ARROW & GRAPHIC SCALE

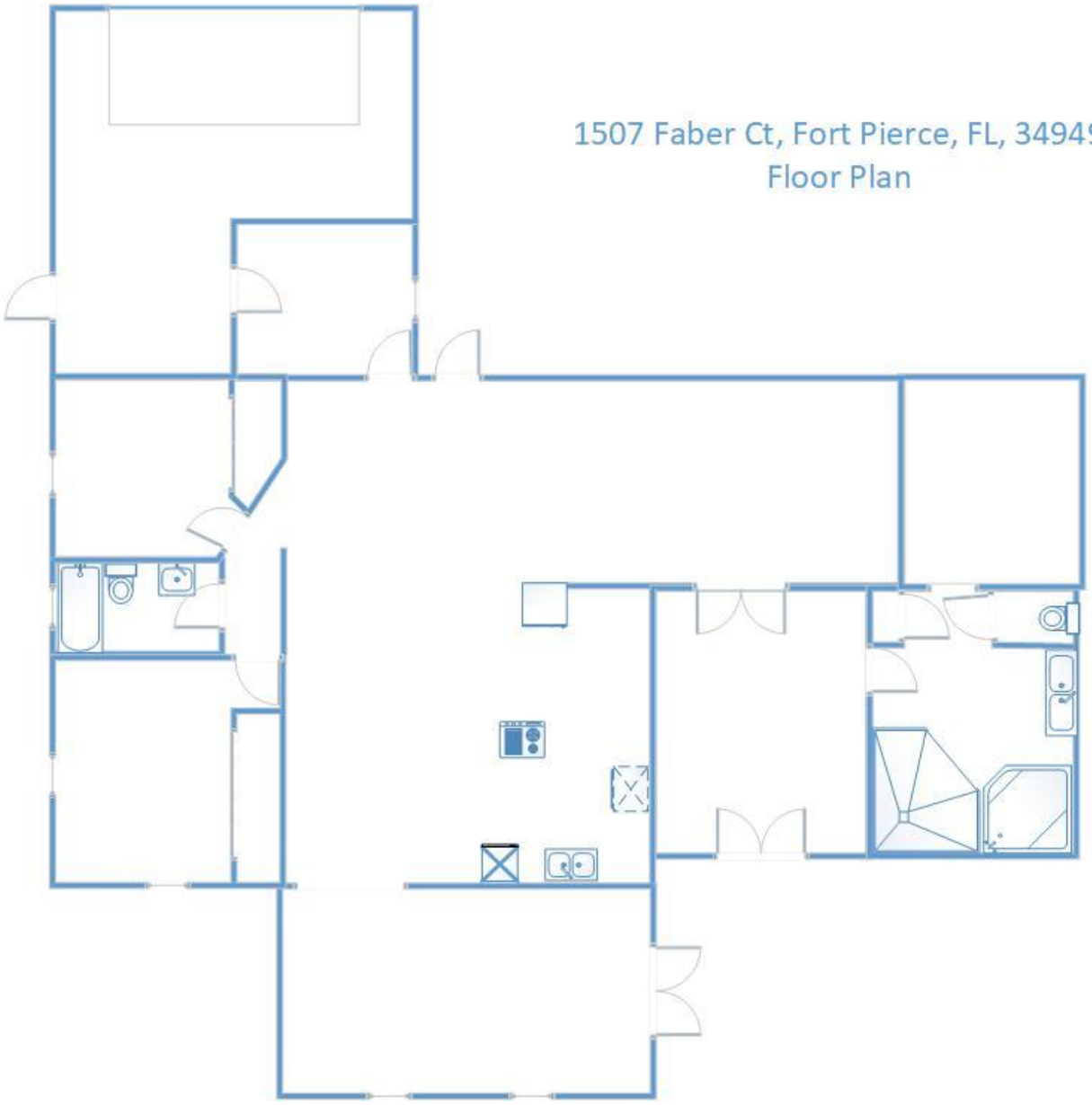
0 1" = 30' 30

JOB # - 2008-023	REVISION -
FIELD DATE - 08/06/2020	REVISION -
DRAWN BY - JAL	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEY.COM

1507 Faber Ct, Fort Pierce, FL, 34949
Floor Plan



Fire Escape Plan

1507 Faber Ct, Fort Pierce, FL, 34949

Floor Plan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 125, Article II, Section 125-37 of the Code of Ordinances.

Project: Conditional Use for Guarnizos Dwelling Rental at 1507 Faber Court

Staff Name: Jennifer Hofmeister, AICP, LCAM, Planning Director

Staff Signature:

Date Mailed: April 6, 2020

Number of Mailed Letters: 44

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

Project Name: Conditional Use for Guarnizos Dwelling Rental at 1507 Faber Drive

Parcel ID: 2401-605-0057-000-8

Notices Provided Pursuant to: City Code 125-37: Jennifer Hofmeister, AICP, LCAM, Planning Director

Notice by Newspaper: March 30, 2020

Notice by Mail: April 6, 2020

Notice by Signs: April 7, 2020

Verified: Title: Planning Director

Date: April 7,2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

April 6, 2021

Dear Property Owner(s):

The property owners, Andres Guarnizo and Santiago Suhaill, is requesting approval of a **Conditional Use with no new construction** to operate a Dwelling Rental, offering lodging for less than six months with an identified minimum rental of two (2) days, at **1507 Faber Court,** Fort Pierce, FL. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-family Intermediate Residential Zone (R-2). The Parcel ID is 2401-605-0057-000-8.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **April 19, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use**. Any Public Comment on these Public Hearing items, if not being offered in person, must be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings. Additionally, the published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

If you have any questions, please contact the City Planning Department at 772-467-3737.

THE SUNRISE CITY FORT PIERCE Florida

Location Map
Conditional Use with No New Construction
1507 Faber Court

N
W E
S

Jon W Harris and Stacey S Harris
1526 Thumb Point DR
Fort Pierce, FL 34949-3567

Joe L Krchnak and Sylvia N Krchn
2631 Conifer DR
Fort Pierce, FL 34951-2942

Edward J Kaye and Linda S Kaye
1516 Thumb Point DR
Fort Pierce, FL 34949-3567

D W Griffith Sr and Sally S Griffith
1510 Thumb Point Dr
Fort Pierce, FL 34949-3567

Daniel B Longman and Valentina
1506 Thumb Point DR
Fort Pierce, FL 34949-3567

David A Hicks and Lieser M Hicks
1502 Thumb Point Dr
Fort Pierce, FL 34949-3567

Ronald S Jones and Ellen L Jones
1601 Thumb Point Dr
Fort Pierce, FL 34949-3570

Don Edward Tillery Jr and Lisa M
215 Osceola CT
Winter Park, FL 32789-4431

Frances H Larsson
1609 Thumb Point Dr
Fort Pierce, FL 34949-3570

Dennis L Koehl and Jacklyn A K
1613 Thumb Point DR
Fort Pierce, FL 34949-3570

Sarah Cammilleri
1615 Thumb Point DR
Fort Pierce, FL 34949-3570

Adrienne Ambrozic and Gregory
8 Lafayette PL
Thornhill, ON L3T 1G5

Margaret L Glanzer
1625 Thumb Point DR
Fort Pierce, FL 34949-3570

David C Wood and Tiffany Loguer
1639 Thumb Point DR
Fort Pierce, FL 34949-3570

Christopher W Beiser and Rachae
1643 Thumb Point DR
Fort Pierce, FL 34949-3570

Andrew G Novak and Laura R N
4421 NE 29th AVE
Lighthouse Point, FL 33064-7225

Larry Onorato (TR) and Susan On
1651 Thumb Point Dr
Fort Pierce, FL 34949-3570

Florida Beach and Golf Retreats L
7216 Maidstone DR
Port St Lucie, FL 34986-3344

David N Sowerby (LF EST) and
1626 Thumb Point DR
Fort Pierce, FL 34949-3569

Christopher P Hodge (LF EST) a
1622 Thumb Point Dr
Fort Pierce, FL 34949-3569

Robert L Ivey Jr and Rebecca P Iv
1614 Thumb Point Dr
Fort Pierce, FL 34949-3569

William Moak and Jennifer Moak
1610 Thumb Point DR
Fort Pierce, FL 34949-3569

Larry J Kosoy and Karen Kosoy
1606 Thumb Point Dr
Fort Pierce, FL 34949

Gary M Raskopf and Linda L Ras
1602 Thumb Point DR
Fort Pierce, FL 34949-3569

Larry Onorato (LF EST) and Susa
1651 Thumb Point Dr
Fort Pierce, FL 34949-3570

Mark Anthony and Nancy Anthony
2288 Clover ST
Rochester, NY 14618-4124

Jeremiah K Johnson and Kelly M
1509 Thumb Point Dr
Fort Pierce, FL 34949

William H Judy III and Christy J Ju
1513 Thumb Point DR
Fort Pierce, FL 34949-3568

David P Munne and Carlise M G
1510 Faber Ct
Fort Pierce, FL 34949-3552

Russell B Teel and Sandra M Teel
1506 Faber Ct
Fort Pierce, FL 34949-3552

Terry Whitted Shafer
1502 Faber Ct
Fort Pierce, FL 34949-3552

Glynda Cavalcanti
1503 Faber Ct
Fort Pierce, FL 34949-3552

Andres Guarnizo and Suhaill Sant
1507 Faber CT
Fort Pierce, FL 34949-3552

Denis F Glennon (TR)
PO Box 954
Franconia, NH 03580-0954

Juergen Spriewald and Sylvia The
Ilexweg 47
Koeln 59769

Lawrence F Carroll and Martha C
11 Quiver CT
Toms River, NJ 08753-3430

Gary Werner
1525 Thumb Point DR
Fort Pierce, FL 34949-3523

David Vantine (TR)
PO Box 147
Hamilton, NY 13346-0147

Ross P Crittenden
610 Faber Ave
Fort Pierce, FL 34949-3551

James A Longstreet and Robin A
614 Faber Ave
Fort Pierce, FL 34949-3551

Robert A Wacker and Mary L Wa
1642 Thumb Point DR
Fort Pierce, FL 34949-3527

Huey Blackman (LF EST) and Kar
411 Baker AVE
Altamonte Springs, FL 32714-54

Richard J Slater and Diane Slater
355 S Ocean DR, Unit Apt 301
Fort Pierce, FL 34949-3281

John B Culverhouse Sr and John
1635 Thumb Point DR
Fort Pierce, FL 34949-3570

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

04/04/2021

Amy Kolrott

Subscribed and sworn to before on April 4, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $156.00
Ad No: 0004670140
Customer No: 1330883
PO #:

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 19, 2021, hold Public Hearings in the City Hall Commission Chambers, 100 North US Highway 1, Fort Pierce, Florida, at their meeting which begins at 4:30 p.m., to consider review and approval of the following:

1.Application for Conditional Use with No New Construction submitted by property owner, Andres Guarnizo and Santiago Suhaill and applicant, Gary K. Oldehoff, PA, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1507 Faber Court and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-605-0057-000-8.
2.Application for Conditional Use with No New Construction submitted by property owner, J&J PSL Investments, LLC, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1801 Plover Avenue and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-501-0042-000-5.
3.Continuation of the hearing on the application for Conditional Use with No New Construction submitted by property owner, Susan Baker and applicant, Michelle Longarzo, to operate a Dwelling Rental, offering lodging for less than six (6) months with a minimum rental period identified as less than 30 days. The property is located at 1577 Thumb Point Drive and is zoned Single-family Intermediate Density (R-2). Parcel ID: 2401-605-0105-000-0.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North US Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 4/4/21
Pub: April 4, 2021
TCN4670140

1507 FABER CT,
FORT PIERCE, FL, 34949

CONDITIONAL USE – DWELLING RENTAL

TOPICS OF DISCUSSION

1. The Controlling Law and Standards
2. The Application and the Neighbors' Issues
    1. Ingress and egress issues
        a. 1506 blocked by landscaping vehicles
    2. Parking on the street
    3. Kids playing in the cul-de-sac
    4. Not knowing the tenants
    5. Limitation of people in the house
    6. Past experience with renters (party/drug house)
    7. Property Management
3. Zoning/Ordinance
4. Rights Under Law

LEGAL STANDARD – PREEMPTION

- F.S. § 509.032
  - (7) PREEMPTION AUTHORITY.—
    - (a) The regulation of public lodging establishments and public food service establishments, including, but not limited to, sanitation standards, inspections, training and testing of personnel, and matters related to the nutritional content and marketing of foods offered in such establishments, is preempted to the state. This paragraph does not preempt the authority of a local government or local enforcement district to conduct inspections of public lodging and public food service establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code, pursuant to ss. 553.80 and 633.206.
    - (b) A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.

THE LEGAL STANDARD

- If the Applicant shows that the application meets the statutory and ordinance criteria for granting a conditional use, the City must grant the application;
- Otherwise, "the burden is upon the City to demonstrate, by competent substantial evidence presented at the hearing and made part of the record, that the conditional use requested by the [applicant] did not meet such statutory standards and was, in fact, adverse to the public interest."

  - *Irvine v. Duval County Planning Commission*, 495 So.2d 167 (Fla. 1986)

THE ORDINANCE STANDARD (CONDITIONAL USE)

- **Fort Pierce Code of Ordinances Art. IV Sec. 125-187 Allowed Uses**
  - (c) *Conditional uses*. Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws
  - (2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

CONDITIONAL USE
DWELLING RENTAL - ZONING DISTRICT

City of Fort Pierce – Article IV Sec.125-187-Allowed Uses

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6
-Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-

Permitted uses – C4 and C5 zones

- Commercial (Central and Tourist)

Conditional uses – E2 through R5 zones

- Residential single-family to High density residential

Prohibited uses – E1, C1-C3, and C6

- Single family estate, Commercial (Office, Neighborhood, General, Marine)

DWELLING RENTAL DEFINED

City of Fort Pierce – Chapter 125, Article I, Sec. 125-3 Definitions; generally

- Dwelling rental *(*dwelling *unit)* means one or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

- *Hotel* means a facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting spaces, entertainment, and recreational facilities.

- *Motel* means a facility offering transient lodging accommodations to the general public with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

THE STATUTORY AND ORDINANCE CRITERIA

- The location and development plans comply with applicable standards.
- The location and development plans will not violate basic use standards in the zoning district, and other applicable use standards.
- The location and development plans will not violate additional zoning ordinance provisions and other city laws.

- Fort Pierce Code of Ordinance Art. IV Sec. 125-187 (c)

THE ORDINANCE STANDARDS (THE APPLICATION)

- **Sec. 125-236. - Application for conditional use**.
  - Application for a conditional use shall be made by filing an application on a form prescribed by the city and by filing an application for site plan review in accordance with the requirements set forth in section 125-313. Conditional use applications where there is no new construction associated with the use or where such construction is limited to changes in the interior of an existing building shall be exempt from site plan review except that the procedures and standards of section 125-313 shall apply to the review and approval of the conditional use except as otherwise provided in section 125-237.
- **Sec. 125-313**Not a Major Site Plan or a Minor Site Plan. Therefore, no requirements for an application for site plan review in accordance with section 125-313.

THE ORDINANCE STANDARDS (THE APPLICATION)

- Pre-application conference.
- Submittal requirements.
  - A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized.
  - A vicinity map, and any other information required by the city planning department. The vicinity map and site plan shall be submitted in compliance with subsection (a)(3) of this section. (The vicinity map shall indicate the general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and all adjacent land uses.)
- Technical review committee.
- Planning board.
- City commission public hearing.
  - (1)The city commission shall hold a public hearing in accordance with the provisions of section 125-37 prior to acting on the application for conditional use.
  - (2)In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

A DWELLING RENTAL IS A RESIDENTIAL USE - IT IS NOT A BUSINESS -

- The rental of a dwelling by individuals to dwell there, i.e., to sleep, cook, eat, bathe, clean, rest, and recreate, and even to engage in work and employment, is a residential use, not a commercial use.
- The receipt of money by the owner of a dwelling for the rental of a dwelling by individuals to dwell there does not convert or transform the use as a dwelling to a commercial use.

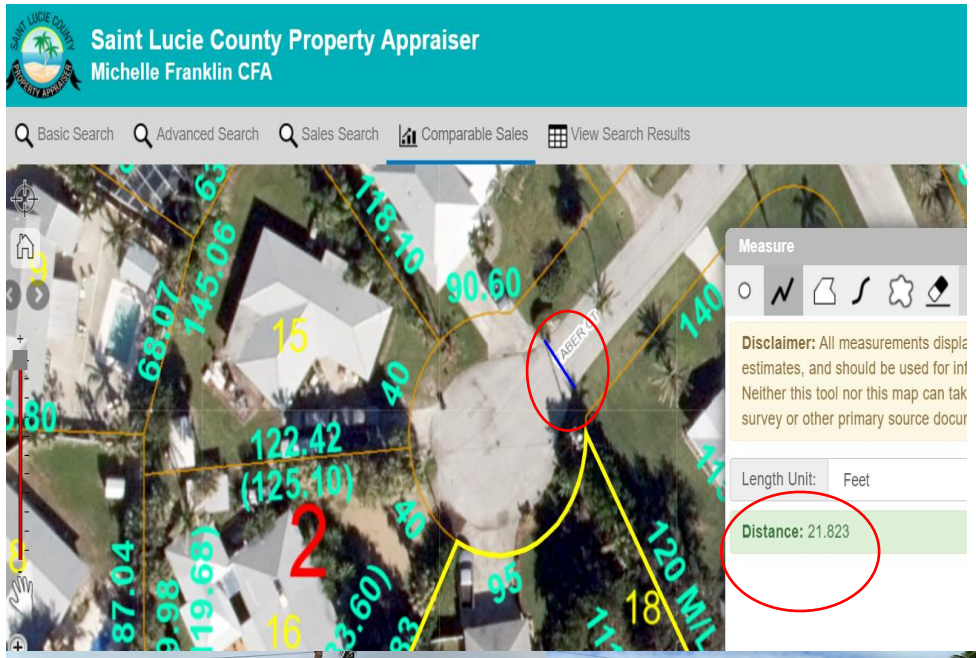
- *Santa Monica Beach Property Owners Association, Inc. v. Acord,* 219 So.3d 311 (Fla. Dist. Ct. App. 2017).

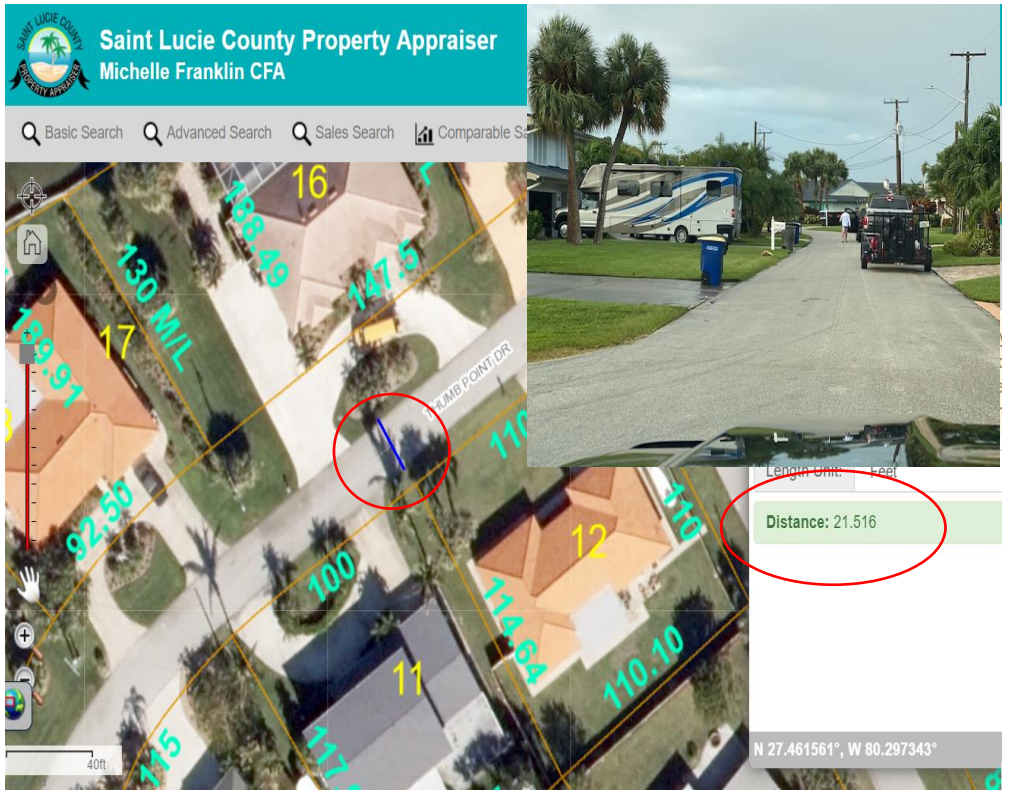
HOME/FAMILY SIZE

- Unmarried and unrelated people may occupy a dwelling house.
  - Co-ownership
  - Lessees
- There is no legal limit to the size of a family occupying a dwelling house.
  - Moore v. City of East Cleveland, 431 U.S. 494 (1977)
- There is also a constitutional right to live together as a family, and this right is not limited to a nuclear family. The concept of “family” extends to both nuclear and extended family and extends beyond the biological relationship to the situation of foster families.

NEIGHBOR ISSUE: SAFETY

- Ingress and egress into Faber Ct
- Parking on the street





Lawn/Pool Maintenance

NEIGHBOR ISSUE: SAFETY

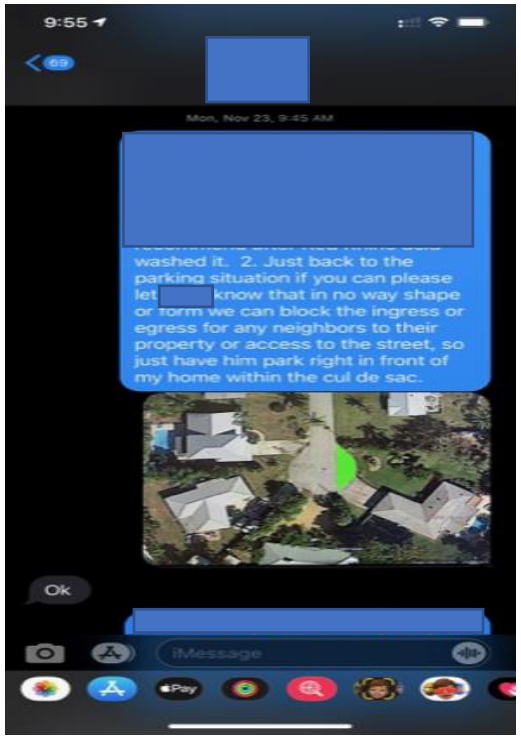
- Ingress and egress into Faber Ct
- Parking on the street

Action in place

- Contractors will park in front of the property, regardless of what house they are servicing.
- No street parking as part of house rules for tenants.
- Additional condition placed by city conditional use, of limiting to 2 tenant vehicles.

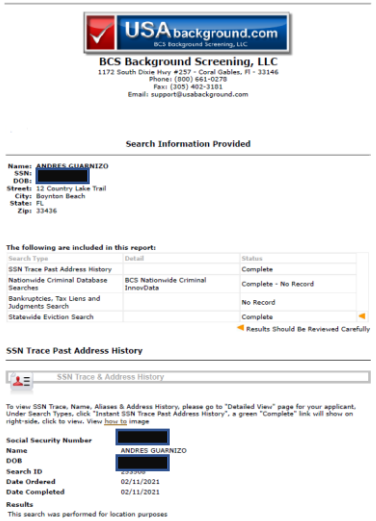
RULES & REGULATIONS of 1507 Faber Court, Fort Pierce, FL, 34949:

1. Remove all trash and dispose of it in the provided trash can.
2. Peaceful enjoyment of pool and outside area at reasonable hours without excessive noise or music. Respect your neighbors.
3. Pets need to remain in compliance with local leash and pet fecal disposal laws.
4. Smoking is prohibited.
5. Park in the garage and driveway. No street parking allowed.
6. Do not litter.



NEIGHBOR ISSUE: SAFETY

- Children playing in the street
- Don’t know the people that are staying there
- Limitation of people in the house


USAbackground.com
BCS Background Screening, LLC
1172 South Dixie Hwy #257 - Coral Gables, Fl - 33146
Phone: (800) 661-0278
Fax: (305) 402-3181
Email: support@usabackground.com

Search Information Provided

Name: ANDRES GUARNIZO
SSN: [redacted]
DOB:
Street: 12 Country Lake Trail
City: Boynton Beach
State: FL
Zip: 33436

The following are included in this report:

Search Type	Detail	Status
SSN Trace Past Address History		Complete
Nationwide Criminal Database Searches	BCS Nationwide Criminal InnovData	Complete - No Record
Bankruptcies, Tax Liens and Judgments Search		No Record
Statewide Eviction Search		Complete

Results Should Be Reviewed Carefully

SSN Trace Past Address History

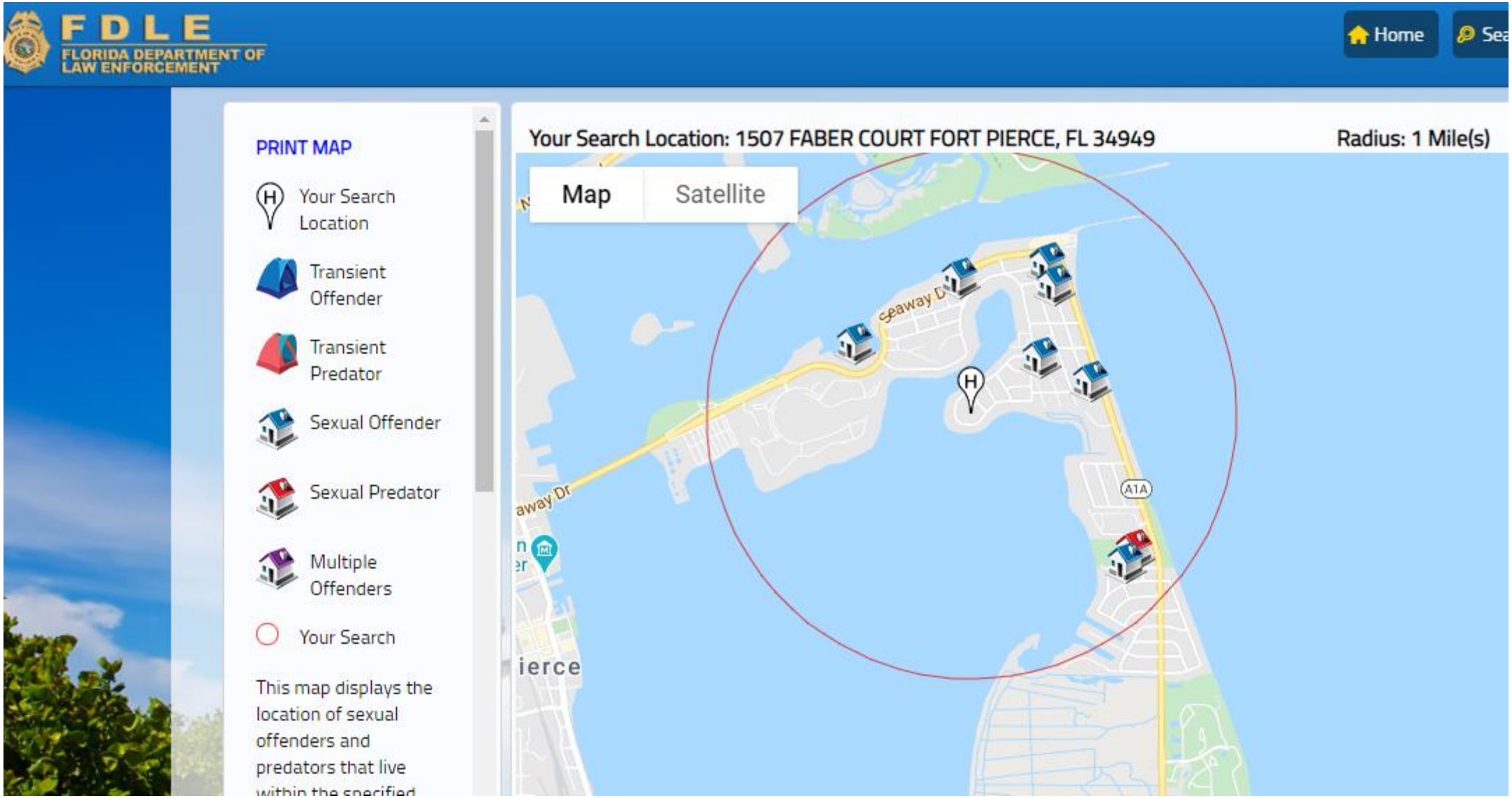
SSN Trace & Address History

To view SSN Trace, Name, Aliases & Address History, please go to "Detailed View" page for your applicant. Under Search Types, click "Instant SSN Trace Past Address History", a green "Complete" link will show on right-side, click to view. View how to image

Social Security Number [redacted]
Name ANDRES GUARNIZO
DOB [redacted]
Search ID
Date Ordered 02/11/2021
Date Completed 02/11/2021
Results
This search was performed for location purposes

Action in place

- Do not let the children play in the street. Already covered by the law.
  - **Fort Pierce Code Chapter 32, Article 1, Sec. 32-6. - Playing in streets.** It shall be unlawful for any person to play ball or any other game upon the public streets or parks, except at places provided for such games, or to authorize, permit or encourage children under one's care or custody to play upon the public streets or other prohibited areas.
- There is a prescreening with interview, background check, with full signed lease that includes all rules, for all tenants.
- We are limiting the occupation of our home to 8 adults, 2 infants. This meets the city ordinance regarding occupancy.


FDLE
FLORIDA DEPARTMENT OF LAW ENFORCEMENT
Home
PRINT MAP
Your Search Location
Transient Offender
Transient Predator
Sexual Offender
Sexual Predator
Multiple Offenders
Your Search
This map displays the location of sexual offenders and predators that live
Your Search Location: 1507 FABER COURT FORT PIERCE, FL 34949
Radius: 1 Mile(s)
Map
Satellite
A1A

Above and Beyond

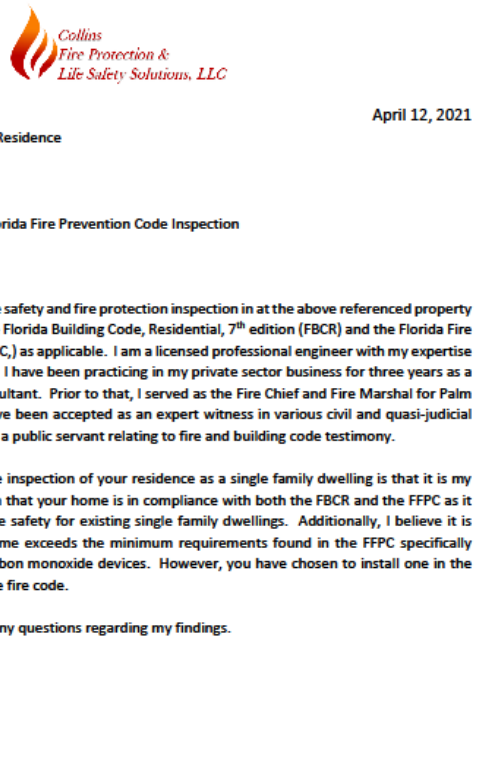
Issue	Action in place
• Safety of children	• Background check requirement; no visitor who must report or register. • No such requirement of any other resident.

• Parking	• Limit of two vehicles
	  • No such limit on any other homeowners in the neighborhood.
	• Yard/Pool Service Vehicles in specific area.
	  • No such limit on any other homeowners in the neighborhood.

• Limiting the number of occupants	• 8 adults; 2 children (10 total) • No such limit on any other resident.

SAFETY

- The house went under an independent health and safety inspection and was deemed safe.



Collins
Fire Protection &
Life Safety Solutions, LLC

April 12, 2021

Mr. Andres Guarnizo, Owner of Residence
1507 Faber Court
Fort Pierce FL, 34949

Re: Florida Building Code and Florida Fire Prevention Code Inspection

Dear Mr. Guarnizo:

On April 8, 2021 I conducted a life safety and fire protection inspection in at the above referenced property to ascertain compliance with the Florida Building Code, Residential, 7th edition (FBCR) and the Florida Fire Prevention Code, 7th edition (FFPC,) as applicable. I am a licensed professional engineer with my expertise in fire protection and life safety. I have been practicing in my private sector business for three years as a fire code and building code consultant. Prior to that, I served as the Fire Chief and Fire Marshal for Palm Beach County Fire Rescue. I have been accepted as an expert witness in various civil and quasi-judicial hearings as both a citizen and as a public servant relating to fire and building code testimony.

My findings after conducting the inspection of your residence as a single family dwelling is that it is my professional engineering opinion that your home is in compliance with both the FBCR and the FFPC as it relates to fire protection and life safety for existing single family dwellings. Additionally, I believe it is important to note that your home exceeds the minimum requirements found in the FFPC specifically relating to the exemption of carbon monoxide devices. However, you have chosen to install one in the living area thereby exceeding the fire code.

Please let me know if you have any questions regarding my findings.

Sincerely,

Jeffrey P. Collins, MS, PE

PROPERTY MANAGEMENT

- There is a local property manager assigned that lives within St Lucie County.
- Security camera system being installed that monitors for both audio and video signals, along the perimeter of the property.

Tenant safety

- Home alarm system was installed that also has actively monitored smoke detectors, for fire safety.
- Fire extinguishers are also located in every bedroom.
- Carbon monoxide detector also installed within the home that exceeds the standard.

NEIGHBOR ISSUE: PETS

- Pet registration

Action in place

- Applicant will require visitors to provide rabies certificates and the vaccination tag must be worn.
  - No such requirement of any other visitor or resident.

ABOVE AND BEYOND

- Sec. 6-119 Registration.
  - (b) Owners or custodians of dogs and cats requiring registration pursuant to this article shall register and obtain tags as follows:
    - (1) Within 30 days of acquiring the dog or cat; or
    - (2) Within 30 days after the owner or custodian takes residence in the incorporated areas of the city, whichever occurs later.

  - (f) The registration provisions of this article shall not apply to:
    - (1) Any owner or custodian who is a nonresident or temporary resident, as defined herein, provided that the owner's animal has been vaccinated for rabies and this vaccination remains valid for the duration of the anticipated stay within the incorporated areas of the city and that a valid rabies tag is worn as required by this chapter. The term "temporary resident," as used herein, means a person who intends to reside within the city for a total period of less than six months during any 12-month period.

NEIGHBOR ISSUE: BUSINESS USE

- “If a vacation renter uses a home ‘for the purposes of eating, sleeping, and other residential purposes,’ this use is residential, not commercial, no matter how short the rental duration.”
  - Santa Monica Beach Prop. Owners Ass'n, Inc. v. Acord, 219 So. 3d 111, 114 (Fla. Dist. Ct. App. 2017)
- “[T]he nature of the property's use is not transformed from residential to business simply because the owner earns income from the rentals.”
  - Santa Monica Beach Prop. Owners Ass'n, Inc. v. Acord, 219 So. 3d 111, 115 (Fla. Dist. Ct. App. 2017)
- “[N]either [the] financial benefit nor the advertisement of the property or the remittance of a lodging tax transforms the nature of the use of the property from residential to commercial.”
  - Santa Monica Beach Prop. Owners Ass'n, Inc. v. Acord, 219 So. 3d 111, 115 (Fla. Dist. Ct. App. 2017)

QUASI-JUDICIAL PROCEDURES FOR FORT PIERCE

- Standard of Proof. The decision of the City Commission to approve, deny or modify an agenda item shall be based on competent substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. lt includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. lt is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. **Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.**

THE APPLICANT HAS COMPLIED WITH ALL THE ORDINANCE STANDARDS

- The application complies.
- The application has been to the Technical Review Committee.
- The application has been to the Planning Board.
- The location and development plans comply with applicable standards.
- The location and development plans will not violate basic use standards in the zoning district, and other applicable use standards.
- The location and development plans will not violate additional zoning ordinance provisions and other city laws.

THE APPLICANT ACCEPTS ALL THE STAFF CONDITIONS

- 1. There will be a property manager for the vacation rental, which shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
- 2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
- 3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
- 4. There shall be a limitation of no more than two (2) vehicles per unit.
- 5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

THE APPLICANT ADDRESSES THE NEIGHBORS ISSUES

- Ingress and egress.
- Parking on the street.
- Kids playing in the cul-de-sac.
- Not knowing the tenants.
- Limitation of people in the house.
- Property Management.

COMPARISON

Every Other Single-Family Home in Fort Pierce

- No restriction on residents.
- No restriction on occupants.
- No restriction on number of occupants or residents.
- No restriction on daytime and nighttime activities of residents or occupants.
- No restriction on vehicles, yard and home maintenance, trash.
- No monitoring or restriction on pets.
- No monitoring by any third party with an interest in the property and the quiet occupancy of the home.

1507 Faber Ct.

- Background checks.
- No registered offenders.
- Maximum of 8 adults and 2 children.
- House rules on site and in the rental agreement, breach of which terminates the agreement.
- Restriction on the number of vehicles, parking of maintenance vehicles.
- Proof of rabies vaccination and tags must be worn.
- Local property manager and Management Company to monitor the property and the activities of the residents.

JEFFREY P. COLLINS

361 Mulberry Grove Rd, Royal Palm Beach, FL 33411 (561) 723-3225
Email: jeffcollins@collinsfls.com

OBJETIVE

To document my work history and credentials.

WORK EXPERIENCE

2018-Current Collins Fire Protection and Life Safety Solutions WPB, FL

Chief Executive Officer

Owner of a small veteran owned engineering company specializing in code interpretation, fire protection system design and installations, and life safety analysis. Projects include designing fire alarm systems, fire pump, and automatic fire sprinkler systems for all occupancies identified in the Florida Building Code and Florida Fire Prevention Code. Expertise in analyzing existing buildings for compliance with the Life Safety Code, NFPA 101. Expert witness project includes MW Horticulture quasi-judicial hearing in Ft. Myers, Florida.

1996-2018 Palm Beach County Fire Rescue Palm Beach County, FL

Fire Rescue Administrator (Ret.)

Oversaw the entire daily operations of a full time carreer department with an operating budget of approximately four hundred forty million dollars. Planned and budgeted for five year capitol projections along with annual budget submittals. Negotiated and administered a collective bargaining agreement on behalf of the Board of County Commissioners. Negotiated contracts with municipalities for continued fire rescue services. Oversaw the procurement process for the purchase of engines, trucks, rescues, brush trucks, and all associated equipment and uniforms associated with running a professional fire rescue agency. Guided the replacement of capital assets, building replacements, and renovations. Planned new fire station construction projects based on growth and call volumes. Oversaw the operations of a fire prevention bureau that included plans examination, inspections, investigations, community education and drowning prevention.

1993-1996 Raleigh Fire Department Raleigh, NC

Deputy Fire Marshal

Supervised and trained newly promoted Captains assigned to the Fire Prevention Bureau. Conducted highly technical inspections of all occupancies including manufacturing plants, hospitals, high rise buildings, and warehouses. Acted as the fire department liaison to the Building Official. Worked with Operations to develop a hazardous material operational plan. Attended LEPC meetings on behalf of the department.

1985-1989 United States Army Fort Polk, LA

Sergeant (E-5)

Worked as a Russian Linguist (MOS 98-G) for four years on active duty and was honorably discharged. Attained the rank of Sergeant and was assigned as a squad leader where I trained my soldiers in the event we were deployed to battle. Maintained Russian proficiency while operating as a Russian Intelligence Voice Interceptor.

EDUCACION

2006 ***Masters of Science in Organizational Leadership***

Palm Beach Atlantic University West Palm Beach, FL

1993 ***Bachelors of Science in Fire Protection Engineering***

University of Maryland College Park, MD

CERTIFICATIONS, MEMBERSHIPS, AND COMMUNITY INVOLVEMENT

Liscense and Certifications

Professional Engineer Liscence in the State of Florida
Certified Fire Fighter State of Florida

Memberships

National Fire Protection Association
National Society of Professoinal Engineers
Florida Engineering Society member
Metro Chief Section of the National Fire Protection Association
Fire Service Section of the National Fire Protection Association

Volunteering and Community Involvement

Past Chair for the Fire Code NFPA 1 1997 - 2018
St. Mary's Medical Center Board of Governors 2012 – 2018
United Way Campaign Coordinator for Palm Beach County employees
Unerwriter's Labatory Fire Council Past Member
Fire Marshals and Inspectors Association Past President

FORT PIERCE CITY COMMISSION MEETING

APRIL 19, 2021 – Conditional Use Approval, 1507 Faber Ct.

(20-0400017) Parcel ID: 2401-605-0057-000-8.

Motion to Intervene, and to Continue the Hearing of this Matter, by Glynda Cavalcanti, Terry Shafer and Irving Shafer.

Intervenors' Interest in this Matter

Glynda Cavalcanti, Terry Shafer, and Irving Shafer, through counsel, pursuant to City of Fort Pierce Resolution No. 19-R35, QUASI-JUDICIAL HEARING PROCEDURES, V. - Party Intervenors, move to intervene in the above captioned, Quasi-Judicial Proceeding, and as grounds therefore would show:

1. All three movants have an interest in the application, which is different than the public at large.
2. Ms. Cavalcanti resides at 1503 Faber Ct., Mr. and Mrs. Shafer reside at1502 Faber Ct.
3. Ms. Cavalcanti's residence is immediately adjacent to 1507 Ct., sharing a property line of approximately 133 ft. with the applicant for conditional use.
4. The Shafer's residence is approximately 40 ft. from the applicant's property.
5. Both Cavalcanti and the Shafer's share the end of the Faber Ct. cul-de-sac (which is approximately 58 ft. across at its widest point), with 1507 Faber Ct.
6. The movants' interest in the application is decidedly more direct and intense than that of the public at large, as the movants would be directly and significantly affected by the vacation rental use of 1507, while the general public would not be affected to nearly the same extent.

WHEREFORE, Movants' respectfully request they be permitted to intervene in this quasi-judicial proceeding, as they have an interest in the application which differs from that of the general public.

Intervenors' Motion to Continue This Hearing Due to Pending Matters Potentially Impacting the Commissions' Options

Movants respectfully request the City Commission postpone its consideration of this Conditional Use Application to a later date, for the following reasons:

1. The City of Fort Pierce has created a committee or "task force" to address the complex and difficult issues presented by the presence of short-term rentals in single family residential neighborhoods.
2. This "task force" has met but has not had time to hear from competing interests, consider proposals, analyze the issues, and make recommendations for the Commission's use in deciding exactly the questions confronting it in this proceeding.
3. The Florida Legislature is in session, and currently considering bills that could dramatically affect the options available to the Commission in addressing this and other applications pending before it.[1]
4. In light of the potential impact of these pending developments, Movants suggest that the City Commission, and all parties affected by this proceeding, would be better served if the Commission were to table consideration of Conditional Use Applications for Short Term Rentals until

[1] Including: HB 1481; SB 1988; CS/HB 219; CS/CS/SB 522

these imminent matters that are directly relevant to this proceeding are resolved.

WHEREFORE, Movants' respectfully request this matter be continued until the City's "task force" has completed its mission of evaluating the issues presented by this application, and the other pending requests that the City permit a Conditional Use for Vacation Rentals in single family residential neighborhoods.

Outline of Intervenors' Opposition to Granting Conditional Use Application for Vacation Rental at 1507 Faber Court

A. Permitting a Vacation Rental at this location, would adversely affect the safety, comfort, and general welfare of persons in the neighborhood.

1. Faber Court, and all of the Thumb Point Neighborhood, is zoned R-2, a single-family residential neighborhood with limited access due to its being a peninsula, with the Indian River Lagoon preventing vehicle access from three sides. The Future Land Use is Low Density Residential (RL).
2. The Thumb Point Neighborhood, is essentially described as that area South of where Porpoise Ave. intersects with Fernandina St., and West of Fernandina St. to the Southern terminus of Fernandina St. at Thumb Point Dr. This area encompasses the side streets, Frances Ave., Bahia Ave., Tradewinds Ave., Malabar Ave., Faber Ave., and Faber Ct.
3. Thumb Point was subdivided, and the roads laid out in 1957 with narrower rights of way than would be permitted today.
4. The maximum width of any street within the Thumb Point neighborhood is 20 ft.

5. Faber Court is a narrow street (20 ft. wide) ending in a cul-de-sac which is only 58 feet at its widest point.
6. Current Saint Lucie County Fire District requirements for a cul-de-sac in a residential neighborhood require a 50 ft. radius or a 100 Ft. diameter.
7. Presently SLCFD trucks are 37 ft. long and a ladder truck may be 47 ft. long.
8. There are no existing sidewalks within the Thumb Point Neighborhood.
9. The Thumb Point Neighborhood is not well lit for vehicular traffic, and testimony will show that this is deemed a desirable feature for residents, as opposed to the much brighter street lighting that is found on S. Ocean Drive, Seaway Drive and Binney Drive.
10. The road distance within the Thumb Point Neighborhood totals 1.4 miles. There are 13 Street lights on Thumb Point Drive, 1 on Frances Ave., 1 on Bahia Ave., 1 on Tradewinds Ave., 1 on Malabar Ave., 1 on Faber Ave., and 1 on Faber Ct.
11. There are currently 17 students in the Thumb Point Neighborhood, ranging from Kindergarten to 12th grade. These students walk to and use bus stops at Avalon Ave. and Hernando St. and at Hernando St. and Porpoise Ave.
12. The streets of Thumb Point host children riding bikes and skateboards, Seniors and young people walking and jogging, parents pushing baby buggies and dragging other children behind them, families walking their dogs.
13. It is a reasonable inference that individuals using Vacation Rentals would likely be unfamiliar with the area where they have come to recreate.[2]

[2] "Vacation." a period spent away from home or business in travel or recreation// had a restful vacation at the beach. Merriam-Webster.com Dictionary, Merriam-Webster, https://www.merriam-webster.com/dictionary/vacation. Accessed 15 Apr. 2021.

14. When drivers are unacquainted with an area, common sense tells us that they may well have more difficulty navigating unfamiliar terrain, especially given narrow streets without sidewalks, parked service vehicles, ongoing construction, pedestrians (including children), bicyclists and animals.

15. The difficulty caused by unfamiliarity with the area, is exacerbated for a recently arrived vacationing driver at night, if as with the Thumb Point Neighborhood, the streets are not brightly lit.

16. Considering and analyzing all the factors adduced above, pursuant to City Code Section 125-235, will logically guide the Commission to an ultimate conclusion, that even with the five (5) conditions suggested by Staff, this conditional use would adversely affect the safety, comfort and general welfare of those in the affected neighborhood, in that this particular area was not designed for vacationer traffic, wherein newly arrived drivers attempt to familiarize themselves with and negotiate the narrow streets of the Thumb Point Neighborhood, which due to its lack of sidewalks is frequented by children going to bus stops, walkers, joggers pedestrians, parked service vehicles, construction vehicles and ordinary traffic thus increasing the risk of injury to persons and property.

17. The Commission here, after carefully considering, comparing and weighing the evidence that will be introduced and made part of the record before it, can assure that due process and equal protection are afforded the petitioner for this conditional use, by making specific findings of fact upon which it bases its decision denying the conditional use sought here as increasing the

danger to persons and property, and thusly adversely affecting this neighborhood.[3]

B. Vacation Rentals in the City of Fort Pierce adversely affect the general welfare of persons in the City by negatively affecting the availability of affordable housing.

1. Entrepreneurs can make substantial returns on an investment in Vacation Rental properties.
2. Vacation Rental properties typically return more on investment than does operating as a typical landlord of long-term rental properties.
3. Purchasing residential property in the City of Fort Pierce to use as an investment in Vacation Rental is becoming increasingly popular.
4. There is a limited amount of residential property available for sale in the City.
5. Some of this residential property is held by homeowners who live in the property.
6. Some residential properties are rented to long term tenants and others are offered as short-term or Vacation Rentals.
7. As the higher rate of return on short-term rentals becomes apparent more landlords convert their long-term rental residences to short term or vacation rentals.
8. The City of Fort Pierce already has a shortage of affordable housing.
9. The conversion of long-term rentals to short-term or vacation rentals is exacerbating the dearth of affordable housing in the City of Fort Pierce.

[3] In accordance with *Irvine v Duval County Planning Commission*, 495 So.2d 167, (Fla. 1986).

10. Granting this Petition for Conditional Use to permit this entrepreneur to operate a Vacation Rental in the City of Fort Pierce will adversely affect the general welfare of the City of Fort Pierce by increasing the shortage of affordable housing for the work force necessary to make Fort Pierce a vibrant and economically successful community.

EXHIBIT LIST

1. Composite, Photos showing measurements of:
    a. Faber Ct., street
    b. Faber Ct. cul-de-sac
    c. Thumb Point Dr.
2. Saint Lucie County Fire District, Road Design Criteria
3. School Board of Saint Lucie County, Spread Sheet showing students in the Thumb Point neighborhood.
4. Resume' Joanne McCurdy, Realtor
5. Article, Economic Policy Institute, The economic costs and benefits of Airbnb.
6. Article, Harvard Business Review, Research: When Airbnb Listings in a City Increase, So Do Rent Prices.
7. Article, Miami Herald, Why Airbnb is making it harder for Miami locals to find a place to rent. Aug. 4, 2019.
8. Article, US News & World Report, Is Airbnb Ameliorating - or Exacerbating - Inequality in Cities. May 2, 2019.
9. Article, Inside Airbnb, Adding data to the Debate, A Year Later: Airbnb as a Racial Gentrification Tool. Jan. 30, 2018.
10. Article, BBC News, AirBnB racism claim: African-Americans 'less likely to get rooms' Dec. 12, 2015.

11. Article, CATO Institute, AirBnb and Neighborhood Conflict. Oct. 16, 2018.
12. Article, National Bureau of Economic Research, Housing Demand, Cost-of-Living Inequality, and the Affordability Crisis. November 2016.
13. Article, Forbes, The Airbnb Effect On Housing And Rent. Feb 21, 2020.

WITNESS LIST

1. Joanne McCurdy, 171 Melody Lane, Fort Pierce, Fl 34950
2. Glynda Cavalcanti, 1503 Faber Ct., Fort Pierce, Fl 34949
3. Terry W. Shafer, 1502 Faber Ct., Fort Pierce, Fl 34949
4. Irving "Chip" Shafer, 1502 Faber Ct., Fort Pierce, Fl 34949

Respectfully submitted, this 16th Day of April, 2021

E. Clayton Yates, P.A.
FEE, YATES & FEE, PLLC
426 Avenue A
Ft. Pierce, FL 34950
Phone: 772-461-5020
Facsimile: 772-465-1886
Primary Email: clay@yateslawfla.com
Secondary Email: eservice@yateslawfla.com

By: */s/ E. Clayton Yates*
E. Clayton Yates
Florida Bar No.: 398720

Linda Cox

From: Peter Sweeney
Sent: Friday, April 16, 2021 9:18 AM
To: Clay Yates
Cc: spesta@feeyateslaw.com; Linda Cox; Nick Mimms
Subject: RE: Motion to Intervene APRIL 19, 2021 Commission Meeting – Conditional Use Approval, 1507 Faber Ct.

Good morning Mr. Yates,

Based on my review of your submitted materials, as well as application of the standards as outlined in Resolution 19-R35, the request for intervenor status for Glynda Cavalcanti, Terry Shafer and Irving Shafer is granted, as it pertains to the Conditional Use Application for 1507 Faber Court, Fort Pierce, Florida (Parcel ID: 2401-605-0057-000-8).

As to the Motion to Continue, pursuant to Resolution 19-R35 at section XII "Continuances and Deferrals", the City Commission has the sole discretion to grant a continuance. Therefore, prior to the beginning of the hearing, I shall ask the City Commission to rule on the motion.

Thank you and have a nice weekend,

Pete Sweeney

Peter J. Sweeney | City Attorney | City of Fort Pierce
Phone: 772.467.3046 • Fax: 772.466.5492 • 100 North U.S. 1 Fort Pierce
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: Clay Yates <cyates@feeyateslaw.com>
Sent: Friday, April 16, 2021 2:35 AM
To: Peter Sweeney <psweeney@cityoffortpierce.com>; Linda Cox <lcox@cityoffortpierce.com>
Cc: Sarahbeth Pesta <spesta@feeyateslaw.com>; terry travelandfishing.com <terry@travelandfishing.com>; Glynda Cavalcanti <glynda@mclcpa.com>
Subject: Motion to Intervene APRIL 19, 2021 Commission Meeting – Conditional Use Approval, 1507 Faber Ct.

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Mr. Sweeney and Ms. Cox,

Attached please find, my client's Motion to Intervene in the above captioned matter. If you have any questions please feel free to contact me.

Thank you,

Clay Yates

FEE, YATES & FEE
PLLC
ATTORNEYS AT LAW

E. Clayton Yates
E. Clayton Yates, P.A.
Fee, Yates & Fee, P.L.L.C.
426 Avenue A | Fort Pierce, FL 34950
(772) 465-7990 | (772) 465-1886 fax

400 NW 2nd Street | Okeechobee, FL 34972
(863)-763-3131 | 863-763-1031 fax
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The law firm of **Fee. Yates & Fee, PLLC** is a multi-disciplined law practice. A large component of our practice is devoted to secured and unsecured lender representation in regards to defaulted credits. Should the subject matter of this communication concern a debt owed to another; then be advised that this communication is from a debt collector and is an attempt to collect a debt and any information obtained will be used for that purpose. A portion of the firms practice is devoted to negotiating troubled real estate loans and prosecuting and defending foreclosures. We are knowledgeable in both debtor and creditor bankruptcy law. The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, do not read it. Please immediately reply to the sender that you received this communication in error and then delete it. Thank you.

City Commission Regular Meeting - 4:30 pm **13. a.**

Meeting Date: 04/19/2021

Re: Resolution 21-R18 - Surplus Property

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

SUBJECT:

Resolution 21-R18 Declaring Certain Property as Surplus

SUMMARY:

City staff reviewed the status of the following property and determined that it is not needed for municipal purposes and recommends that the property be declared surplus.

Site Address	Parcel ID	Legal Description
706 North 20th Street	2404-715-0019-000-7	AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 17
TBD (Avenue D)	2409-603-0055-000-2	REVISED PLAT OF ALAMANDA VISTA BLK O LOT 1

RECOMMENDATION:

Adopt Resolution 21-R18

ALTERNATIVES:

Do not adopt

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

City Attorney
City Clerk
Department Heads

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Resolution 21-R18

Property Card - 706 N 20th Street
Request from 2nd Generation
Property Card - Avenue D
Request from J. Robinson

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/14/2021 01:14 PM

Form Started By: Shyanne Harnage
Started On: 04/01/2021 03:04 PM
Final Approval Date: 04/14/2021

RESOLUTION NO. 21-R18

A RESOLUTION **DECLARING CERTAIN PROPERTIES OWNED BY CITY OF FORT PIERCE TO BE SURPLUS** TO CITY OF FORT PIERCE NEEDS, DESCRIBED AS 706 NORTH 20TH STREET; AND 1620 AVENUE E, AND AUTHORIZING CITY STAFF TO DISPOSE OF SAID PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V, SECTION 2-425 OF CITY OF FORT PIERCE CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CITY OF FORT PIERCE is the owner of real property described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, the City Commission of Fort Pierce, Florida is expressly authorized by Article V, Section 2-425 of City of Fort Pierce Code of Ordinances to dispose of real property belonging to the City whenever the Commission determines that the property is not required for public purposes; and

WHEREAS, City staff has reviewed the status of the property described in Exhibit "A" and determined that it is not needed for City purposes and recommends to the Commission that the Property be declared surplus to City needs.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of Fort Pierce, Florida:

1. The Commission declares the property more fully described in Exhibit "A" to be surplus to City needs.

2. The Commission authorizes City staff to dispose of the property in accordance with Article V, Section 2-425 of City of Fort Pierce Code of Ordinances.

3. This Resolution shall take effect upon approval by the City Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of April 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY
CITY ATTORNEY

EXHIBIT "A"

Site Address	Parcel ID	Legal Description
706 North 20th Street	2404-715-0019-000-7	AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 17
TBD (Avenue D)	2409-603-0055-000-2	REVISED PLAT OF ALAMANDA VISTA BLK O LOT 1

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: TBD
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-603-0055-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 21976
Map ID: 24/09N
Zoning: Neighborho

Ownership

Fort Pierce City Of
100 N US Highway 1
Fort Pierce, FL 34950

Legal Description

REVISED PLAT OF ALAMANDA VISTA BLK O LOT 1

Current Values

Just/Market Value:	$4,900
Assessed Value:	$4,900
Exemptions:	$4,900
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.11
Land Size (SF):	4,890

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Dec 1, 2020
Book/Page:	4524 / 2805
Sale Code:	0318
Deed:	DE
Grantor:	St Lucie County
Price:	$0
Date:	Dec 19, 2019
Book/Page:	4364 / 1359
Sale Code:	0118
Deed:	TD
Grantor:	Poux Susie
Price:	$0

Date:	Apr 5, 2005
Book/Page:	2218 / 1280
Sale Code:	XX00
Deed:	WD
Grantor:	Cunningham T J
Price:	$35,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$4,900
Just/Market:	$4,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020		8500	St Lucie County	$4,900

Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,900
Exemption(s):	$4,900
Taxable:	$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.3	Fort Pierce Stormwater Charge	$20.70

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$4,900	$4,900	$4,900	$0
2019	$4,900	$4,900	$0	$4,900
2018	$4,900	$4,900	$0	$4,900

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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From: Ginger 2ndGBC
To: Shyanne Harnage
Cc: Joe 2ndGBC
Subject: Available lot
Date: Monday, February 1, 2021 11:20:57 AM
Attachments: 706 N 20th St-property card.pdf

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Shyanne,
We would like to purchase the lot attached owned by the City of Fort pierce. It is next to the 4 lots we just closed on. As you know we are planning on developing in the opportunity zones providing duplexes, single family homes as well as a laundramat and any other commercial or residential necessities required to beautify the City of Fort Pierce. Please see attached parcel we would like to purchase. I will await your response.

The following are the lots we closed on:
2404-715-0020-000-7
2404-715-0021-000-4
2404-715-0022-000-1
2404-715-0023-000-8

Thank you,

Regards,
Ginger Williams
Office Manager

2nd Generation Building Corp.
966 NW Leonardo Circle
Port St. Lucie, FL 34986
(772) 579-1846

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: TBD
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-603-0055-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 21976
Map ID: 24/09N
Zoning: Neighborho

Ownership

Fort Pierce City Of
100 N US Highway 1
Fort Pierce, FL 34950

Legal Description

REVISED PLAT OF ALAMANDA VISTA BLK O LOT 1

Current Values

Just/Market Value:	$4,900
Assessed Value:	$4,900
Exemptions:	$4,900
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.11
Land Size (SF):	4,890

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Dec 1, 2020
Book/Page:	4524 / 2805
Sale Code:	0318
Deed:	DE
Grantor:	St Lucie County
Price:	$0
Date:	Dec 19, 2019
Book/Page:	4364 / 1359
Sale Code:	0118
Deed:	TD
Grantor:	Poux Susie
Price:	$0

Date:	Apr 5, 2005
Book/Page:	2218 / 1280
Sale Code:	XX00
Deed:	WD
Grantor:	Cunningham T J
Price:	$35,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

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Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
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Exemption(s):	$4,900
Taxable:	$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.3	Fort Pierce Stormwater Charge	$20.70

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Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$4,900	$4,900	$4,900	$0
2019	$4,900	$4,900	$0	$4,900
2018	$4,900	$4,900	$0	$4,900

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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From: James Robinson
To: Shyanne Harnage
Subject: Property
Date: Wednesday, February 3, 2021 1:29:31 PM

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi this is James Robinson I'm emailing you back about the property on 19th and the property is adjacent to my property is not being Taking care of So being that is adjacent to my property I would like to purchase it from the city thank you very much

City Commission Regular Meeting - 4:30 pm **13. b.**

Meeting Date: 04/19/2021

Re: Communitywide Council

SUBJECT:

Resolution 21-R24 Appointing Chad Ingram to the Communitywide Council.

SUMMARY:

The Board has two available seats. Qualified individuals must live within the CRA boundaries and be a city resident.

RECOMMENDATION:

Continue to seek applications.

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Grants Administration

Attachments

Ingram, Chad

21-R24

Form Review

Form Started By: Linda Cox Started On: 03/16/2021 11:08 AM

Final Approval Date: 03/16/2021

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Communitywide Council

Name: Jermaine Chad Ingram	Phone: 786-389-4891
Home Address: City/Zip Code: 411 N 9th Street Unit C	How long at this address? 4 months
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Food and Housing Freedom Advocate/Real Estate Agent	

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:
Purchase and rehab vacant lots in Lincoln Park and to represent clients who wish to do the same

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No
If yes, in what capacity?
May request Lien cancellation on lots we own and may bid for city property and requests for bids

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
Just an average citizen with common sense

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Vennis Gilmore Applicant Email Address: EKhayaFR@gmail.com

Date: 7/30/2020 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

RESOLUTION NO. 21-R24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITYWIDE COUNCIL;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Communitywide Council in accordance with the Citizens Participation Plan adopted by Resolution No. 88-84; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Represents	Term Expires
Chad Ingram	Target Area	4/18/2023

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of April, 2021.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY, CITY ATTORNEY

City Commission Regular Meeting - 4:30 pm **14.**

Meeting Date: 04/19/2021

Re:

SUBJECT:

COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Attachments

Submitted Comment

Form Review

Form Started By: Linda Cox Started On: 04/21/2021 04:02 PM

Final Approval Date: 04/21/2021

Comments from Public
Susan Baker

Susan Baker
1577 Thumb Point Dr.
Ft Pierce, FL 34949

April 19, 2021

Dear Commissioner's,

I am writing this letter as a concerned citizen. I have lived in Florida for most of my life. I am a widow of veteran who died in active duty serving in the United States Air Force. Last year during the height of the Covid-19 pandemic I managed to achieve my dream which was the purchase of my home located at 1577 Thumb Point Drive, on Hutchinson Island. I was very excited to move in my new residency. Few weeks after I moved in, a neighbor gave a family member a welcome basket of bananas. It was very unsettling because we never had any introduction. It dawned on me that it was an incident of possible racial intimidation.

I applied for a conditional use permit December 17, 2020 to host short-term renters for additional household income. I appointed Michelle Longarzo as my property manager and agreed to all the conditions that were set in place by the City of Fort Pierce. The residents of Thumb Point have expressed their concerns. Unfortunately some residents have used intimidation tactics in which I am frightened and concerned about my family safety. After the planning board hearing that took place on February 9, 2020, a resident approached me on my property and stated " no one wants you people here". We are the only black family on Thumb Point Drive. In fact, I am worried that this will lead to further harassment given the state of our society heighten racial discrimination and unfair treatment from those in high authority position. My family and I should not have to walk around the Thumb Point neighborhood in fear and anxiety feeling like we do not belong.

I only hope that my property rights will not be violated, or be discriminated against. I kindly ask to be treated equally and protected by the Florida state laws.

Sincerely,

Susan Baker

City Commission Regular Meeting - 4:30 pm **15. a.**

Meeting Date: 04/19/2021

Re: Reports

SUBJECT:

Report

Attachments

2021 Strategic Plan Update

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	04/13/2021 03:12 PM
City Manager	Nick Mimms	04/14/2021 04:57 PM

Form Started By: Jennifer Robinson Started On: 04/13/2021 12:23 PM

Final Approval Date: 04/14/2021

FORT PIERCE

2021

STRATEGIC PLAN

FORT PIERCE
Strategic Plan 2021 Goals

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FORT PIERCE
Strategic Plan 2021 Goals

SERVING OUR COMMUNITY

GOAL 1: New Alternative Revenue Sources: Report and Direction

Key Issues

- Parking Fee
- Entertainment Fee
- Fees for Non-Residents
- Mobility Fee
- Dwelling Rental Fee
- Other Fees

Milestones		April 1, 2021 Update
1. Identify and evaluate potential revenue options	4/21	In progress
2. Prepare initial report	5/21	
3. Finalize report with City Manager	6/21	
4. BUDGET WORKSHOP: Presentation and Direction	7/21	
5. DECISION: Budget FY 2022 Direction	9/21	
Responsibility: Finance Director		

GOAL 2: Regional Homeless Strategy: Goals/Outcomes, Community Problem Analysis and Development

Key Issues

- Treasure Coast Homeless Service Coalition
- GraceWay Village
- St. Lucie County
- United Against Poverty
- In the Image of Christ
- Salvation Army
- St. Lucie School District
- Children's Services Council
- Veterans Services

- Roles
- Services
- Needs
- Current Resources
- Additional Resources
- Best Practices
- Ordinance – Panhandling
- Ordinance – Sleeping in Public

Milestones		
A.	**Conceptual Strategy**	
	1. Initiate a meeting with County Manager and City Managers to discuss homelessness – needs and responsibilities	3/21
	~~2. Initiate meeting with Sheriff and Police Chiefs to discuss homelessness~~	~~3/21~~
	3. Initiate discussions among the Governing Bodies	5/21
	4. CONFERENCE AGENDA: Purposes, City Role/Participation, Direction and Next Step	6/21
	5. Develop a City budget proposal	6/21
	6. BUDGET WORKSHOP: Direction	6/21
B.	**City Short-Term Actions**	
	~~1. Gather information on ordinances and best practices~~	~~2/21~~
	2. Prepare report	3/21
	3. CONFERENCE AGENDA: Report and Direction	4/21
	4. Prepare ordinance(s)	5/21
	5. DECISION: Ordinance Adoption	6/21
Responsibility: City Manager (Police/City Attorney)		

April 1, 2021 Update

From City Manager: Staff devised and presented a proposal that would provide a temporary approach to centralizing core services to address the needs of our homeless citizens. The plan has been presented to the members of the City Commission and St. Lucie County Board of Commissioners and has gained widespread support from both boards. Fort Pierce Housing Authority executive director provided feedback and direction regarding the process of requesting utilization of the identified HUD property for the proposal. Staff will be meeting with the Treasure Coast Homeless Services Council to discuss the proposal and gain their support.

From Police Chief: A.2. This was completed on February 16, 2021. We also made a list of identified Homeless Support Groups that provide services in Fort Pierce.

From City Attorney: Under B.1. Complete. All other items remain on the same timeline.

GOAL 3: Police Retention and Compensation

Key Issues

- Police Service Level and Staff Needs
- Health Insurance
- Labor Contract
- Incentive for Police
- Funding
- Population Growth
- Service Area Growth

Milestones		April 1, 2021 Update
1. Prepare an updated Police Staffing Report	6/21	Compiling data for report.
2. Present Report to the City Manager	6/21	
3. Develop City budget proposal	6/21	
4. BUDGET WORKSHOP: Presentation and Direction	7/21	
5. DECISION: Budget FY 2022 Funding	9/21	
Responsibility: Police Chief		

GOAL 4: City Commission Districts/Re-Districting and Compensation: Direction

Key Issues

- Districts
- Election Reform
- Court Decision (1992)/Agreement
- Code of Ordinance
- Cost of Living Increase
- Process Clean-up
- Compensation Level
- Market Analysis
- Charter Revision
- Candidate Eligibility
- Length of Residency

Milestones	
1. Identify issues and overall direction	5/21
2. Prepare a report with options	9/21
3. DECISION: Direction	9/21
Responsibility: City Attorney	

April 1, 2021 Update
Due to the delay for the Census information until March 31, 2021, the date for identifying issues has been revised to 5/21.

GOAL 5: Emergency Services Building/Emergency Operations Center: Direction and City Actions

Key Issues

- Location(s)
- Purposes
- Potential Uses
- Design
- Grant Opportunities
- Cost Estimates

Milestones		April 1, 2021 Update
1. Define scope of project – purposes, design, and costs	5/21	City Staff will be approaching the City Commission to potentially reevaluate this goal at a future City Commission meeting date.
2. Identify potential funding mechanisms and sources	Ongoing	
3. Present scope to the City Manager	6/21	
Responsibility: Police Chief (IHGC Manager)		

GOAL 6: Comprehensive City Compensation Policy: Salary Study and Funding

Key Issues

- Market Analysis
- Goal: Place in Marketplace
- Plan including Potential Phasing
- Funding
- Comparison by Positions

Milestones		April 1, 2021 Update
1. ~~Contact comparable cities and gather information/research reports~~	~~2/21~~	Complete
2. Prepare Report with findings and recommendation	5/21	In progress
3. Present Report to the City Manager	6/21	
4. Prepare City budget proposal	6/21	
5. BUDGET WORKSHOP: Presentation and Direction	7/21	
6. DECISION: Budget FY 2022 Funding	9/21	
Responsibility: Human Resources Manager		

GOAL 7: City Hall Maintenance: Direction and Project Completion

Milestones		April 1, 2021 Update
1. DECISION: Emergency Repairs – Phase 2 Direction	3/21	Project has been approved; finalizing contract with vendor.
2. Construction	4/21	Work began 4/1/21.
Responsibility: Public Works Director		

GOAL 8: Annual Road Conditions and Resurfacing Program: Direction

Key Issues

- Annual Funding: $500,000 from Surtax Revenues

Milestones		April 1, 2021 Update
1. Coordinate projects with FPUA Utilities projects	Ongoing	Proposed list submitted to FPUA
2. Prepare update to Street Conditions Report	4/21	In progress. Preliminary list of proposed streets to be resurfaced for the 2021 Resurfacing Program reviewed with City Manager.
3. Present Report to the City Manager	4/21	On schedule
4. DECISION: Award Contract for Construction	5/21	
Responsibility: City Engineer		

GOAL 9: COVID-19 Pandemic Action Plan

Key Issues

- COVID-19 Uncertainty
- Impacts on City Revenues
- Service Impacts
- Teleworking Framework for the Future
- Future Space Needs
- Virtual Service

Milestones		April 1, 2021 Update
1. Prepare an update report	4/21	On March 22, the City of Fort Pierce in partnership with the Florida Department of Emergency Management launched a new, long-term COVID-19 vaccination site at the Fort Pierce Recreation Center. The facility operates seven days a week, 9 a.m. to 5 p.m. or until the daily allotment of vaccines last. To date, approximately 3,200 citizens have received the Pfizer. As per the MOU between the City and the State, the site will operate for 60 days, with an option to extend operation to August 1, 2021 if both parties agree.
2. REPORT: Presentation	4/21	
Responsibility: City Manager		

GOAL 10: City Surplus Properties: Review Inventory and Direction

Key Issues

- Properties
- Uses/Potential Uses
- Developer Interests

CITY PROPERTIES:

Milestones		April 1, 2021 Update
Phase I – Cortez Blvd.; 11th Street; 1207 Avenue L		
1. ~~Issue Bid~~	~~11/20~~	Complete
2. ~~Review by Planning Board~~	~~2/21~~	Complete
3. ~~CC DECISION: Award Bid~~	~~3/21~~	Complete
Phase 2 – 133 N 10th St.; N 25th St. (2408-501-0066-000-6); N 25th St. (2408-501-0067-000-3); 606 N 14th St.; 701 N 14th St.; N 14th St. (2404-814-0012-000-2)		
1. Issue Bid	3/21	In progress
2. Review by Planning Board	5/21	
3. CC DECISION: Award Bid	6/21	
Phase 3 – 706 N 20th St.; 515 Douglas Ct.; 1204 Avenue E; 1620 Avenue E; Avenue D (2409-603-0055-000-2); 604 S 6th St.		
1. Issue Bid	5/21	
2. Review by Planning Board	6/21	
3. DECISION: Award Bid	7/21	

FPRA PROPERTIES:

Milestones		April 1, 2021 Update
Phase I – 414 Avenue D		
1. ~~Issue Bid~~	~~1/21~~	Complete
2. ~~Review by CRA Advisory Committee~~	~~3/21~~	Complete
3. FPRA DECISION: Award Bid	4/21	
Phase 2 – 321 N 13th St.; 1409 Avenue J; Dundas Ct. (2403-711-0001-000-3); Dundas Ct. (2410-604-0156-000-7); 2002 Avenue M		
1. ~~Issue Bid~~	~~3/21~~	Complete
2. Review by CRA Advisory Committee	4/21	
3. FPRA DECISION: Award Bid	5/21	
Phase 3 – 434 N 15th St.; 318 N 17th St.; 427 N 16th St.; Avenue B (2410-604-0134-000-7); N 22nd St. (2404-710-0017-000-8);		
1. Issue Bid	4/21	
2. Review by CRA Advisory Committee	5/21	
3. FPRA DECISION: Award Bid	6/21	
Responsibility: City Manager		

GOAL 11: Animal Shelter and Control: Direction and City Actions

Key Issues

- Services/Service Level
- Interlocal Agreement
- Lease Framework

Milestones	
1. ~~Complete negotiations for a lease~~	~~2/21~~
2. ~~DECISION: Service Agreement, Lease, Interlocal Contract with St. Lucie County~~	~~2/21~~
Responsibility: Code Compliance Manager	

April 1, 2021 Update

All COFP agreements are complete, and we are working with the Sunrise Humane Society (SHS) on a full-time basis. The Board of County Commissioners approved entering into an agreement with the SHS, but as of today, the terms are still being reviewed by the SHS Attorney. They are currently operating under a temporary service agreement.

GOAL 12: Enterprise Resource Planning Software (ERP): Direction and Funding

Key Issues

- Cloud-base
- Teleworking
- COVID-19 Impacts
- Modules
- Funding Level
- Paperless Records
- Information Requests Process
- Electronic Signatures

Milestones	
1. ~~Contact Department Heads to identify additional modules~~	~~3/21~~
2. Prepare a Report with findings and recommendations	4/21
3. Present Report to the City Manager	4/21
4. Develop City budget proposal	5/21
5. BUDGET WORKSHOP: Direction	7/21
6. DECISION: Budget FY2022 Funding	9/21
Responsibility: Information Technology Manager	

April 1, 2021 Update
Currently preparing a report with findings and recommendations.

GOAL 13: Labor Negotiations and Contracts

Milestones		April 1, 2021 Update
A. PBA Officers		
1. Negotiate contract	9/21	On target
2. DECISION: Labor Contract Approval	9/21	On target
B. PBA Sergeants /Lieutenants		
3. Negotiate contract	9/21	On target
4. DECISION: Labor Contract Approval	9/21	On target
C. Teamsters		
5. Negotiate contract	5/21	On target
6. DECISION: Labor Contract Approval	5/21	On target
Responsibility: Human Resources Manager		

GOAL 14: Fleet Replacement Plan and Program: Direction and Funding

Key Issues

- Production Delays
- Needs
- Funding Availability
- Cost Saving Report

Milestones		April 1, 2021 Update
1. DECISION: Mid-Year Budget Adjustment	4/21	Awaiting decision in April.
2. Develop City budget proposal	5/21	
3. BUDGET WORKSHOP: Presentation and Direction	7/21	
4. DECISION: Budget FY2022 Funding	9/21	
Responsibility: Finance Director (Public Works Director)		

GOAL 1: Parking Strategy: Study and Direction

Key Issues

- Parking Infrastructure
- Parking Enforcement
- Beach Area Solutions
- Downtown Solutions
- Paid Parking
- Method of Payment

Milestones	
1. ~~Complete Report~~	~~Completed~~
2. ~~REPORT/DECISION: Presentation and Direction~~	~~2/21~~
3. DECISION: RFP for Enforcement	4/21
Responsibility: City Manager	

April 1, 2021 Update

At the February 2, 2021 meeting, the City Commission approved the implementation of the recommendations outlined in the Walker Parking Study and directed staff to develop a plan for implementation. Walker Consultants will be contracted to assist the City in addressing the study's immediate recommendations, which included developing a paid parking management program. . A proposal in the amount of $39,885.00 was submitted by Walker and is awaiting approval.

GOAL 2: Short Term Rental: Legal Framework for Cities, Report with Options, Direction and City Actions

Key Issues

- Legal Framework for Cities
- Problem Analysis
- Best Practices
- Options
- Legislative Advocacy
- Task Force Charge and Deliverable
- City Report

Milestones	
1. ~~Create a Task Force~~	~~2/21~~
2. CONFERENCE AGENDA: Present Task Fort Recommendations	6/21
3. REPORT/DECISION: Report Adoption and Direction	7/21
Responsibility: Planning Director	

April 1, 2021 Update
Preparing Task Force's recommendations for presentation at June 14, 2021 Conference Agenda meeting.

GOAL 3: Fisherman's Wharf Development Direction and Next Steps

Key Issues

- Preserving Access
- Relationship to Mega-Yacht Port
- Relationship to Downtown
- Recreational Uses
- Transitional Uses

Milestones	
1. ~~Receive Bids~~	~~1/21~~
2. ~~Evaluate Bids and Prepare Recommendations~~	~~3/21~~
3. ~~FPRA DECISION: Direction~~	~~3/21~~
Responsibility: City Manager	

April 1, 2021 Update
At a Special Meeting on March 22, 2021, the FPRA Board authorized staff to enter into negotiations with Shelli Associates for the redevelopment of Fisherman's Wharf. Negotiations will take place for a period of 90 days.

GOAL 4: City Economic Incentives Policy: Review and Direction

Key Issues

- Incentives

Milestones	
1. ~~Finalize Report~~	~~3/21~~
2. ~~FPRA PRESENTATION/DECISION: Direction~~	~~3/21~~
3. Implement Decision	6/21
Responsibility: City Manager	

April 1, 2021 Update

Colliers International presented a Retail Market Study and Plan to the FPRA Board on March 9, 2021. Colliers is currently working on marketing material for each district, site specific materials, and vacant space brochures in accordance with the Mobilize and Execute phase of the plan.

GOAL 5: Annexations Strategy and Action Plan: Update Report and Direction

Key Issues

- Goal: 100-150
- Pre-Annexation Agreements (200)
- Link to Development Projects
- Support for Infill Development
- City Service Capacity

Milestones	
1. Planning Board: Review	6/21
2. DECISION: Direction	8/21
Responsibility: Planning Director	

April 1, 2021 Update
Next round of annexations will include 33 properties. Scheduled for May TRC agenda.

GOAL 6: Port Development: Update Report, Direction and City Actions

Key Issues

- Zoning District
- Map Amendment

Milestones		April 1, 2021 Update
1. Meet with stakeholders	4/21	Meetings are scheduled and in progress.
2. Develop Planned Industrial District (PID) template	4/21	In progress
3. Meet with St. Lucie County	5/21	
4. Prepare Report	6/21	
5. CONFERENCE AGENDA: Report Presentation and Direction	7/21	
6. Present to St. Lucie County	8/21	
7. TRC review	9/21	
8. Planning Board Review	10/21	
9. Present to State	12/21	
10. DECISION: Adoption	12/22	
Responsibility: Planning Director		

GOAL 7: Means Court Redevelopment Strategy: Development

Key Issues

- School Utilization
- Lincoln Theater
- Highwaymen
- Area Development
- Overall Vision
- Preservation of History and Heritage
- Grocery Store
- Land Acquisition

Milestones	
1. Develop comprehensive RFP on redevelopment strategy	4/21
2. FPRA PRESENTATION: RFP and Direction	4/21
3. Issue RFP	4/21
4. Evaluate responses and prepare recommendations	7/21
5. FPRA DECISION: Award Contract	8/21
Responsibility: City Manager	

April 1, 2021 Update

At the October 2020 FPRA meeting, the Board supported the proposal for the reoccupation of the Means Court Center aimed at fostering neighborhood success. Staff is in the process of developing an RFP to solicit a community partner or partners to take the lead in implementing a plan that responds to the resident-generated needs of the community. The RFP will be presented at the April 13, 2021 FPRA meeting for review and approval.

GOAL 8: Central Business District Boundary Extension West: Direction

Key Issues

- Map Amendments
- Zoning Text

Milestones	
1. ~~Complete Retail Study~~	~~3/21~~
2. Finalize draft Map Amendment and Zoning Text	4/21
3. Seek Public Input	5/21
4. DECISION: Map Amendments and Zoning Text	9/21
Responsibility: Planning Director	

April 1, 2021 Update
Retail Study has been completed, and the boundaries are being finalized. Draft maps have been prepared and emailed to Kimley-Horn who will be drafting a proposal to complete a traffic study for the comprehensive plan amendment. The remaining concurrency review with be handled by FPUA and City staff.

GOAL 9: Wave Garden Construction: Permitting and Groundbreaking

Key Issues

- Limit Current Codes – Slowing the Process
- Permit Application

Milestones	
1. Developer submits building permit application	8/21
2. Groundbreaking	12/21
Responsibility: Building Official	

April 1, 2021 Update
In progress.

GOAL 10: King's Landing Development: Site Plan

Key Issues

- Site Plan

Milestones	
1. Developer submits site plan	4/21
2. TRC Review	5/21
3. Planning Board Review	6/21
4. DECISION: Approval	7/21
Responsibility: City Manager	

April 1, 2021 Update

Audubon Development is working to complete the Design Review Application, to include: Concurrency Review, Traffic Report, Application for Certificate of Appropriateness.

GOAL 11: Lincoln Park Overlay District: Development

Key Issues

- Parking Study
- Redevelopment of Avenue D
- Public Input
- Historic Character
- Home-Based Businesses
- Design Criteria
- Means Court Vision
- Non-Conforming Lots
- Code Amendments
- Home Types
- Developer Interests

Milestones		April 1, 2021 Update
1. ~~Develop initial ideas and concepts~~	~~2/21~~	Complete
2. ~~Residential Construction Differing Types on Non-Conforming Lots~~		
~~a. Planning Board: Review~~	~~2/21~~	Complete
~~b. DECISION: Approval~~	~~3/21~~	Complete
3. Home-Based Businesses		
a. Prepare draft	5/21	
b. TRC: Review	6/21	
c. Planning Board: Review	7/21	
d. DECISION: Approval	8/21	
4. Overlay District		
a. Prepare draft and Overlay District	9/21	
b. Public Input	10/21	
c. TRC: Review	11/21	
d. Planning Board: Review	12/21	
e. DECISION: Approval	1/22	
Responsibility: Planning Director		

GOAL 12: Traffic/Multi-Mobility Study and Impact Fee: Direction

Key Issues

- Impact Fees to County
- Connectivity
- Revenues to FPRA

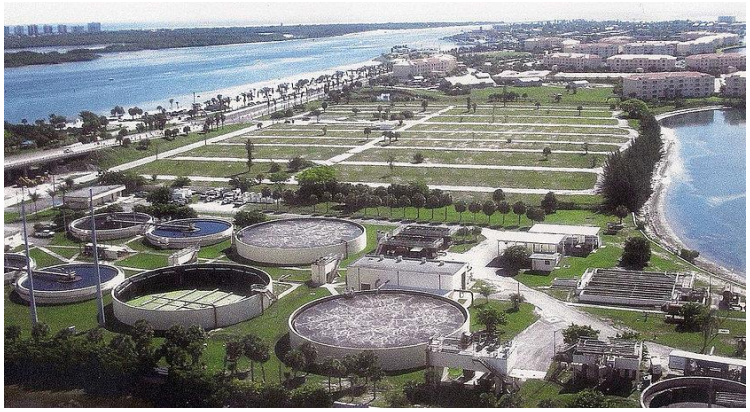
Milestones	
1. ~~CONFERENCE AGENDA: Presentation~~	~~2/21~~
2. DECISION: Procure Vendor Contract	5/21
3. Kick-off	5/21
Responsibility: City Manager	

April 1, 2021 Update
NUE Urban Concepts has provided a revised proposal with a scope of services that is currently being reviewed by City Staff. This proposal will be presented to the City Commission in May 2021 for approval.

GOAL 13: South Beach Overlay: Direction

Key Issues

- Wastewater Treatment
- Land Uses
- Barrier Island
- Height
- Density
- Tourism
- Neighborhood Character Protection
- Single-Family Homes



Milestones		April 1, 2021 Update
1. ~~Review and expand existing Overlay District~~	~~2/21~~	Complete. The scope of the overlay was discussed with TCRPC.
2. Finalize proposal	4/21	Proposal scheduled for Commission approval at 4/19/21 meeting.
3. Prepare report	8/21	
4. Public Input	1/22	
5. TRC: Review	2/22	
6. Planning Board: Review	3/22	
7. DECISION: Adoption	5/22	
Responsibility: Planning Director		

GOAL 14: Landscape Code: Revision

Key Issues

- Native Plants
- Public Input
- Standards for the Community
- Enforcement Mechanisms
- Public Information

Milestones	
1. ~~Review with Chamber of Commerce~~	~~2/21~~
2. TRC: Review	4/21
3. Planning Board: Review	5/21
4. DECISION: Code Adoption	12/21
Responsibility: Planning Director	

April 1, 2021 Update
The draft landscape code was distributed to the Chamber in 2/21. It is scheduled for TRC review at the 4/21 meeting. Staff is incorporating portions of the irrigation code adopted by the County into the draft Ordinance.

ENGAGING OUR COMMUNITY

GOAL 1: Racial Equity Policy and Action Plan: Assessment, Best Practices, Report with Options, Policy Statement, Direction and City Actions

Key Issues

- Outcomes
- Best Practices
- Process
- Community Involvement
- Community Issues
- Community Dialog

Milestones	
1. Prepare report with options and recommendations	5/21
2. CONFERENCE AGENDA: Presentation and Direction	7/21
Responsibility: City Manager	

April 1, 2021 Update

Completed Diversity Equity & Inclusion (DEI) Workshop via Coursera on 3/25. Completed DEI Video on 3/31. Participated in a conference with City of Port St. Lucie on 4/1. Completed DEI Continuing Education Course with University of South Florida on 4/2. Conclusion: Surveying the community is imperative.

GOAL 2: Social Media Policy: Review, Best Practices, Report with Options, Direction and City Actions

Key Issues

- Guidelines
- Use of Social Media
- Best Practices
- Legal Framework

Milestones	
1. Prepare annual update – Personnel Rules and Regulations	5/21
2. CONFERENCE AGENDA: Presentation and Direction	6/21
Responsibility: Human Resources Manager	

April 1, 2021 Update
In progress

GOAL 3: Neighborhood Identification and Branding: Outcomes, Best Practices, Report with Options, Direction, Partners and City Actions

Key Issues

- Outcomes
- Best Practices
- Neighborhood Engagement
- Neighborhood Themes
- History
- Architecture
- Brand
- Signage
- Uniformity
- Partners

Milestones		April 1, 2021 Update
1. Refer to Keep Fort Pierce Beautiful Committee	4/21	Task to be presented to Keep Fort Pierce Beautiful Board at their April 2021 meeting.
3. REPORT: Presentation	8/21	
Responsibility: Public Works Director		

GOAL 4: Community Policing Expansion: Actions 2021

Milestones	
1. Prepare updated report	6/21
2. REPORT: Presentation	6/21
Responsibility: Police Chief	

April 1, 2021 Update
Police staff is retrieving the data to complete this report.

GOAL 5: Non-Profit Organizations: Performance, Accountability Report, Direction and City Actions

Key Issues

- Performance Goals
- Performance Accountability
- Funding Level
- Legal Framework

Milestones	
1. Request reports with performance 2020, performance goals 2021 and deliverables	4/21
2. Receive report with budget requests	5/21
3. BUDGET WORKSHOP: Presentation and Direction	7/21
4. DECISION: Budget FY2022 Funding	9/21
Responsibility: Finance Director	

April 1, 2021 Update
In progress.

BEAUTIFYING OUR COMMUNITY

GOAL 1: Entrances/Gateways/Community Beautification Plan: Direction and Funding

Key Issues

- Outcomes
- Best Practices
- Public Arts Policy
- Creating a "Sense of Place"
- Designs
- Design Standards
- Public Input
- First Impression

Milestones	
1. Refer to the Arts and Cultural Advisory Committee	4/21
2. Public input	7/21
3. Prepare report with recommendations	7/21
4. CONFERENCE AGENDA: Report Presentation and Direction	8/21
Responsibility: Finance Director (Planning/Public Works)	

April 1, 2021 Update
In progress.

GOAL 2: Code Enforcement/Compliance: Performance Audit, Report with Findings and Options, Direction and City Actions

Key Issues

- Outcomes
- Performance

Milestones	
1. Prepare Annual Report	11/21
2. ANNUAL REPORT: Presentation	11/21
Responsibility: Code Compliance Manager	

April 1, 2021 Update

While not on the "activities list" we have continued to modify the Code Enforcement Policy and Procedure manual. Staff met and discussed the current draft in March and have all received a working copy. Final draft to be issued to staff in April 2021. Following which, performance expectations will be issued to staff. This will provide the basis for the annual report.

GOAL 3: Foreclosures Program/Process: Improvements

Milestones	
1. Prepare Annual Report	11/21
2. ANNUAL REPORT: Presentation	11/21
Responsibility: Code Compliance Manager	

April 1, 2021 Update

In the process of drafting the RFP for a title company to process the first step of the foreclosure process. RFPs from other jurisdictions have been identified and downloaded for review.

GOAL 4: Highwaymen Museum Development: Update Report and City Actions

Key Issues

- Link to Means Court Action

Milestones	
1. License Plates	
a. Promotion	7/21
b. Pre-Sales	7/21
2. Foundation to New Location – 1234 Avenue D	9/21
Responsibility: City Manager	

April 1, 2021 Update

During the October 2020 FPRA meeting and as part of the Means Court Plaza Regeneration presentation, the board approved the concept of relocating the Lincoln Park Mainstreet to the Means Court Center and utilize the Jackie Caynon Building as the Highwaymen Museum. On February 9, the Highwaymen held their monthly meeting at the Jackie Caynon building to tour the proposed site for the museum. Staff attended the meeting and discussed the preliminary plans, which gained widespread support from those artists in attendance. As for the Highwaymen licensed tag, the design has been approved by the state and should be available for pre-purchase by April 1, 2021. The organization must get 3,000 prepaid orders before the tag will be printed. Staff is working closely with Highwaymen organization, Larry Lee, the St. Lucie Education Foundation, Inc., and State Representative Dana Trabulsy to assist in promoting the Highwaymen License Tag. The Highwaymen License Tag was unveiled at the April 5, 2021 City Commission Meeting. Pre-sale vouchers are available for purchase and the City began its promotion campaign.

From left to right part of the original Highwaymen: Alfred Hair, Harold Newton, Al Black, James Gibson, Mary Ann Carroll

GOAL 5: Wayfinding Signage: Upgraded Design

Key Issues

- Design
- Themes
- Colors

Milestones	
1. ~~Complete picture inventory and enter on GIS~~	~~1/21~~
2. Prepare framework report	4/21
3. DECISION: Aware Contract Proposal	5/21
4. Prepare report with recommendations	12/21
Responsibility: City Manager	

April 1, 2021 Update
Sign design, district color scheme and content (points of interest) are being updated and will be communicated to the vendor for proposal preparation.

GOAL 6: Mural Projects: 2021 (2): Direction

Milestones	
1. Peacock Arts District/Orange Avenue	6/21
2. Sunrise Theatre – Digital Mural	8/21
Responsibility: Finance Director	

April 1, 2021 Update
The Lincoln Theater has been removed from project scope due to progress on architectural designs. The PAD Mural program will be revisited and discussion to add a significant mural on Orange Avenue, potentially 511 Orange Avenue, which will be confirmed on the next report.

A digital mural is an option; however, the Historic Preservation Board may frown upon adding a mural on our significant historic venue. A digital mural allows for images to change with programming and to attract attention to the Sunrise Theatre throughout the night from US-1 and beyond.

GOAL 1: Mental Health Strategy and City Actions: Problem Analysis, Partner Provider Best Practices, Report with Options, Direction and City Actions

Key Issues

- Problems
- Community Needs
- Partners
- Providers
- Community Impacts
- Impacts on City Staff
- Police Training Program

Milestones	
1. Prepare a report: problems, community needs, partners, providers, impacts	5/21
2. CONFERENCE AGENDA: Report Presentation and Direction	6/21
Responsibility: Police Chief	

April 1, 2021 Update

The Conference Agenda presentation will include information on the annual training on mental health strategies and Crisis Intervention Team (CIT) Training certification.

GOAL 2: Parks and Playground Upgrade: Report with Options and Recommendations, Direction, Funding and City Actions

Key Issues

- Exercise Area: Indian Hills Rec Area, Fenn Park, Moore's Creek, Ellis Park
- Scope
- Improvements
- Tennis Courts
- CRA Advisory Committee Recommendations

Milestones	
1. Prepare report and City budget proposal	6/21
2. BUDGET WORKSHOP: Direction	7/21
3. FPRA DECISION: Budget FY 2022 Funding	9/21
Responsibility: Public Works Director	

April 1, 2021 Update
In progress.

GOAL 3: Seaplane/Shuffleboard Area: Directions and Actions

Key Issues

- Design
- Construction
- Funding

Milestones	
1. Prepare report	5/21
2. CONFERENCE AGENDA: Report Presentation and Direction	6/21
3. DECISION: Design Contract	7/21
4. Complete design	11/21
5. DECISION: Award construction contract	12/21
6. Construction	
Responsibility: City Engineer	

April 1, 2021 Update
Currently working on revision to joint agreement with Lawnwood Regional Medical Center. Revisions to agreement completed and will be submitted back to Lawnwood.

GOAL 4: Crime Reduction Action Plan: Update Report, Problems Analysis, Best Practices, Report with Findings and Options, Direction and City Actions

Milestones	
1. Prepare update report	6/21
2. UPDATE REPORT: Presentation	6/21
Responsibility: Police Chief	

April 1, 2021 Update
The Police Department is currently retrieving the data to complete this report. Staffing will also be addressed in the presentation.

GOAL 5: Sunrise Theatre Plan for 2021: Direction and Actions

Key Issues
- COVID- 19 Guidelines
- Events
- Diverse Programs

Milestones	
1. Prepare update report	7/21
2. UPDATE REPORT: Presentation	7/21
Responsibility: Sunrise Theatre Director	

April 1, 2021 Update
COVID- 19 guidelines are in place and will be adjusted as situation continues to unfold. All events after 3/12 to 8/26 are rentals.

GOAL 6: Smart City Initiative (Kiosks) Development: Direction and Actions

Key Issues

- Agreement

Milestones	
1. ~~Finalize agreement between FPRA and FPUA~~	~~3/21~~
2. FPRA DECISION	4/21
3. Implementation	2022
Responsibility: City Manager	

April 1, 2021 Update

City staff has provided feedback regarding the latest draft of the Interlocal Agreement. It is anticipated that the final draft will be presented to the FPRA Board on 4/13 for their consideration.

GOAL 7: Lincoln Theater Restoration Plan/Program Development: Update Report, Direction and City Actions

Milestones		April 1, 2021 Update
1. ~~FPRA DECISION: Architectural approval~~	~~3/21~~	Complete
2. Complete restoration design	7/21	At the March 9, 2021 FPRA meeting, the board approved the Dr. Martin Luther King, Jr. Commemorative Committee's request for funding in the amount of $30,000 to have REG ARCHITECTS, INC. Architectural, Planning & Interior Design develop a Revised Lincoln Theater Restoration Project Proposal with Program and Fees for Master Planning Phase. Completion of the plan will enable the committee to launch a fundraising campaign and be eligible to apply for state and federal grants to assist with the funding restoration of the historic theater. Staff will be meeting with the MLK Jr. Committee to respond to the request for information from REG.
Responsibility: City Manager		

GOAL 8: Porpoise Park Design: Funding and Direction

Key Issues

- Parking Lot
- Connection to Beach
- Crossing Natural Dunes

Milestones	
~~1. CONFERENCE AGENDA: Design and Proposed Budget~~	~~2/21~~
2. Bid Project	8/21
3. DECISION: Award construction contract	10/21
4. Open	1/22
Responsibility: City Engineer	

April 1, 2021 Update
Presentation completed to City Commissioners at the February 2021 Conference Agenda meeting. A preapplication meeting was held with FDOT with feedback provided. Design plans and FDOT application is being prepared and will be submitted by April 16, 2021.

MISSION STATEMENT

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

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