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

CITY COMMISSION AGENDA

Regular Meeting - Monday, July 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 Amos Adhemar, Fort Pierce Haitian United Methodist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the July 6, 2021 regular meeting.

6. **PROCLAMATIONS**

   a. Presentation of Home Rule Hero Award to Mayor Hudson by Councilwoman Caraballo, Treasure Coast Regional League of Cities, and brief presentation on Home Rule and Advocacy efforts.

   b. Treasure Coast Waterway Cleanup Week Proclamation being received by Justin Beard and Mac Keen of Derecktor.

7. **LETTERS TO COMMISSION**

   a. Letter from Scott Coats expressing his sincere gratitude to acting Sergeant John Fasanello and Officer Clifford Gray for their assistance and information during a difficult and emotional time.

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. Florida Municipal Power Agency (FMPA) Update by Jacob Williams, General Manager and CEO

b. Presentation of the rebranding of the public transit system by St. Lucie County staff.

c. Presentation by Melaine George, Sunrise Theatre Advisory Board Member of a Specialized Area of a Public Facility

11. **CONSENT AGENDA**

a. Approve Request to enter into a 48 month lease agreement with John Deere for golf course equipment effective October 1, 2021.

b. Approval of Memorandum of Understanding between the City of Fort Pierce and the Kiwanis Club for a public private partnership for site improvements at Jaycee Park.

12. **PUBLIC HEARINGS**

a. Presentation and Public Hearing on the Draft 2021-2025 Five-Year Consolidated Plan and the Draft 2020 Annual Action Plan.

b. Legislative Hearing - Ordinance 21-019 establishing a registration program for vacation rentals, including standards, rules and enforcement. SECOND READING

c. Legislative Hearing - Ordinance 21-021 modifying the existing vendor code to eliminate the requirement for a Vendor Permit, Application and the payment of the fee as a result of the preemption by Florida Statute 509.102. SECOND READING

d. POSTPONED FROM 7/6/2021 MEETING Legislative Hearing - Ordinance 21-020 - Text Amendment to Section 125-187: "Use Table" in order to allow for Dwelling Rentals to be permitted by right in every zoning district. FIRST READING

e. Legislative Hearing - Ordinance 21-022 - extending the territorial limits of the City of Fort Pierce, to include three (3) properties at or near 3171 Morning Dew Lane, 3051 South 25th Street, and 2503 Edwards Road in Fort Pierce, Florida. FIRST READING

f. Legislative Hearing - Ordinance 21-023 - extending the territorial limits of the City of Fort Pierce, to a property at or near 186 Melton Drive in Fort Pierce, Florida. FIRST READING

g. Legislative Hearing - Ordinance 21-024 - extending the territorial limits of the City of Fort Pierce, to include four (4) properties at or the northeast corner of King Orange Drive and Mura Drive in Fort Pierce, Florida. FIRST READING

h. Quasi-Judicial Hearing - Ordinance 21-025 REZONING OF NINE (9) PARCELS LOCATED AT OR NEAR 2496 SOUTH KINGS HIGHWAY FROM SINGLE FAMILY, 2 DU/ACRE (E-2) AND GENERAL COMMERCIAL (C-3) TO COMMERCIAL PARKWAY (CP-1). FIRST READING

i. Quasi-Judicial Hearing - Ordinance 21-026 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED MASTER PLAN FOR PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE. FIRST READING

13. **CITY COMMISSION**

a. Resolution 21-R36 establishing vacation rental registration fee.

b. Resolution 21-R37 authorizing the issuance of Fort Pierce Redevelopment Agency Redevelopment Revenue Refunding Bonds, Series 2021, in the aggregate principal amount not to exceed $26,000,000, and authorizing the Mayor to execute all necessary documents.

c. Resolution 21-R38 appointing Tanya Earley as Interim City Attorney effective upon the resignation of Peter J. Sweeney.

d. Submittal of applications to serve on the Civil Service Appeals Board.

e. Submittal of applications to serve on the Keep Fort Pierce Beautiful Board.

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. Reports

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: 07/19/2021

Re:

SUBJECT:

Approval of minutes from the July 6, 2021 regular meeting.

Attachments

Minutes

Form Review

Form Started By: Linda Cox Started On: 07/14/2021 10:08 AM

Final Approval Date: 07/14/2021

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 Tuesday, **July 6, 2021**

1. CALL TO ORDER

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

2. OPENING PRAYER - Father Yves Geffrard, Notre Dame Catholic Mission

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

5. APPROVAL OF MINUTES

a. Approval of the minutes from the June 21, 2021 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the June 21, 2021 Regular Meeting.

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

Passed

6. **PROCLAMATIONS**

a. Presentation of Certificate of Completion of the Florida League of Cities Leadership Academy 1 to Commissioner Curtis Johnson, Jr.

7. **LETTERS TO COMMISSION**

a. Letter from Clara Beckley thanking Fort Pierce Police Officers Troy Carter, Shayne Stokes, Cory Bernardini and Angelo Tsaousis for their benevolence while providing her with assistance.

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.

There were no public comments.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

a. Approval of travel for Commissioner Curtis Johnson, Jr. to attend the Florida League of Cities conference in Orlando, Florida in the total amount of $1,303.76.

b. Approval of travel for Mayor Hudson to attend the Florida League of Cities Conference in Orlando, Florida in the total amount of $1,337.78.

c. Approval of travel for Commissioner Curtis Johnson, Jr. to attend the National Conference on Preventing Crime being held in Orlando, Florida on August 25-27, 2021 in the total amount of $896.50.

d. Approve Amendment Employment Contract and position description with Linda Cox, City Clerk effective July 6, 2021.

e. Approval of Employment Agreement with Nicholas Mimms, City Manager effective July 6, 2021

f. Approval of a twelve (12) month Lease Agreement between the City of Fort Pierce and the Woods Family Limited Partnership II, for 7 parcels along Seaway Drive to provide additional parking for the public.

g. Approve request to enter into a Lighting, Maintenance, and Compensation Agreement with FDOT for a term of 7-years.

h. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $328.01 against 712 N 22nd Street, Fort Pierce, FL, Parcel ID# 2404-709-0050-000/7 owned by Eleanor Virgile, by waiving the interest and penalties in the amount of $159.58, leaving a **balance due of $168.00 payable in 60 days**.

i. Approve staff recommendation in response to request to reduce demolition fees in the amount of $9,444.88 against 712 N 22nd Street, Fort Pierce, FL, Parcel ID# 2404-709-0050-000/7 owned by Eleanor Virgile, by waiving the interest, penalties and a portion of the administrative costs in the amount of $5,323.68, leaving a **balance due of $4,121.20 payable in 120 days**. (The applicant is asking to waive interest, penalties, administration fees and a portion of the hard costs in the amount of $6,444.88 leaving a balance due of $3,000.00, 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 $1,368.40 against 712 N 22nd Street, Fort Pierce, FL, Parcel ID# 2404-709-0050-000/7 owned by Eleanor Virgile, by waiving the interest, penalties and a portion of the administrative costs in the amount of $936.54, leaving a **balance due of $431.86 payable in 60 days**. (The applicant is asking to waive the interest, penalties and almost all the administration fees in the amount of $1,030.40 leaving a balance due of $338.00 payable in 60 days, which requires

the item be pulled from the Consent Agenda with a direct vote of the City Commission.)

k. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $11,518.51 against TBD Avenue G, Fort Pierce, FL, Parcel ID# 2404-814-0019-000/1 owned by Victoria E Young, by waiving the interest, penalties and a portion of the administrative costs in the amount of 5,943.55, leaving a **balance due of $5,574.96 payable in 60 days**. (The applicant/proposed buyer Kaleel Coker, is asking to waive interest, penalties, administrative fees and portion of the hard costs in the amount of $9,018.51 leaving a balance due of $2,500.00 payable in 60 days, 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 lot clearing fees in the amount of $3888.98 against 1130 Avenue F, Fort Pierce, FL, Parcel ID# 2404-443-0033-000/7 owned by BCAG LLC, by waiving the interest, penalties and a portion of the administrative costs in the amount of $2,364.59, leaving a **balance due of $1,524.39 payable in 30 days.**

m. Approve opioid litigation, Purdue Pharma Bankruptcy Settlement Plan.

Commissioner Curtis Johnson, Jr. requested that items 11 d, e, and f be pulled for comment.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve items 11a, b, c, g, h, i, j, k, l, and m of the Consent Agenda.

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

Passed

As to item 11d Commissioner Curtis Johnson is in support of the approval of Amended Employment Contract.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve item 11d.

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

Passed

As to item 11e Commission Curtis Johnson is in support of salary increase for City Manager Nick Mimms. Both Commissioner Perona and Commissioner Jeremiah Johnson are in support of the proposed employment agreement.It was suggested that a more formal evaluation process with measurable outcomes be considered in the future.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve item 11e.

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

Passed

As to item 11 f Commissioner Curtis Johnson expressed pleasure with the partnership.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve item 11 f.

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

Passed

12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 21-017 - extending the territorial limits of the City of Fort Pierce, to include six (6) properties at or near 2261 Peters Road in Fort Pierce, Florida. SECOND READING

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

ORDINANCE NO. 21-017

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SIX (6) PARCELS AT OR NEAR 2261 PETERS ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING
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 21-017.

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

Passed

b. Legislative Hearing - Ordinance 21-019 establishing a registration program for vacation rentals, including standards, rules and enforcement. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.
ORDINANCE NO. 21-019
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CREATING CHAPTER 22, ARTICLE X – SHORT TERM AND VACATION RENTAL REGULATIONS; ESTABLISHING STANDARDS AND REGULATIONS; PROVIDING FOR ENFORCEMENT;
PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Presentation:
City Clerk Linda Cox presented proposed Vacation Rental Ordinance. Staff recommends

• Rental unit registration shall be required of each individual unit.
• Pool and Rental Unit inspections will not be required by the City; any inspections would be conducted by the state.
• All other standards and requirements along with the enforcement of such as summarized in the task force findings are included.
• Registration Fee should be $250.00 per unit annually with the elimination of the inspections.
• One Code Enforcement Officer funded by the registration fee to ensure proactive enforcement of requirements and identifying unregistered rental units.

Commission questions for staff:
Mayor Hudson inquired how the fee cost was established and if this accomplishes proactive enforcement, and the role the City Clerk's office plays.
Linda Cox responded that the model for vendor permitting was the guide for establishing the fee,but the fee may not completely fund a code enforcement officer, and the City Clerk's office would facilitate issuance of vacation rental registration exclusively; eliminating dwelling rental conditional use.

Commissioner Curtis Johnson, Jr. requested clarification on line 238, commercial events, if all staff recommendations had been included in the ordinance, he expressed concern with the restrictive language in line 391, regarding emergency situations, and concerns with exterior postings.
Mrs. Cox referred to the definition of commercial events, explained that the proposed ordinance contains staff recommendations, and addressed the restrictive language.

Commissioner Perona requested explanation of the current conditional use process and the cost for comparison purposes.
Mrs. Cox explained the current process for conditional use and the cost as an average $700 according to the Planning Department.

Commissioner Jeremiah Johnson inquired if St. Lucie County Tax Collector has established updates for vacation rentals, is line 482 the standard for applications and included in proposed fee; what licenses renew on 09/30, and is the non renewal language in lines 487-493 required.
Mrs. Cox stated she is unaware if St. Lucie County Tax Collector has made changes, and that renewals run concurrent with Business Tax Receipts.

Mayor Hudson opened the public hearing.

Tiffany Wright-Ofiemu – Against exterior posting, landline and one-hour response requirement. Believes current holders should be grandfathered.
Scott McAllister- In favor of $250 registration fee.
Lisa Cataline- Against property management company in St. Lucie County, rather consider distance. In favor of enforcement for fees.
Tara Marchisello- Against exterior posting. Concerns with noise verbiage.
Richard Riohoff- Against landline requirement.
Nick Danaluk- Believes current holders should be grandfathered and would like no other regulations other than DBPR. Against curfews, noise restrictions, and 24/7 availability.
Dave Underhill- Would like fees to cover possible legal cost against the City.
Mike Nole- Against the inclusion of leash laws and $250 fee.
David Hicks- Would like enforcement of rules, fees, and a liability insurance requirement.
Kris Einstein-Believes grandfathering has been lost and cannot be regulated.
Deborah Underhill-Against exterior posting. In favor of proposed registration fee.
Susan Baker-Against exterior posting. Believed current holders should be grandfathered.
Shawn Dufalt- Against proposed regulations. Believes current holders should be grandfathered.
Larry Winter-Would have liked the task force to consider the City of Largo's ordinance. Believes current holders should be grandfathered.
Michelle Danaluk- Believes the City does not have the right to regulate.
Travis Burton- Posed concern with grandfathering, one-hour response may cause harassment, and would like proximity rather than residency.
Chris Gardner- Would have like current vacation rental owners considered.

Mayor Hudson closed the public hearing.

Comments from the Commission:
Commissioner Jeremiah Johnson is in favor of the removal of 310-315.
Commissioner Curtis Johnson inquired to what is lost or gained from the conditional use process to the proposed change. In addition, he has concerns with distance requirement for property management and noise.
Attorney Sweeney commented that the proposed ordinance will allow for more applicants. Forbearance or deferment may be a policy decision by the Commission for current holders.
Commissioner Perona commented that the proposed Ordinance is meant to streamline the current conditional use process. The property management company requirement must be sensible.
Mayor Hudson asked Linda Cox to elaborate on the task's forces determination for property management response location. Additionally, asked to clarify the use of tents. Mrs. Cox explained that the St. Lucie County residency requirement is a hold-over from conditional use requirement.
City Manager Nick Mimms suggested if we have existing ordinances, they should be referenced. Attorney Sweeney referenced that existing code would protect the City.
Commissioner Perona directed the question to Mr. Mimms if the $250 registration fee will cover the cost of a new code enforcement officer. He also requested prior to second reading code enforcement refer to possible amendments. Mr. Mimms explained that it will not, but the City will determine how to fund it.
Commissioner Jeremiah Johnson inquired as to the requirement for 14-17 and 19. Commissioner Curtis Johnson expressed concern with the language for 19 in section 22-506.
Attorney Sweeney commented that the language in 19 is proactive but questions the ability to enforce.

Mrs. Cox summarized the amendments requested by the Commission as follows:

Line 91-93 - Noise definition will match current code and reference the Noise Ordinance.
Lines 206-237 regarding noise regulations are deleted.
Lines 246-261, will be modified to reference existing code only.
Line 271 regarding evacuation will change the word posting to declaration.
Lines 310-315 regarding exterior positing is deleted.
Line 374, the management company being required to be in St. Lucie County is deleted.
Lines 487-493 regarding renewal extension is deleted.

Mr. Mimms expressed the desire to have City Staff go over the proposed revisions prior to the second reading.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-019 as amended.

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

Passed

c. Legislative Hearing - Ordinance 21-020 - Text Amendment to Section 125-187: "Use Table" in order to allow for Dwelling Rentals to be permitted by right in every zoning district. FIRST READING

POSTPONED

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to postpone item 12 c until the July 19, 2021 Regular Meeting.

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

Passed

d. Legislative Hearing - Ordinance 21-021 modifying the existing vendor code to eliminate the requirement for a Vendor Permit, Application and the payment of the fee as a result of the preemption by Florida Statute 509.102. FIRST READING

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

ORDINANCE NO. 21-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE VIII, “VENDORS, SOLICITORS AND CANVASSERS”, SECTIONS 22-358 THROUGH 22-440 DELETING ALL REFERENCES AND REQUIREMENTS FOR AN APPLICATION, PERMIT OR A FEE; CLARIFYING GENERAL REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Presentation: City Clerk Linda Cox presented a brief summary of the proposed Ordinance eliminating Vendor Permit, Application, and payment as a result of Florida Statue 509.102 preempting our ability to regulate.

Mayor Hudson opened the public hearing.

Michelle Danaluk

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance No 21-021.

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

Passed

13. CITY COMMISSION

a. Resolution 21-R34 appointing Caleta Scott to the Fort Pierce Housing Authority Board.

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

RESOLUTION NO. 21-R34

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE MAYOR'S APPOINTMENTS AS **COMMISSIONER OF THE HOUSING AUTHORITY** OF THE CITY OF FORT PIERCE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 21-R34

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

Passed

b. Resolution 21-R35 appointing Megan Dirsa-DuBois to the Arts and Culture Committee as Commissioner Perona's appointee.

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

RESOLUTION NO. 21-R35

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE ARTS AND CULTURE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 21-R35.

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

Passed

14. COMMENTS FROM THE PUBLIC

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Kris Einstein
Tiffany Wright- Ofiemu
Michelle Longarzo-Danaluk
Chris Gardner

15. COMMENTS FROM THE CITY MANAGER

a. Reports

City Manager Mimms provided the itinerary for the July 12, 2021 Conference Agenda/Budget Workshop.

Attorney Pete Sweeney has no comments.

City Clerk Linda Cox notified the Commission that the advertisement for new City Attorney has been placed.

16. COMMENTS FROM THE COMMISSION

Commission Thomas Perona commented on the excellent fourth of July celebration. He asked the Commission to prepare for replacement of the utility board member, and District 1 next year and 2 the following year.

Commissioner Curtis Johnson, Jr. encouraged the public to get involved with board appointment. He echoed Mayor Hudson's appointment to the Housing Authority Board. In addition, he commented on the Closing the Gap grant received by the city and the positive outcome of the fourth of July engagement that he participated in.

Commissioner Jeremiah Johnson conveyed his discouragement with the FPUA meeting and would like to see change.

Mayor Linda Hudson indicated that the FPUA may be unaware that they are not meeting expectations.

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 9:57 **pm**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 07/19/2021

Re: Home Rule Here

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Presentation of Home Rule Hero Award to Mayor Hudson by Councilwoman Caraballo, Treasure Coast Regional League of Cities, and brief presentation on Home Rule and Advocacy efforts.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/22/2021 09:42 AM

Form Started By: Linda Cox Started On: 06/21/2021 01:58 PM

Final Approval Date: 06/22/2021

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

Meeting Date: 07/19/2021

Re: Treasure Coast Waterway Cleanup Proclamation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Treasure Coast Waterway Cleanup Week Proclamation being received by Justin Beard and Mac Keen of Derecktor.

Attachments

Treasure Coast Waterway Cleanup

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/02/2021 02:44 PM

Form Started By: Miriam Garcia Started On: 05/24/2021 10:24 AM

Final Approval Date: 06/02/2021

WHEREAS, on Saturday July 24, 2021, the Marine Industries Association of the Treasure Coast in conjunction with the Florida Inland Navigation District will conduct the 14th Annual Treasure Coast Waterway Cleanup; and

WHEREAS, this event will attract approximately 1000 volunteers who will participate in cleaning up the waterways of Indian River, Martin and St. Lucie Counties; and

WHEREAS, thirty-one designated sites throughout the three counties will serve as disposal sites for the volunteers to work out of; and

WHEREAS, numerous waterfront homeowners' associations have been recruited to clean up their own waterfronts; and

WHEREAS, in 2020 over 3.43 tons of trash was collected from approximately 125 miles of waterways with an expectation of a significantly larger amount to be collected this year with an increased volunteer effort.

NOW, THEREFORE, I Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim July 18-24, 2021, as:

Treasure Coast Waterway Cleanup Week

in the City of Fort Pierce and encourage citizens to use this occasion to foster appreciation for the Treasure Coast Waterways and assist in the cleanup efforts.

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 19th day of July, 2021.

_____

MAYOR/COMMISSIONER

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

Meeting Date: 07/19/2021

Re: Letter from Scott Coats

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter from Scott Coats expressing his sincere gratitude to acting Sergeant John Fasanello and Officer Clifford Gray for their assistance and information during a difficult and emotional time.

Attachments

Letter of Commendation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/07/2021 11:16 AM
City Manager	Nick Mimms	07/07/2021 11:19 AM

Form Started By: Jennifer Robinson Started On: 07/07/2021 09:37 AM

Final Approval Date: 07/07/2021

Scott Coats
6069 Ruff Street
North Port FL 34291
(561) 951-7401

RECEIVED
JUN 24 2021
CHIEFS OFFICE/FPPD

June 21, 2021

Chief Diane Hobley-Burney
Fort Pierce Police Department
920 US Highway 1
Fort Pierce, FL 34950

Dear Chief Diane Hobley-Burney,

On May 20th my young brother, Robert C. West, died in Ft. Pierce of a drug overdose. On Friday, May 21st, I called your department to assist with retrieving my brother's belongings from the person he had been staying with and the scene where his body was reportedly found. Needless to say, I was still somewhat in shock and short on information since the death was unattended and I had a lot of questions--particularly since I am a former law enforcement officer. My long ago ingrained investigatory instincts had already kicked in and I was, of course, trying to make sense of a situation that did not offer any easy answers.

After calling dispatch and asking to speak with a road patrol supervisor, I received a call back from Sgt. John Fasanello. I had driven over to Fort Pierce unannounced, but given the circumstances of my brother's death, I wanted a police officer present when I attempted to contact the "roommate" who found my brother deceased. I briefly explained the situation and asked Sgt. Fasinello who had responded to the scene the day before. I had zero information and was eager to find our exactly what had happened on the call.

First, Sgt. Fasanello immediately grasped the frustration in my voice and immediately offered that although he had been on shift the day before, another sergeant had handled the scene. But Sgt. Fasanello didn't pass me off to another supervisor as he could easily have done. He instead offered to not only contact the police officer that handled the call, but to make him available on scene to meet me personally and to answer any questions I might have--and to stand by while I retrieved my brother's belongings. Sgt. Fasanello made it clear he would do anything he could to assist me in any way I needed—I just had to ask.

I can't emphasize enough how comforting Sgt. Fasanello's sympathetic cooperation made me feel. Instead of being broadsided by my brother's death and dealing with his roommate (the person who likely knew a lot more about my brother's death than he was willing to disclose to the police), I felt the support of a fellow law enforcement professional, sight unseen. He offered to have Officer Clifford Gray meet me at any time during the shift I could be available.

And that's exactly what happened. Not only did Sgt. Fasanello clear Officer Gray's time to wait for me to arrive, he clearly communicated that he wanted me to receive whatever help I asked for. It took the roommate over forty minutes to arrive after Officer Gray called him--frustrating and suspicious after he said he "was only ten minutes away'. While we waited for the roommate, Officer Gray was extraordinarily helpful, recounted the entire call the

day before in full detail, and was more patient than I when it took over forty minutes for the roommate to actually show up—despite several phone calls saying he was "just around the corner". Eventually the roommate did show up and I was able to retrieve what little belongings my brother had, some of which the roommate had helpfully thrown in a nearby dumpster. You get the picture, I'm sure.

I really can't adequately express how much I appreciate Sgt. Fasanello offering the support he did and the information and patience that Officer Gray exhibited. I would like to ask that you express my thanks to these two men in person and communicate that their efforts are not just appreciated, but really helped me through a troubling and difficult time. I still have a lot of questions regarding the circumstances of my brother's death—and the roommate's involvement—but I'm confident that Officer Gray communicated everything he knew about the call. Sgt. Fasanello made that possible.

These are trying times for a lot of people. The struggle my younger brother endured with drug addiction, for literally half of his thirty-six years, was horrendous. The toll it took on Bobby is obvious, but the carnage that followed him everywhere took its toll on my family and myself. I wanted to write and tell you that the understanding and care shown by these men was a tremendous comfort to me. Both demonstrate the very best qualities any police officer can offer to his department, to his community, and to a fellow police officer. They are assets to be appreciated and well cared for.

Please take the time to personally extend my sincerest gratitude to both men for the assistance and information they gave me during such an emotional and trying time.

Sincerely,

Scott Coats

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

Meeting Date: 07/19/2021

Re: FMPA Update

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Florida Municipal Power Agency (FMPA) Update by Jacob Williams, General Manager and CEO

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:43 AM
City Manager	Nick Mimms	07/09/2021 09:43 AM

Form Started By: Jennifer Robinson Started On: 07/07/2021 12:34 PM

Final Approval Date: 07/09/2021

FPUA Provides Value to Fort Pierce

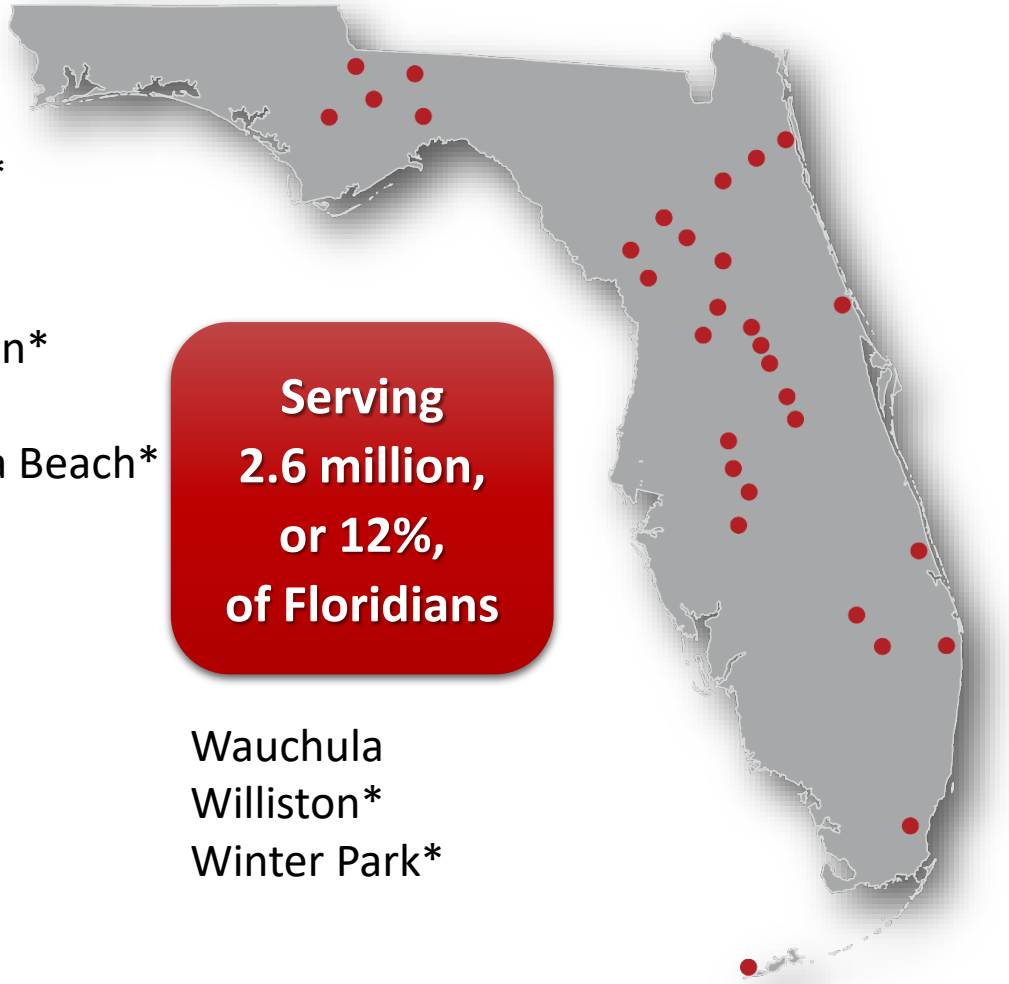
Fort Pierce City Commission

July 19, 2021

31 Municipals Are Members of FMPA

Mission: Low-Cost, Reliable and Clean Power

Alachua*
Bartow*
Blountstown
Bushnell*
Chattahoochee
Clewiston*
Fort Meade*
Fort Pierce*
Gainesville
Green Cove Springs*
Town of Havana*
Homestead*
Jacksonville Beach*
Key West*
Kissimmee*
Lake Worth*
Lakeland*
Leesburg*
Moore Haven*
Mount Dora
New Smyrna Beach*
Newberry*
Ocala*
Orlando*
Quincy
St. Cloud*
Starke*
Tallahassee
Wauchula
Williston*
Winter Park*

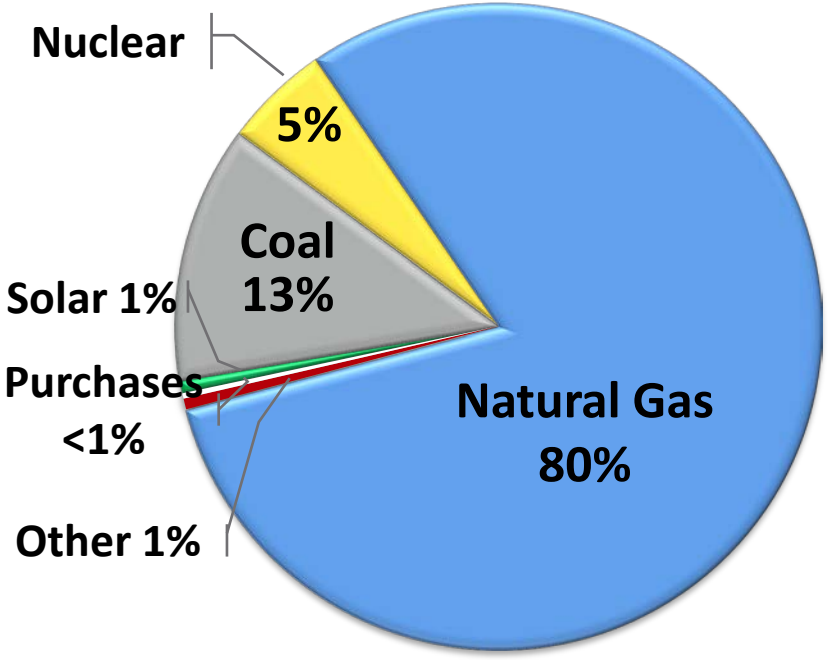


FMPA MUNICIPAL POWER

* Supply all or some of members' energy via FMPA's electric power generating resources

FMPA Controls 1,730 MW of Generation

Nearly 80% of Energy from Natural Gas



2020 FMPA ARP Generation

Ownership in 20 units

- 10 natural gas-fired
- 2 coal-fired
- 1 nuclear
- 7 oil-fired (Key West)
- Plus renewable energy and power purchases



Own & Operate
Minority Ownership
Power Purchase

Two solar sites operational, three more sites coming online in 2023

FMPA MUNICIPAL POWER

FMPA's Stretch Goals for Coming Years

Targets for Low-Cost, Reliable and Clean Power

70 Keep power costs below $70 per megawatt hour

60 Reduce average outage duration for Florida's municipals to 60 minutes

50 Reduce carbon emissions 50% from 2005 levels by 2027

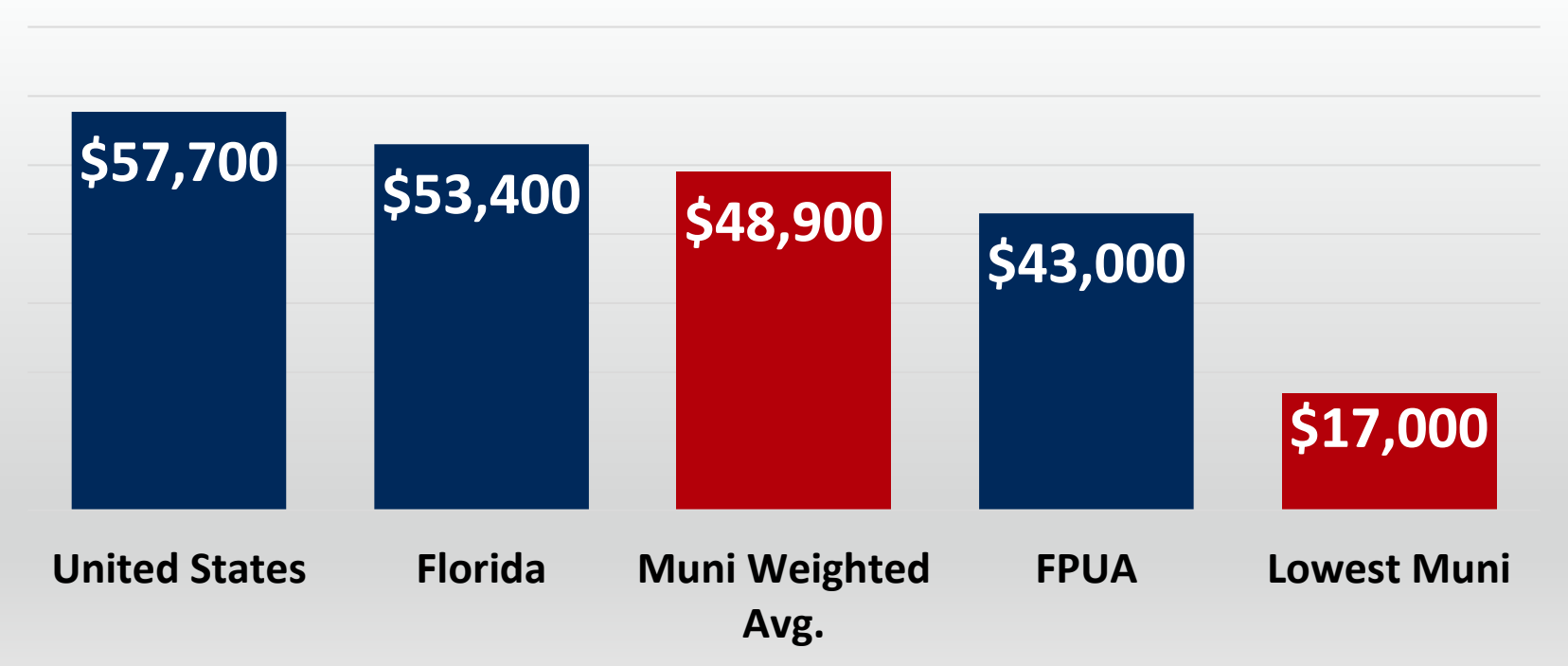
FMPA MUNICIPAL POWER

People Need Affordable Electricity

Only 4 Muni Electrics Higher Income than State Avg.

30% of Floridians spend 10% of disposable income on electricity

2020 Personal Income per Capita



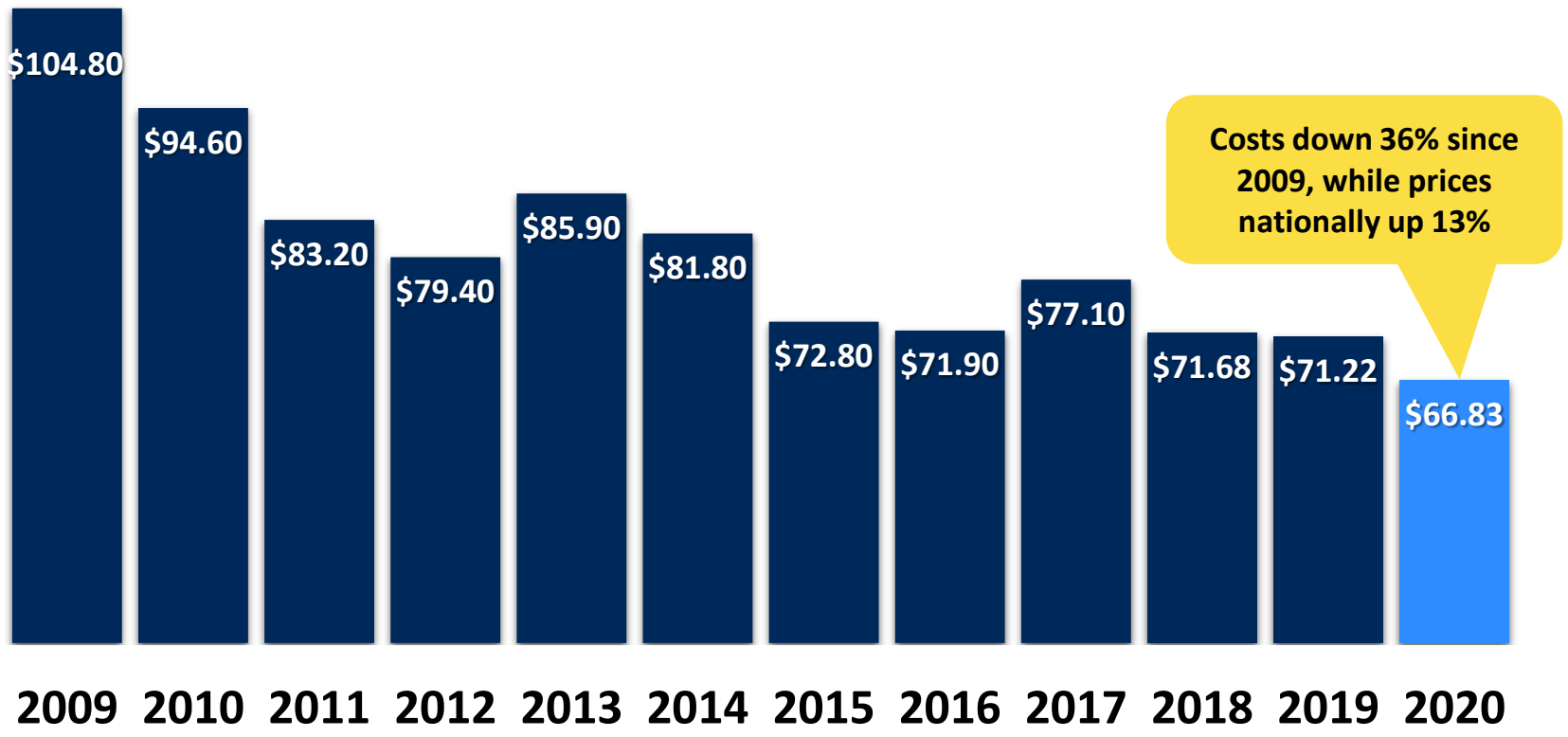
FMPA MUNICIPAL POWER

FMPA's Power Costs Lowest Since 2004

First Time Below $70 Per MWh in 16 Years

All-Requirements Project Power Costs

Average cost per 1,000 kWh billed by fiscal year



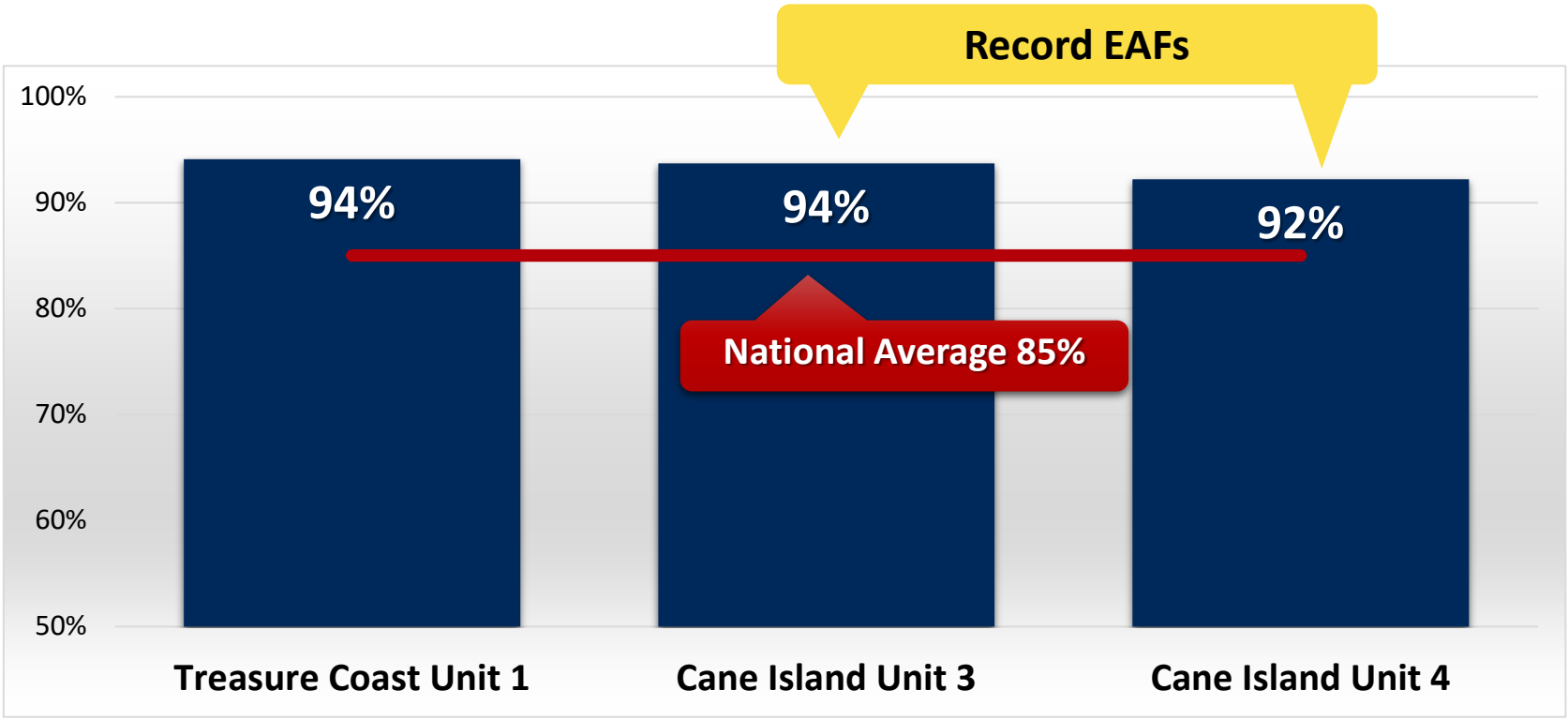
FMPA MUNICIPAL POWER

FMPA's Power Generators Highly Reliable

Exceed National & Industry Avgs. for Availability

Operation of FMPA's Major Generating Units

Equivalent Availability Factor, Fiscal 2020



SOURCE: North American Electric Reliability Corporation, Generating Availability Data System

Treasure Coast Energy Center

Fleet Workhorse with 92% Lifetime Availability

Fiscal 2020 Highlights

- Provided 31% of ARP's power
- NO_x and SO_2 emissions 80% and 28% below industry
- CO_2 emissions 8% below industry
- Operated safely with no lost-time accidents



FMPA MUNICIPAL POWER

Future is Bright for Fort Pierce

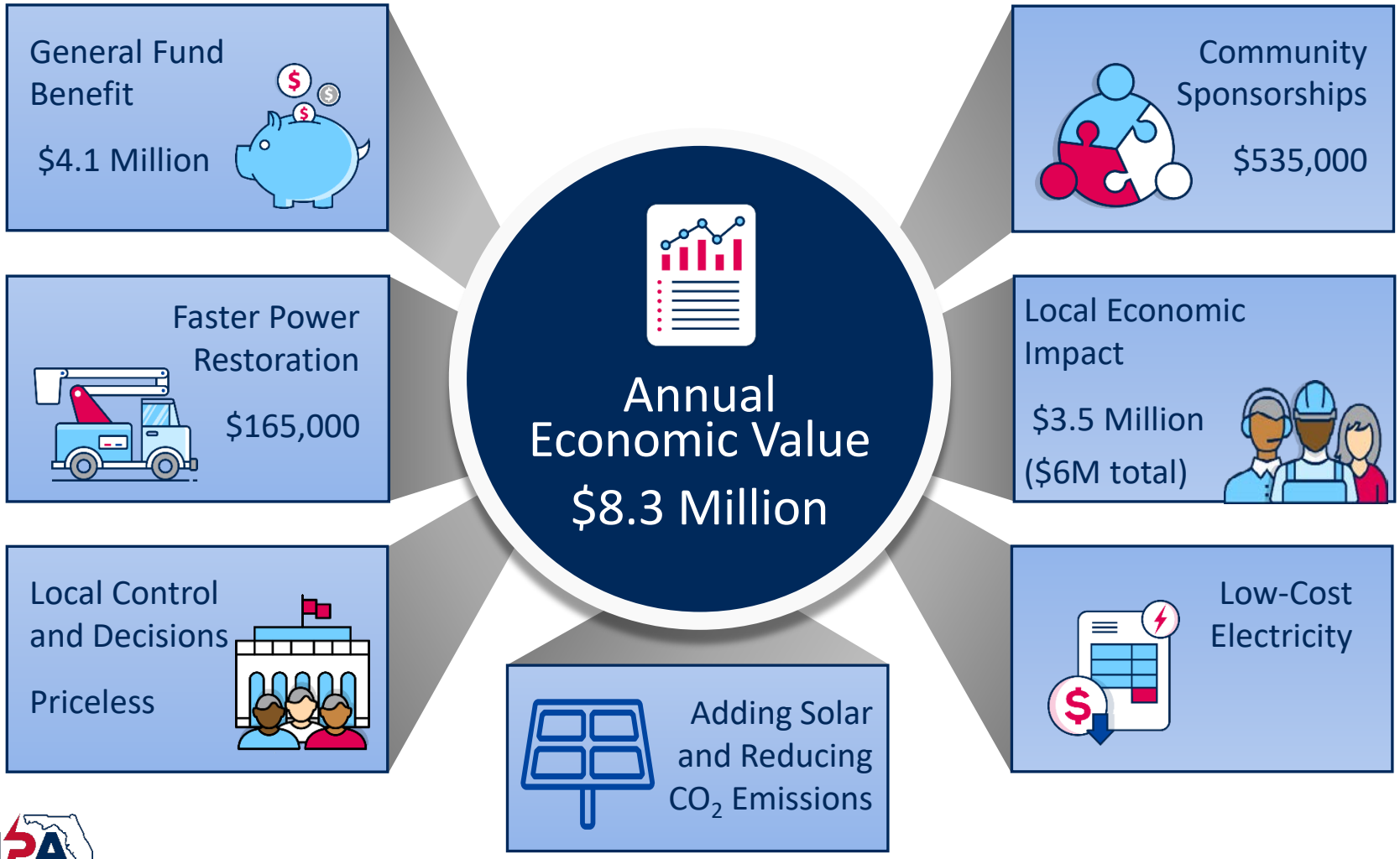
Utility Well Positioned to Provide High Value

- ***Low-cost electricity –*** *Benefits FPUA customers and Fort Pierce* residents
- ***Adding solar, reducing emissions*** – ~25% of energy will come from solar and zero-carbon nuclear generation by late 2023
- ***Significant transfer of funds to city –*** General Fund Transfer of $4.1 million used for general government services
- ***Local jobs support local economy –*** Provides ~$3.5 million per year in local jobs (total FPUA impact ~$6 million)
- ***Reliable electric distribution and responsive restoration*** - Reliability improving with focus on system improvements
- ***Supports community –*** Helps fund local programs, donates food and volunteers at more than 120 local organizations, provides weatherization program and more
- ***Local control of utility –*** Local priorities and local control over decisions

FMPA MUNICIPAL POWER

Electric Utility Provides Value to City

*About $8.3 Million in Annual Economic Value**

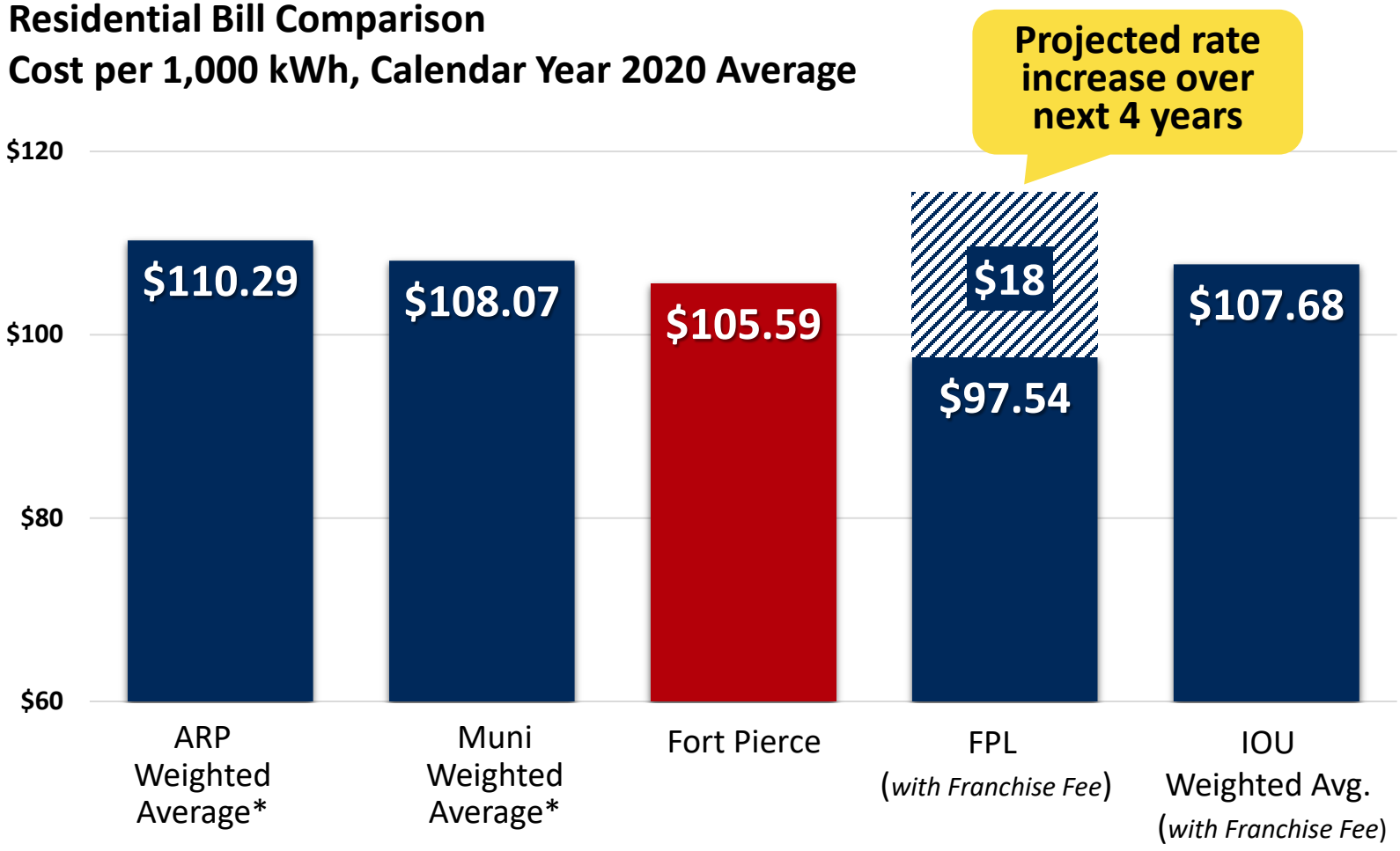


*Estimate based on publicly available information. Subject to change, based on conditions and assumptions.

Retail Rates Competitive

Fort Pierce Among Lowest Cost Cities

Residential Bill Comparison
Cost per 1,000 kWh, Calendar Year 2020 Average



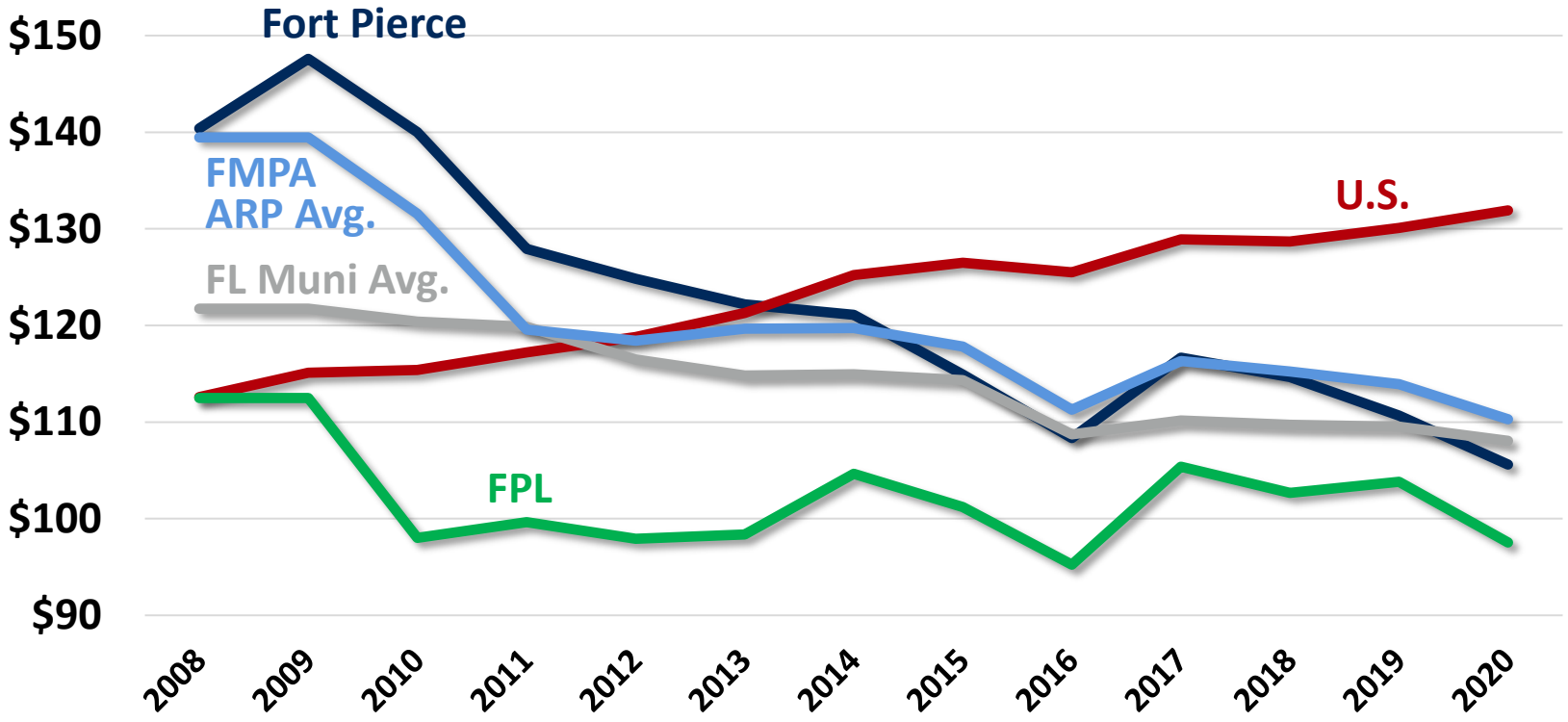
* FMPA's All-Requirements Project (ARP), muni rates & IOU rates weighted by 2020 annual load.

FPUA Residential Rates Lower Today than 2008

Florida Munis Down 11%, U.S. Rates Up 17%

Residential Customer Bill Comparison

1,000 kWh per month



FMPA MUNICIPAL POWER

SOURCE: City rates from FMEA Analysis of 1,000 kWh per month and U.S. from EIA Annual Electricity for Residential

Utility Bringing 18 MW of Solar by 2024

Carbon-Free, Low-Cost PV Through Joint Action

- Participant of Florida Municipal Solar Project
- Receiving some solar energy from project, more coming soon
- Will provide ~25% of energy from solar and zero carbon nuclear generation by late 2023
- One of largest municipal-backed solar projects in U.S.
- Large-scale solar more cost effective



FPUA COMMUNITY PROUD

FLORIDA MUNICIPAL SOLAR PROJECT

FMPA MUNICIPAL POWER

Utility Creates Good, Local Jobs

Jobs Support Fort Pierce Economy

- Electric utility provides 166 local jobs
  (286 total FPUA employees)
- Disposable income stays in the local economy
- Local spending subject to multiplier effect
- Net estimated impact on local economy:

~$3.5 Million

(~$6 Million FPUA total)

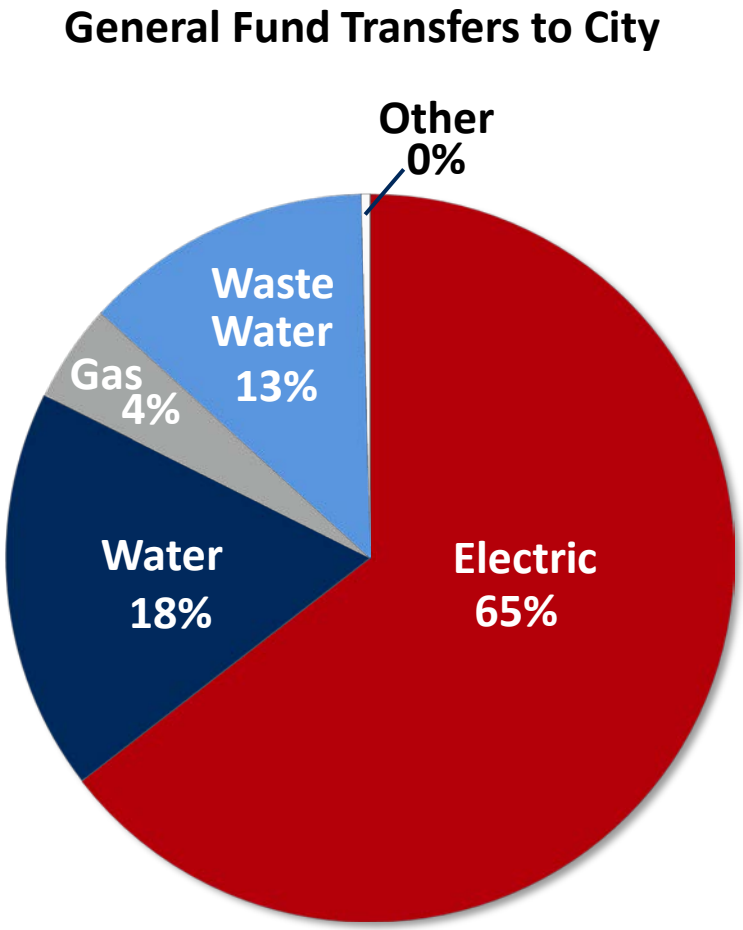


FMPA MUNICIPAL POWER

General Fund Transfers Support City

Dollars Help Provide City Services and Programs

- Utility has budgeted more than $4.1 million from electric ($6.4M FPUA total) to be transferred to the city's general fund in fiscal 2021
- Electric utility transfer supports basic and critical city services
- ~65% of FPUA's transfer to the city's general fund attributable to electric



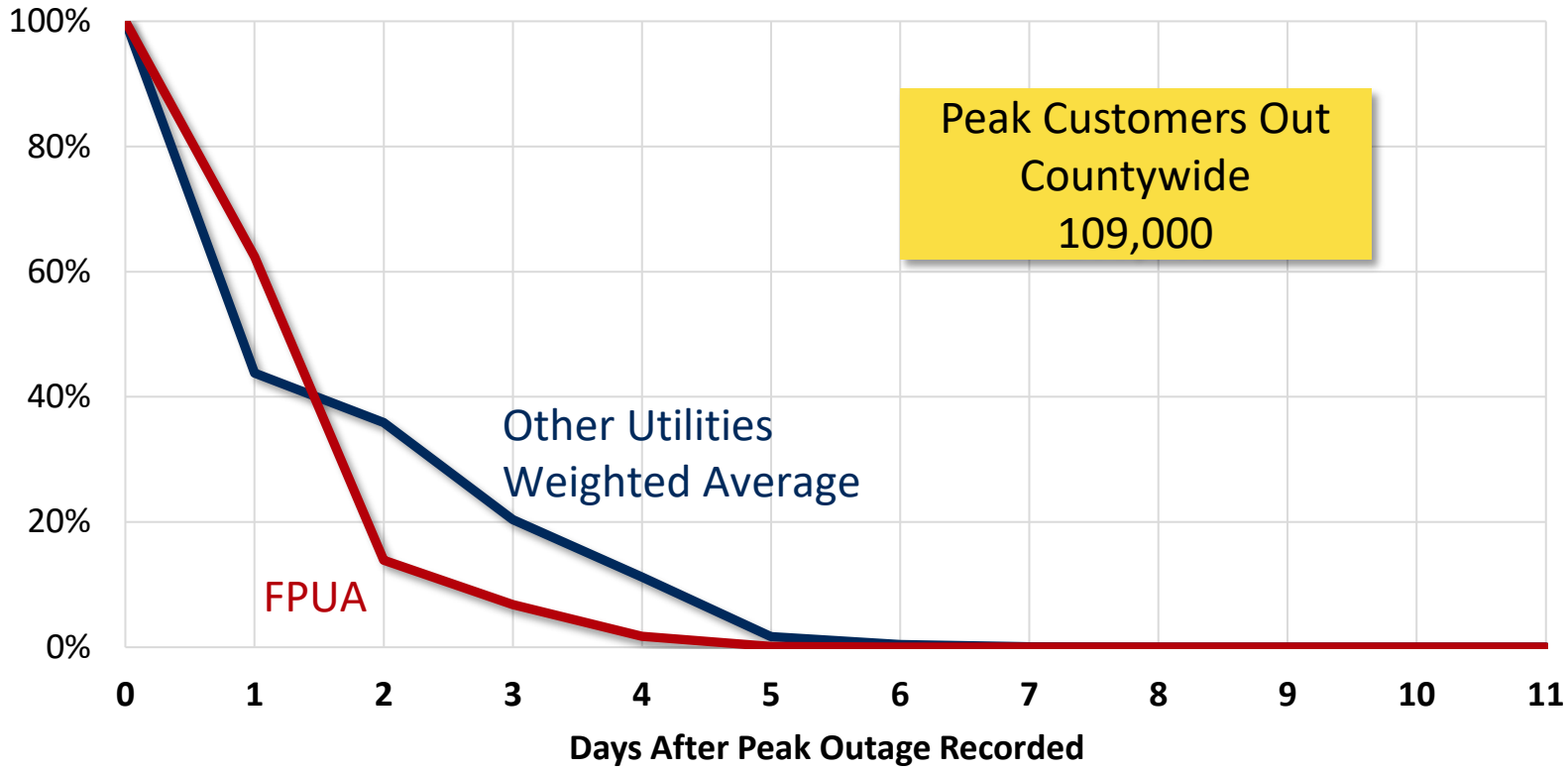
FMPA MUNICIPAL POWER

FPUA Restores Power Faster After Storms

Saved $165,000 By Being Back Online Sooner

Hurricane Irma – St. Lucie County

For Customers Who Lost Power, Percentage Out by Day



FMPA MUNICIPAL POWER

Utility Resources Help Enhance City

Fort Pierce a Community that Cares

- Utility support Boys and Girls Club, Rotary Club, Kiwanis Club, United Way, Mustard Seed, Restoring the Village, Great American Cleanup and more
- Employees volunteer 2,000+ hours annually at over 120 local organizations
- Provide Weatherization Educational Outreach Program for customers with low incomes
- Donated over 45,920 pounds of food to local charities since 2001
- Help fund the Manatee Observation and Education Center





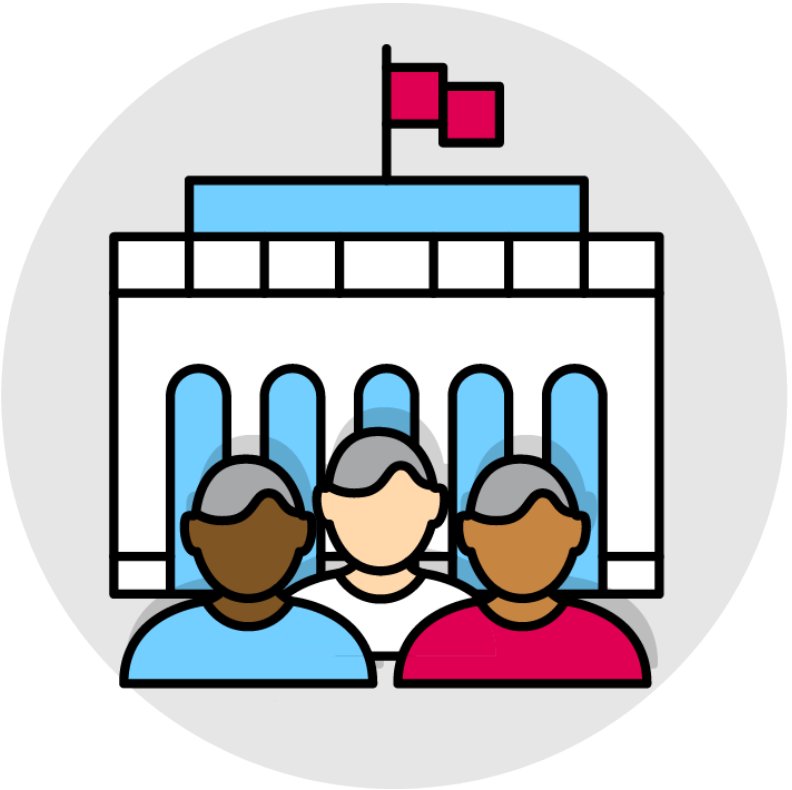


FMPA MUNICIPAL POWER

Personal Service, Local Control

Customers Have a Voice in Decisions

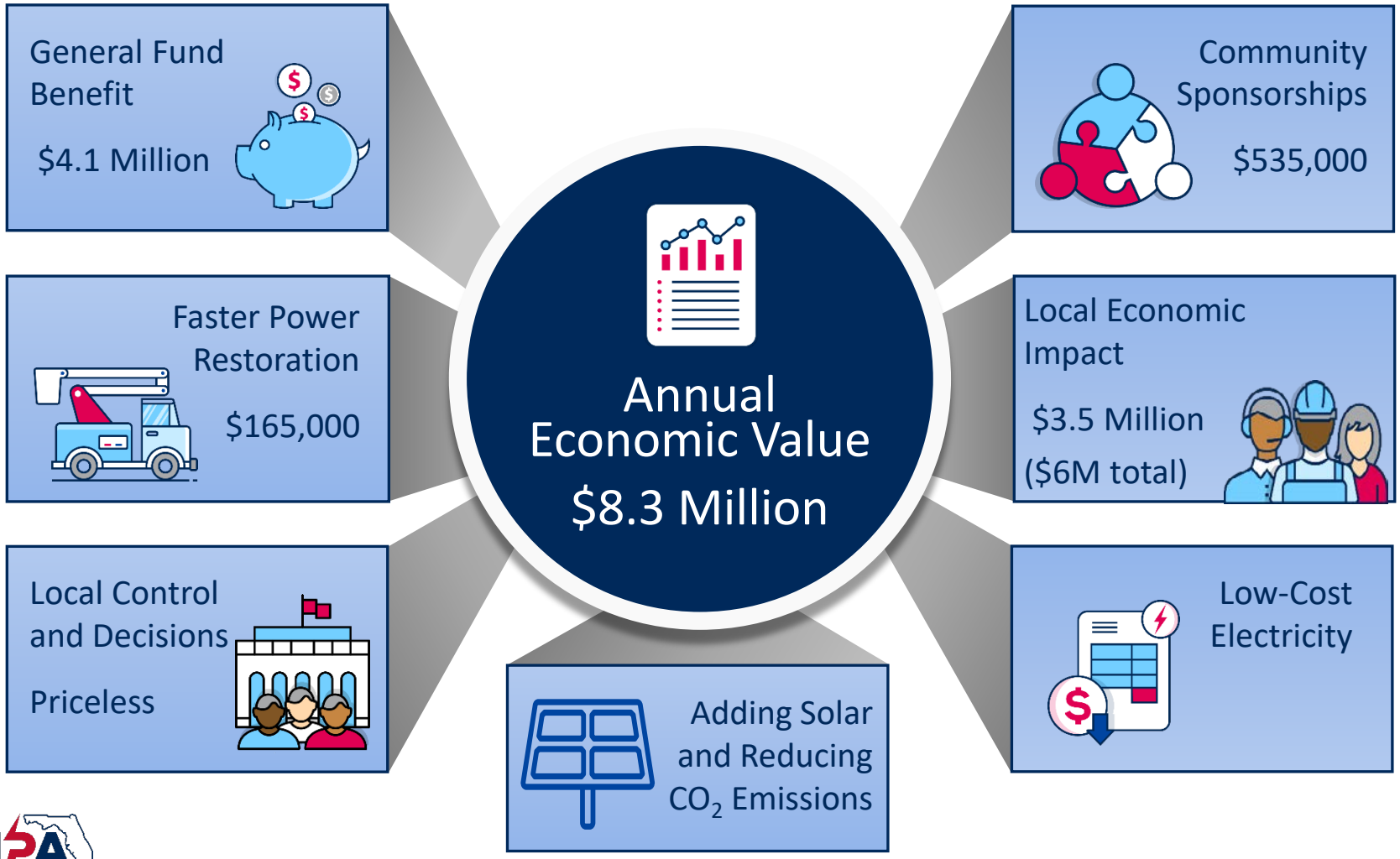
- Local elected officials govern the utility
- Personal service with high customer satisfaction
- Local needs the top priority when decisions are made
- The city is the top priority following a storm



FMPA MUNICIPAL POWER

Electric Utility Provides Value to City

*About $8.3 Million in Annual Economic Value**



*Estimate based on publicly available information. Subject to change, based on conditions and assumptions.

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

Meeting Date: 07/19/2021

Re: Transit Rebranding Presentation

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Presentation of the rebranding of the public transit system by St. Lucie County staff.

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/08/2021 09:52 AM
City Manager	Nick Mimms	06/08/2021 09:52 AM

Form Started By: Jennifer Robinson Started On: 06/07/2021 12:55 PM

Final Approval Date: 06/08/2021



Mobility Matters:

Moving Forward

TREASURE COAST
CONNECTION

City of Fort Pierce Commission Meeting July 19, 2021

Presented by:

St. Lucie County Staff

BowStern Marketing Communications

Click Here for Prezi Link

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

Meeting Date: 07/19/2021

Re: Sunrise Theatre Advisory Board Public Facility Naming Presentation

Submitted For: Sharon Engle, Executive Director, Sunrise Theatre

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SUBJECT:

Presentation by Melaine George, Sunrise Theatre Advisory Board Member of a Specialized Area of a Public Facility

SUMMARY:

Consideration of naming a specialized area of the Sunrise Theatre after Fort Pierce resident, Earl Little. The Sunrise Theatre Advisory Board met on May 11, 2021 and unanimously approved naming the Sunrise Theatre's front portion of the balcony area as the Earl Frank Little Mezzanine or the Sunrise Theatre Lobby, Earl Frank Little Foundation Lobby.

Mr. Little's career has spanned sixty-eight years education, directing, and performing in the field of musical arts in our community. Little's love for music and theater began at Lincoln Park Academy in the 1930s. Returning to Fort Pierce in 1955, he has spent his lifelong career teaching music and the arts in our community. Retired from St. Lucie County School System in 1991. His continued support of the Fort Pierce community included many years of service with volunteer and civic organizations and events by directing area performances. Mr. Little's impact on his students along with dedicated recordings of events, performances, awards, and honors during his tenure solidify his enormous contributions and influence in Fort Pierce.

RECOMMENDATION:

Forward request to the Parks Advisory Committee for processing, consideration, and recommendation

ALTERNATIVES:

Do not accept recommendation

RESPONSIBLE STAFF:

Melanie George, Sunrise Theatre Advisory Board
Linda Cox, City Clerk, City of Fort Pierce

COORDINATED WITH:

Melanie George, Sunrise Theatre Advisory Board
Sharon Engle, Sunrise Theatre Executive Director
Linda Cox, City Clerk, City of Fort Pierce

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2021/22

Account: Sunrise Theatre
Amount: 0
OTHER INFORMATION:
No financial impact

Attachments

Naming Presentation
COFP Naming Facilities Nomination Form

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/07/2021 11:18 AM

Form Started By: Anne Satterlee
Started On: 06/21/2021 01:41 PM
Final Approval Date: 07/07/2021

Naming of a Specialized Area of a Public Facility

Sunrise Theatre Advisory Board

Presenter
Melanie George, M.A., LMHCI
Sunrise Theatre Advisory Board, Secretary

Objectives

- Ensure that parks, facilities, recreational areas, streets, municipal buildings, and specialized areas are easily identified and located.
- Ensure that given names to parks, facilities, recreational areas, streets, municipal buildings, and specialized areas are consistent with the values and character of the area or neighborhood served
- Encourage public participation in the naming, renaming, and dedication of parks, facilities, recreational areas, streets, municipal buildings, and specialized areas.
- Encourage the dedication of lands, facilities, or donations by individuals and/or groups.
- Advance the reputation of the City as well as increase the understanding and public support for its programs.

Overview

The practice of the City of Fort Pierce is to name parks, recreation areas, facilities, streets, municipal buildings, and specialized areas through an adopted process utilizing the above objectives, emphasizing community values and character, local and national history, geography, the environment, civics, and service to the City of Fort Pierce.

Criteria

- Neighborhood, geographic, or common usage identification.
- A historical figure, place, event, or other instance of historical or cultural significance.
- National, State, and Local leaders or heroes, both past and present.
- An individual, living or deceased [a] who has made a significant land and/or monetary. contribution to the park, recreation area, facility, or municipal building, or [b] who has had the contribution made “In Memoriam” and when the name has been stipulated as a condition of the donation.
- An individual, living or deceased, who has contributed outstanding civic service to the City.

Renaming Areas of Theatre Opportunities

- Rename the front portion of the Balcony area as the

Earl Frank Little Mezzanine

  - Mezzanine area – First 10 rows of the Balcony area.
  - Total seating capacity -150 seats
  - Historical significance to the Fort Pierce and Lincoln Park Community.
- Rename the Lobby of the Sunrise Theatre as the

Earl Frank Little Foundation Lobby

  - Lobby area – 1240 Total Sq. Ft.
  - Increase event activity
  - Increase level of value can increase level of contributions and memberships.
- Historical Significance
  - The African-American population in the City of Fort Pierce is 41% and in the County is 16%. By addressing, servicing, and honoring the past, the Sunrise Theatre can make a positive impact for the needs of the entire Community and the future of the Theatre.

Earl Frank Little

Mr. Earl Frank Little continues to make enormous contributions to the City of Fort Pierce. His career spanned sixty-eight years educating, directing, and performing in the field of musical arts. Mr. Little's love for music and theatre began at Lincoln Park Academy in the 1930s. He continued his post secondary education and training while attending Hampton Institute (University) and the Oberlin Conservatory of Music in Ohio. Mr. Little served his country as a member of the United States Army as Dental Technician in the Medical Corp. from 1945-1951.

Mr. Little began his teaching career in Baton Rouge, Louisiana at Southern University as an Instructor from 1951-1955. He returned to his beloved hometown of Fort Pierce, Florida in 1955, where he spent his lifelong career teaching music and the arts.

His continued support of the Fort Pierce community included many years of service with volunteer and civic organizations and events. The leadership Mr. Little exhibited with directing area performances, enabled him to expose generations in our community and the surrounding Treasure Coast areas to the world of the Theatre and the Arts.

Earl Frank Little

Mr. Little's impact on his students along with the dedicated recordings of events, performances, awards, and honors during his tenure only solidify his enormous contributions and influence.

Mr. Little continued his dynamic contributions to St. Lucie County and all youth within the surrounding Treasure Coast area. He retired from St. Lucie County Schools in 1991. However, after his retirement Mr. Little continued his civic and community service involvement until 2019.

Earl Frank Little

- Master Instructor/Educator with St. Lucie Public Schools, 1955-1991.
- Led the first only African American chorus to appear in the All-State Choral Convention, 1965.
- Fort Pierce Lincoln Park Academy Alumni Class of 1943.
- First African American Choral Director and Judge for St. Lucie County Choral Competitions.
- State Approved Adjudicator for Choral Music, State of Florida.
- Served as both the Florida Vocal Association District Chairman and President.
- St Lucie Public Schools- Teacher of the Year 1983.
- Associate Master Teacher Award, Florida Department of Education.
- National Association of Negro Musicians Inc. Award Recipient.
- Inducted into the Florida Vocal Association Hall of Fame 2012.
- Active member Mt. Moriah Primitive Baptist Church.
- St Lucie Opera Society Choral Director -1976.
- Arranged and Directed Christmas performances on the Treasure Coast from 1951-2019.
- Established a Performing Arts Scholarship in 2016. Currently, two (2) recipients are attending Florida State University in Tallahassee, FL.

In His Words



My interest and love for music and opera started when I was in the in the 3rd grade at Lincoln Park Academy in the 1930s, performing in dramas and operettas. My teachers wanted to expose these types of venues to the students of Lincoln Park Academy. We were able to take many trips out of town to various presentations yearly, including the Passion Play in Lake Wales, musicals in West Palm Beach, and Operetta concerts in Miami. This exposure cemented my love of music and the arts, of which I have spent my life imparting in the lives of others on the Treasure Coast.

Next Steps

- 13 Member Renaming Committee has formed to facilitate the design and planning of the scheduled renaming main, community and philanthropic events.
- Renaming Committee is aware that Sunrise Theatre is unable to assist with any out-of-pocket financial expenditures for renaming honor.
- All-Inclusive Events will welcome everyone from the local community and other states to attend and contribute to the renaming fund, to be established by the Earl Frank Little Family.
- Meeting held with Sunrise Theatre Director June 15, 2021, to reserve dates/times on Sunrise Theatre Scheduled Calendar of Events, and to update STAB Board at next scheduled meeting in August 2021.
- Calendar for Event Planning as follows:
  - Saturday, September 18, 2021, 6:00 pm-9:00 pm-Cocktail Reception Invitation Only Event, Main Lobby Only.
  - Saturday, October 23, 2021, 6:00 pm-9:00 pm-Community Meet and Greet, Main Lobby Only.
  - Thursday, November 18, 2021, Doors Open 6:00 pm, 7:00 pm -10:00 pm-Main Event Sunrise Theatre.

City of Fort Pierce Naming of Public Facilities Nomination Form

This Nomination Form is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas. The criteria for nomination are explained in the document "Guidelines for the Naming of Public Facilities".

Nominator

Name Melanie George on behalf of the Sunrise Theatre Advisory Board

Address, City, State, Zip 714 Quincy Avenue, Fort Pierce, FL 34951

Phone 863-669-8649 Email mgeorge13081@gmail.com

Nomination

The nominator must answer the following questions and submit this form to the City Clerk by _____

Name being nominated Mr. Earl Little

If a person:

A. Address, City, State, Zip (or former if deceased) 1402 N. 29th Street, Fort Pierce, FL 34947; 208 Courtland Dr, Dothan AL 36301

B. Date of Death (if deceased) N/A

C. List specific years of involvement (Example - 01/10-12/17) 1955-2019

D. Identify the general area of contribution made by the nominee.
   a. (Example - Health, Education, Business, Environment, Civic, Other) _____

   Civic and Education Contributions to the City of Fort Pierce and its citizens in the area(s) of Music and the Theatrical Arts.

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2) Instructed, promoted, and performed Theatrical and Music Arts in the City of Fort Pierce for over 45 years. Transformed a community and youth to love ar
   a. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

If other than a person:

A. Summarize the reason for this nomination (more detail in #3) N/A-Nominee is a person.

N/A-Nominee is a person.

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2)

Mr. Little instructed, promoted, and performed Theatrical and Music Arts in the City of Fort Pierce for over 45 years. He transformed a community and its youth to love and appreciate Theatre and the Musical Arts during his long tenure in our community.

1. Identify in detail the area of contribution made by the nominee and be specific – name either facilities or specialized areas. (Example - Health, Education, Business, Environment, Civic, Other).

Mr. Earl Little made enormous contributions to the City of Fort Pierce throughout his sixty-eight years of educating, directing, and performing in the field of musical arts. Mr. Little began his love for music and theatre while attending Lincoln Park Academy in the 1930's. He continued his education and training while attending then Hampton Institute (University) and the Oberlin Conservatory of Music in Ohio. Mr. Little served his country as a member of the Army Medical Corp. from 1945-1951. Mr. Little began his teaching career in Baton Rouge, LA at Southern University as an Instructor from 1951-1955. He returned to his beloved hometown of Fort Pierce, Florida in 1955, where his spent his lifelong career teaching music and the arts. He continued to support the Fort Pierce community with his many years of volunteer and civic contributions. Serving in leadership roles and directing area performances, his continuous commitment to introducing the world of the arts to our community and the surrounding Treasure Coast areas shaped a culture in his followers that created a lasting appreciation and advancement of musical theatre. Mr. Little's impact on with his students, exposing them to the various cultural events during a time of segregation and his dedicated recordings of the many events, performances, awards, and honors during his tenure only prove the enormous influence he left on generations to appreciate the arts and its many different forms and cultures. Earl continued his lustrous career with St. Lucie Public Schools until his retirement in 1991.

2. Describe the type of contribution (accomplishments and community involvement) that the nominee made. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

Mr. Little's Impact to the learning and lives of his students and citizens of the Fort Pierce Community through his talents as an educator is exemplary. His love for the musical arts and his appreciation of service, which he was so heavily involved in throughout his career, made an enormous impact to this community from 1955-2019. His Operettas were renown county-wide at

Lincoln Park Academy in Fort Pierce in the 1960-1970's bringing people from all areas to enjoy. Many of Mr. Little's students both at Lincoln Park Academy and Fort Pierce Central High School have returned to our community as musical arts educators themselves, while others credit Mr. Little for enabling them to travel throughout the world empowered to succeed because of his teaching and exposure to various cultural events. Mr. Little established a Performing Arts Scholarship in 2016. Currently two (2) local area recipients are attending Florida State University in Tallahassee, FL.

3. Describe in detail why the name being nominated is related to this facility, including any background, details, or other relevant information.

Mr. Little's interest and love for drama and opera started at Lincoln Park Academy in the 1930's when he was in the 3rd grade. Mr. Little recounts that during segregation his instructor would take students to musical productions in West Palm Beach, FL, Coconut Grove Theatre in Miami, FL, and Passion Plays in Lake Wales Florida. This exposure to the theatre, musical productions and choral performances cemented his love of music and the arts that remained with him throughout his life and career in educating others in his hometown of Fort Pierce, FL. In his youth, Earl would save his money to buy tickets to see shows at the Sunrise Theatre whenever possible. He would take the back stairs that led up to the balcony seating area to watch and listen to the musical performances being shown. When asked if having to visit the Sunrise Theatre during segregation and being forced to sit upstairs away from the stage and others, created a sadness in him, he responded that he would "get lost in the performance and that is where is focus has always been." Mr. Little is honored in this request to seek approval to rename a portion of the Balcony area of the Sunrise Theatre where he grew his passion for the arts as the Earl Little Mezzanine respectfully recognizing his contributions to our Community and the Theatrical and Musical Arts.

- Master Instructor/Educator with St. Lucie Public Schools, 1955-1991.
- Led the first only Black African American chorus to appear in the All-State Choral Convention, 1965.
- Fort Pierce Lincoln Park Academy Alumni Class of 1943.
- 1st Black African American Choral Director and Judge for St. Lucie County Choral Competitions.
- State Approved Adjudicator for Choral Music, State of Florida.
- Served as both the Florida Vocal Association District Chairman and President.
- St Lucie Public Schools- Teacher of the Year 1983.
- Associate Master Teacher Award, Florida Department of Education.
- National Association of Negro Musicians Inc. Award Recipient.

- Inducted into the Florida Vocal Association Hall of Fame 2012.
- Active member Mt. Moriah Primitive Baptist Church.
- St Lucie Opera Society Choral Director -1976.
- Arranged and Directed Christmas performances on the Treasure Coast since 1951-2019.
- Established a Performing Arts Scholarship in 2016. Currently two (2) recipients are attending Florida State University in Tallahassee, FL.

Signature of Nominator M George

Return the completed forms by email or mail to:

Email: lcox@cityoffortpierce.com

Mail: Linda Cox, City Clerk, City of Fort Pierce, 100 N US Highway 1, Fort Pierce, FL 34950

City Commission Regular Meeting - 4:30 pm **11. a.**

Meeting Date: 07/19/2021

Re: Approval of 48-Month Lease Agreement for Golf Course Equipment, Single Sourc

Submitted For: Danny Visconti, Golf Course Manager, Indian Hills Golf Course

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SUBJECT:

Approve Request to enter into a 48 month lease agreement with John Deere for golf course equipment effective October 1, 2021.

SUMMARY:

We are requesting your approval to enter into a 48 month lease agreement with John Deere for new golf course equipment at a monthly expense of $6,924.82. This new equipment would be fully under warranty with the exception of standard monthly maintenance for the term of the lease.

John Deere supplies everything we would need under one agreement without having to outsource multiple vendors. This new equipment would allow us to complete several projects on the course that we would have had to otherwise rent equipment to complete.

Everglades Equipment is a local vendor, allowing us to purchase many of the needed monthly supplies right on Orange Avenue. (Replacement Blades, Oil, etc.) and currently provididng services to the CIty of Fort Pierce. It is on the basis that the Purchasing Manager recommend that competitive procurement be waived and that the aboce item be treated as a "Single Source" commodity.

RECOMMENDATION:

Staff recommendation is to approve the request.

ALTERNATIVES:

There are other vendors that supply some of the necessary equipment, but John Deere is the only one that would be able to have all required pieces under one lease agreement.

RESPONSIBLE STAFF:

Danny Visconti

COORDINATED WITH:

Johnna Morris

Fiscal Impact

Budgeted Y/N:	Yes
Fiscal Year:	2021/2022
Account:	405-4500-572-91-80

Amount: 83,100.00

OTHER INFORMATION:

This would be an annually budgeted expense for golf course equipment in the monthly amount of $6,924.82 for a total not to exceed $83,100.00

Attachments

John Deere Quote Indian Hills

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	07/09/2021 12:42 PM
Finance Department	Johnna Morris	07/14/2021 09:57 AM
City Manager	Nick Mimms	07/14/2021 02:23 PM
Form Started By: Danny Visconti		Started On: 07/07/2021 10:42 AM
Final Approval Date: 07/14/2021		

Quote Id: 24528234

Prepared For:

INDIAN HILLS GOLF COURSE



Prepared By: **Kevin Maska**

Everglades Equipment Group
1365 Neptune Drive
Boynton Beach, FL 33426

Tel: 561-732-8905
Fax: 561-732-8949
Email: kmaska@efe1963.com

Date: 26 May 2021

Offer Expires: 02 June 2021

JOHN DEERE

Everglades Since 1963 Equipment Group

Quote Summary

Prepared For:

INDIAN HILLS GOLF COURSE
1600 S 3RD ST
FORT PIERCE, FL 34950
Business: 772-461-9620

Prepared By:

Kevin Maska
Everglades Equipment Group
1365 Neptune Drive
Boynton Beach, FL 33426
Phone: 561-732-8905
kmaska@efe1963.com

FMV LEASE QUOTATION: (taxes not included)
JOHN DEERE FINANCIAL
48 monthly payments of $6,924.82

Quote Id: 24528234
Created On: 26 May 2021
Last Modified On: 30 June 2021
Expiration Date: 02 June 2021

Equipment Summary	Selling Price		Qty		Extended
JOHN DEERE 7700A PrecisionCut Fairway Mower	$ 56,630.70	X	2	=	$ 113,261.40
JOHN DEERE 2400 PrecisionCut Triplex Mower	$ 28,643.61	X	2	=	$ 57,287.22
JOHN DEERE HD200 SelectSpray (for the ProGator 2020A)	$ 13,112.80	X	1	=	$ 13,112.80
JOHN DEERE ProGator 2020A (Gas)	$ 24,353.60	X	1	=	$ 24,353.60
JOHN DEERE 1200A Bunker and Field Rake	$ 13,688.64	X	2	=	$ 27,377.28
JOHN DEERE ProGator 2020A (Gas)	$ 24,579.90	X	1	=	$ 24,579.90
JOHN DEERE Z950M ZTrak	$ 10,429.46	X	2	=	$ 20,858.92
JOHN DEERE 5075E Utility Tractor	$ 35,025.61	X	1	=	$ 35,025.61
PowerGard Protection Plan New Units - Still within basic warranty, 5075E, Comprehensive - Full Machine, 1500 Total Hours or 48 Total Months, $250 Deductible	$ 0.00	X	1	=	$ 0.00
JOHN DEERE 520M Loader	$ 8,922.27	X	1	=	$ 8,922.27
JOHN DEERE 485 Backhoe	$ 10,838.74	X	1	=	$ 10,838.74
FRONTIER AP12F Fixed Pallet Fork	$ 1,097.27	X	1	=	$ 1,097.27
LASTEC XR700	$ 19,595.00	X	1	=	$ 19,595.00

Salesperson : X _____ **Accepted By : X** _____

Equipment Total	**$ 356,310.01**

Quote Summary	
Equipment Total	$ 356,310.01
SubTotal	$ 356,310.01
Est. Service Agreement Tax	$ 0.00
Total	$ 356,310.01
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	**$ 356,310.01**

Salesperson : X _____ **Accepted By : X _____**

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

JOHN DEERE 7700A PrecisionCut Fairway Mower

Hours:
Stock Number:

				Selling Price $ 56,630.70
Code	**Description**	**Qty**	**Unit**	**Extended**
1428TC	7700A PrecisionCut Fairway Mower	2	$ 62,655.00	$ 125,310.00
	Standard Options - Per Unit			
001A	United States and Canada	2	$ 0.00	$ 0.00
0443	All Other countries (English/Spanish)	2	$ 0.00	$ 0.00
1190	2WD Traction Unit	2	$ 0.00	$ 0.00
1208	Quick Adjust 7 (QA7) 8-blade Cutting Units	2	$ 15,842.00	$ 31,684.00
1305	76.2 mm (3-in.) Diameter Heavy Duty Grooved Disc Rollers	2	$ 1,390.00	$ 2,780.00
1401	QA7 Cutting Unit ONLY Counterweights	2	$ 361.00	$ 722.00
9764	Canopy	2	$ 653.00	$ 1,306.00
	Standard Options Total			**$ 36,492.00**
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 161,802.00**
	Customer Discounts			
	Customer Discounts Total		**$ -24,270.30**	**$ -48,540.60**
Total Selling Price				**$ 113,261.40**

JOHN DEERE 2400 PrecisionCut Triplex Mower

Hours:
Stock Number:

				Selling Price $ 28,643.61
Code	**Description**	**Qty**	**Unit**	**Extended**
1271TC	2400 PrecisionCut Triplex Mower	2	$ 28,085.00	$ 56,170.00
	Standard Options - Per Unit			
001A	United States and Canada	2	$ 0.00	$ 0.00
0443	All Other Countries (English / Spanish)	2	$ 0.00	$ 0.00
1022	Smooth Tires and Wheels (20x10.00-10, 2 ply)	2	$ 543.00	$ 1,086.00
1190	Two-Wheel Drive (2WD)	2	$ 0.00	$ 0.00

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

1203	Quick Adjust 5 (QA5) 11-blade Cutting Units	2	$ 8,123.00	$ 16,246.00
1300	50.8 mm (2-in.) Diameter Machined Grooved Solid Rollers with Solid Endcaps	2	$ 571.00	$ 1,142.00
1400	Cutting Unit ONLY Counterweights	2	$ 216.00	$ 432.00
1602	50.8 mm (2-in.) Diameter Wide Tube / Hollow Smooth Front Rollers	2	$ 389.00	$ 778.00
2009	Standard Seat	2	$ 511.00	$ 1,022.00
3200	Cutting Unit Attaching Yokes and Paddle Clip Style Molded One-Piece Grass Catchers	2	$ 1,682.00	$ 3,364.00
	Standard Options Total			**$ 24,070.00**
	Dealer Attachments			
BUC10675	LED Work Light Kit	2	$ 559.61	$ 1,119.22
	Dealer Attachments Total			**$ 1,119.22**
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 81,359.22**
	Customer Discounts			
	Customer Discounts Total		**$ -12,036.00**	**$ -24,072.00**
Total Selling Price				**$ 57,287.22**

JOHN DEERE HD200 SelectSpray (for the ProGator 2020A)

Hours:

Stock Number:

				Selling Price $ 13,112.80
Code	**Description**	**Qty**	**Unit**	**Extended**
3769M	HD200 SelectSpray (for ProGators 2020A, 2020 and 2030A, 2030)	1	$ 13,919.00	$ 13,919.00
	Standard Options - Per Unit			
001A	United States and Canada	1	$ 0.00	$ 0.00
2002	Gen2 Automatic Rate Controller for Centrifugal or Diaphragm Pump	1	$ 1,199.00	$ 1,199.00
3000	18 Ft. Spray Boom with Electro-Hydraulic Lift	1	$ 0.00	$ 0.00
6452	Stainless Steel Centrifugal Pump	1	$ 679.00	$ 679.00
9000	Extended Range Flat-Fan Style Nozzle Package	1	$ 202.00	$ 202.00
9869	Hose Plumbing Kit	1	$ 392.00	$ 392.00
	Standard Options Total			**$ 2,472.00**
	Suggested Price			**$ 16,391.00**

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

Customer Discounts			
	Customer Discounts Total	**$ -3,278.20**	**$ -3,278.20**
Total Selling Price			**$ 13,112.80**

JOHN DEERE ProGator 2020A (Gas)

Hours:
Stock Number:

				Selling Price $ 24,353.60
Code	**Description**	**Qty**	**Unit**	**Extended**
1409TC	ProGator 2020A (Gas)	1	$ 31,049.00	$ 31,049.00
	Standard Options - Per Unit			
001A	US/Canada	1	$ 0.00	$ 0.00
1139	Standard Front Tires 23x10.5-12 (4 PR)	1	$ 0.00	$ 0.00
1161	Fairway Rear (2) Tires and (2) Wheels, 26x14-12 (4 PR)	1	$ 0.00	$ 0.00
1190	2WD Traction Unit	1	$ 0.00	$ 0.00
2200	Factory Installed Auxiliary Hydraulics	1	$ 0.00	$ 0.00
9773	Electronic Multi-Mode Throttle/ Governor Control Kit	1	$ 375.00	$ 375.00
	Standard Options Total			**$ 375.00**
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 31,424.00**
	Customer Discounts			
	Customer Discounts Total		**$ -7,070.40**	**$ -7,070.40**
Total Selling Price				**$ 24,353.60**

JOHN DEERE 1200A Bunker and Field Rake

Hours:
Stock Number:

				Selling Price $ 13,688.64
Code	**Description**	**Qty**	**Unit**	**Extended**
430BM	1200A Bunker and Field Rake	2	$ 16,979.00	$ 33,958.00
	Standard Options - Per Unit			
001A	US/Canada	2	$ 0.00	$ 0.00

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

0443	OM Non CE English/Spanish	2	$ 0.00	$ 0.00
1001	Rear Frame	2	$ 0.00	$ 0.00
2000	Bunker Rake (Serrated Blades)	2	$ 0.00	$ 0.00
3000	(3) Knobby Hi-Flotation Tires and Wheels	2	$ 0.00	$ 0.00
9011	Mid-Mount Base	2	$ 582.00	$ 1,164.00
9012	Wide Scarifier (Interval) Tines	2	$ 500.00	$ 1,000.00
9020	40 In. Front Blade	2	$ 690.00	$ 1,380.00
9702	LED Work Light Kit	2	$ 261.00	$ 522.00
	Standard Options Total			**$ 4,066.00**
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 38,024.00**
	Customer Discounts			
	Customer Discounts Total		**$ -5,323.36**	**$ -10,646.72**
Total Selling Price				**$ 27,377.28**

JOHN DEERE ProGator 2020A (Gas)

Hours:
Stock Number:

Code	Description	Qty	Unit	Selling Price $ 24,579.90 Extended
1409TC	ProGator 2020A (Gas)	1	$ 31,049.00	$ 31,049.00
	Standard Options - Per Unit			
001A	US/Canada	1	$ 0.00	$ 0.00
1139	Standard Front Tires 23x10.5-12 (4 PR)	1	$ 0.00	$ 0.00
1161	Fairway Rear (2) Tires and (2) Wheels, 26x14-12 (4 PR)	1	$ 0.00	$ 0.00
1190	2WD Traction Unit	1	$ 0.00	$ 0.00
2201	Less Auxiliary Hydraulics	1	$ -1,587.00	$ -1,587.00
9776	Cargo Box	1	$ 2,254.00	$ 2,254.00
	Standard Options Total			**$ 667.00**
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 31,716.00**
	Customer Discounts			
	Customer Discounts Total		**$ -7,136.10**	**$ -7,136.10**
Total Selling Price				**$ 24,579.90**

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

JOHN DEERE Z950M ZTrak

Hours:
Stock Number:

Code	Description	Qty	Unit	Selling Price $ 10,429.46 Extended
0693TC	Z950M ZTrak	2	$ 12,129.00	$ 24,258.00
	Standard Options - Per Unit			
001A	United States/Canada	2	$ 0.00	$ 0.00
1037	24x12x12 Pneumatic Turf Tire for 72" Decks	2	$ 0.00	$ 0.00
1506	72 In. Side Discharge Mower Deck	2	$ 540.00	$ 1,080.00
2091	Deluxe Comfort Seat with Armrests (24" High Back)	2	$ 0.00	$ 0.00
	Standard Options Total			**$ 1,080.00**
	Dealer Attachments			
BUC10955	LED front work light kit (2)	2	$ 294.26	$ 588.52
	Dealer Attachments Total			**$ 588.52**
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 25,926.52**
	Customer Discounts			
	Customer Discounts Total		**$ -2,533.80**	**$ -5,067.60**
Total Selling Price				**$ 20,858.92**

JOHN DEERE 5075E Utility Tractor

Hours:
Stock Number:

Code	Description	Qty	Unit	Selling Price $ 35,025.61 Extended
1756LV	5075E Utility Tractor	1	$ 29,804.00	$ 29,804.00
	Standard Options - Per Unit			
0202	United States	1	$ 0.00	$ 0.00
0409	English Operator's Manual and Decal Kit	1	$ 0.00	$ 0.00
1363	9F/3R SyncShuttle™ Transmission (TSS)	1	$ 0.00	$ 0.00

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

1725	Loader Prep Package	1	$ 1,534.00	$ 1,534.00
2006	Open Operator Station - 4WD	1	$ 0.00	$ 0.00
3420	Dual Mid Valves with Joystick Control	1	$ 1,264.00	$ 1,264.00
5184	16.9-24 In. 6PR R4 Bias	1	$ -381.00	$ -381.00
6040	Mechanical Front Wheel Drive (MFWD)	1	$ 5,760.00	$ 5,760.00
6133	12.5/80-18 In. 6PR I3(R4 Type) Bias	1	$ 778.00	$ 778.00
	Standard Options Total			**$ 8,955.00**
	Dealer Attachments			
RE229422	PowrReverser™ Modulation Control Kit	1	$ 165.00	$ 165.00
R133359	Drawbar - Offset	1	$ 226.34	$ 226.34
	Dealer Attachments Total			**$ 391.34**
	Value Added Services			
	PowerGard Protection Plan	1	$ 0.00	$ 0.00
	Value Added Services Total			**$ 0.00**
	Suggested Price			**$ 39,150.34**
	Customer Discounts			
	Customer Discounts Total		**$ -4,124.73**	**$ -4,124.73**
Total Selling Price				**$ 35,025.61**

JOHN DEERE 520M Loader

Hours:
Stock Number:

Code	Description	Qty	Unit	Selling Price $ 8,922.27 Extended
14B0P	520M Loader	1	$ 7,408.00	$ 7,408.00
	Standard Options - Per Unit			
0202	United States	1	$ 0.00	$ 0.00
0409	English	1	$ 0.00	$ 0.00
0500	Less package	1	$ 0.00	$ 0.00
1507	Mounting frame	1	$ 0.00	$ 0.00
2512	520M Mechanical Farm Loader, Mechanical Self-Leveling (MSL) - Two-function	1	$ 830.00	$ 830.00
4547	Two-function hoses and parts with Quick Coupler Connection (individual couplers)	1	$ 0.00	$ 0.00
5436	Hood Guard	1	$ 0.00	$ 0.00
6020	Large ballast box	1	$ 1,114.00	$ 1,114.00
7610	Global carrier	1	$ 0.00	$ 0.00
8210	1850-mm (73-in.) global materials bucket	1	$ 0.00	$ 0.00

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

	Standard Options Total		**$ 1,944.00**
	Suggested Price		**$ 9,352.00**
	Customer Discounts		
	Customer Discounts Total	**$ -429.73**	**$ -429.73**
Total Selling Price			**$ 8,922.27**

JOHN DEERE 485 Backhoe

Hours:
Stock Number:

Code	Description	Qty	Unit	Selling Price $ 10,838.74 Extended
6135LV	485 Backhoe	1	$ 11,540.00	$ 11,540.00
	Standard Options - Per Unit			
0202	United States	1	$ 0.00	$ 0.00
0409	English Operator's Manual and Decal Kit	1	$ 0.00	$ 0.00
1003	Subframe Mounting	1	$ 1,089.00	$ 1,089.00
2995	Less Adapter Frame Weldment Plate	1	$ -1,055.00	$ -1,055.00
3012	12 In. Bucket	1	$ 0.00	$ 0.00
	Standard Options Total			**$ 34.00**
	Suggested Price			**$ 11,574.00**
	Customer Discounts			
	Customer Discounts Total		**$ -735.26**	**$ -735.26**
Total Selling Price				**$ 10,838.74**

FRONTIER AP12F Fixed Pallet Fork

Hours:
Stock Number:

Code	Description	Qty	Unit	Selling Price $ 1,097.27 Extended
2153XF	AP12F Fixed Pallet Fork for Current 200/300/400/500 Series Carrier	1	$ 1,230.00	$ 1,230.00
	Standard Options - Per Unit			
1010	48 In. Pallet Tine	1	$ 46.00	$ 46.00
	Standard Options Total			**$ 46.00**
	Suggested Price			**$ 1,276.00**

Selling Equipment

Quote Id: 24528234 **Customer:** INDIAN HILLS GOLF COURSE

Customer Discounts			
	Customer Discounts Total	**$ -178.73**	**$ -178.73**
Total Selling Price			**$ 1,097.27**

LASTEC XR700

Hours: 0
Stock Number:

				Selling Price $ 19,595.00
Code	**Description**	**Qty**	**Unit**	**Extended**
XR700	Articulator (7) - 21" Blades	1	$ 20,500.00	$ 20,500.00
	Suggested Price			**$ 20,500.00**
	Customer Discounts			
	Customer Discounts Total		**$ -905.00**	**$ -905.00**
Total Selling Price				**$ 19,595.00**

JOHN DEERE

Extended Warranty Proposal

PowerGard™ Protection Plan

Tractors - Utility
Date : June 30, 2021

Machine/Use Information		Plan Description		Price	
Manufacturer	**JOHN DEERE**	Plan Type:	New	Deductible:	$ 250
Equipment Type	Tractors - Utility	Coverage:	Comprehensive	Quoted Price	$ 0.00
Model	5075E	Total Months:	48	Powergard List Price	$ 1,475.00
Country	US	Total Hours:	1500	Date Quoted	May 26, 2021
MFWD/Tracks	N				
Scraper Use					

THIS PROPOSAL IS VALID FOR 30 DAYS FROM DATE ISSUED.

PowerGard Protection Proposal Prepared for:

Customer Name - Please Print

Customer Signature

I have been offered this extended warranty and

☑ **I ACCEPT** the PowerGard Protection

☐ **I DECLINE** the PowerGard Protection

If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific PowerGard Protection coverage terms and conditions, please refer to the actual PowerGard Protection Plan contract for more information and the terms, conditions and limitations of the agreement.

What PowerGard Protection is :

The PowerGard Protection Plan is an **extended warranty** program for reimbursement on parts and labour for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Commercial and Agricultural equipment, who purchase the PowerGard Plans for the desired coverage as indicated in this proposal.

What PowerGard Protection is not :

PowerGard Protection is **not insurance**.It also does not cover routine maintainance or high wear items,or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income or loss of value of crops during or after an equipment failure. See the actual product-specific PowerGard Protection Plan agreement for a complete listing of covered components, and limitations and conditions under the program.

JOHN DEERE

Features/Benefits:

PowerGard protection include the following features and benefits under the program :

- Pays for parts and labour costs incurred on failed covered components (less any applicable deductibles),
- Does not require pre-approval before repairs are made by the authorized John Deere dealership,
- Payments are reimbursed directly to the dealership with no prepayment required by the contract holder.
- PowerGard Protection agreements ensure that only Genuine John Deere Parts are used in all repairs,
- PowerGard coverage is fully transferable to future owners, with no transfer fees when coverage remains,
- PowerGard ensures higher resale value and makes equipment more marketable during the sale or trade-in,
- PowerGard allows you to budget your total cost of ownership, with financing available through John Deere Credit or other sources,
- PowerGard helps prevent large,unexpected repair bills during later years of equipment ownership,in exchange for a smaller protection fee up front.

Extended Repair Plan Proposal

PowerGard™ Protection Plan Residential

Date : June 30, 2021

Machine/Use Information		**Plan Description**		**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:		Deductible:	
Equipment Type	7700A PRECISIONCUT FAIRWAY	Coverage:		Quoted Price	$ 0.00
Model	7700A PRECISIONCUT FAIRWAY	Total Months:			
		Total Hours:			

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

Proposal Prepared for:

Customer Name - Please Print

Customer Signature

I have been offered this coverage and

☐ **I ACCEPT** the Residential plan

☑ **I DECLINE** the Residential plan

If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note : This is **not** a contract. For specific PowerGard™ Protection plan Residential coverage, please refer to the terms and conditions on John Deere's public website(www.JohnDeere.com) under Services & Support >Warranty > Extended Warranties > PowerGard protection plan Residential.

JOHN DEERE

Date : June 30, 2021

Machine/Use Information		**Plan Description**		**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:		Deductible:	
Equipment Type		Coverage:		Quoted Price	$ 0.00
Model		Total Months:		Powergard List Price	$ 4,459.00
		Total Hours:		Date Quoted	May 26, 2021

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

Proposal Prepared for:

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Customer Signature

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Date : June 30, 2021

Machine/Use Information		**Plan Description**		**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:		Deductible:	
Equipment Type	2400 PRECISIONCUT MOWER	Coverage:		Quoted Price	$ 0.00
Model	2400 PRECISIONCUT MOWER	Total Months:			
		Total Hours:			

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

Proposal Prepared for:

Customer Name - Please Print

Customer Signature

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☑ **I DECLINE** the Residential plan

If declined, I fully understand that my equipment listed above is not covered for repair expenses due to component failures beyond the original basic warranty period provided by John Deere.

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Date : June 30, 2021

Machine/Use Information		**Plan Description**	**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:	Deductible:	
Equipment Type		Coverage:	Quoted Price	$ 0.00
Model		Total Months:	Powergard List Price	$ 2,595.00
		Total Hours:	Date Quoted	May 26, 2021

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

Proposal Prepared for:

Customer Name - Please Print

Customer Signature

I have been offered this coverage and

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Date : June 30, 2021

Machine/Use Information		**Plan Description**	**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:	Deductible:	
Equipment Type		Coverage:	Quoted Price	$ 0.00
Model		Total Months:	Powergard List Price	$ 3,073.00
		Total Hours:	Date Quoted	May 26, 2021

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

Proposal Prepared for:

I have been offered this coverage and

Customer Name - Please Print

☐ **I ACCEPT** the Residential plan

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Customer Signature

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Note : This is **not** a contract. For specific PowerGard™ Protection plan Residential coverage, please refer to the terms and conditions on John Deere's public website(www.JohnDeere.com) under Services & Support >Warranty > Extended Warranties > PowerGard protection plan Residential.

Date : June 30, 2021

Machine/Use Information		**Plan Description**	**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:	Deductible:	
Equipment Type	1200 BUNKER AND FIELD RAKE	Coverage:	Quoted Price	$ 0.00
Model	1200 BUNKER AND FIELD RAKE	Total Months:		
		Total Hours:		

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

Proposal Prepared for:

I have been offered this coverage and

Customer Name - Please Print

☐ **I ACCEPT** the Residential plan

☑ **I DECLINE** the Residential plan

Customer Signature

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JOHN DEERE

Date : June 30, 2021

Machine/Use Information		**Plan Description**	**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:	Deductible:	
Equipment Type		Coverage:	Quoted Price	$ 0.00
Model		Total Months:	Powergard List Price	$ 1,718.00
		Total Hours:	Date Quoted	May 26, 2021

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Proposal Prepared for:

Customer Name - Please Print

Customer Signature

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Date : June 30, 2021

Machine/Use Information		**Plan Description**	**Price**	
Manufacturer	**JOHN DEERE**	Plan Type:	Deductible:	
Equipment Type	Z950M GAS	Coverage:	Quoted Price	$ 0.00
Model	Z950M GAS	Total Months:		
		Total Hours:		

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

Proposal Prepared for:

Customer Name - Please Print

Customer Signature

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☑ **I DECLINE** the Residential plan

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Date : June 30, 2021

Machine/Use Information		Plan Description	Price	
Manufacturer	**JOHN DEERE**	Plan Type:	Deductible:	
Equipment Type		Coverage:	Quoted Price	$ 0.00
Model		Total Months:	Powergard List Price	$ 1,278.00
		Total Hours:	Date Quoted	May 26, 2021

THIS PROPOSAL IS VALID FOR 30-DAYS FROM DATE ISSUED. GRACE pricing is offered only early during the Deere basic warranty period and has no surcharges. After this period, DELAYED PURCHASE pricing (surcharged) is offered later during the John Deere Basic Warranty. Many PowerGard quotes presented in the Delayed Purchase Period will require inspection/certification process and must also past fluid testing. The Total Months and Total Hours listed above include the John Deere Basic Warranty terms (24 months / 2000 hours on Tractors, 24 months on Golf & Turf Products, 12 months for all AG Harvesting and Sprayer equipment, and 12 months/1000 hours on most Gator Utility Vehicles)."Limited" Plan coverage = Engine & Powertrain only. “Comprehensive” Plan coverage = Full Machine.

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PowerGard™ Protection Plan Residential (Residential plan) is:

The PowerGard™ Protection Plan Residential is an extended repair plan that provides parts and labor coverage up to four years beyond the manufacturer's warranty.It is available on all riding lawn equipment,zero-turn radius mowers, utility vehicles, utility tractors and compact utility tractors.Your John Deere equipment will be in the hands of qualified, certified technicians from John Deere dealers using Genuine John Deere Parts.

Not covered under a Residential plan:

Residential plans do not cover routine maintenance services or items normally designed to be replaced by the purchaser due to normal wear and tear. They do not cover any product used for commercial or rental applications. They also do not cover repairs for damage from accident, misuse, fire, theft, or exposure to weather conditions such as lightning, hail, flood or water. See the actual PowerGard™ Protection Plan Residential Terms and Conditions for a complete listing of coverage,and limitations and conditions under the program.

Benefits of a Residential plan:

- Offer the choice of adding up to 4 years of repair coverage beyond the machine's factory warranty.
- Do not require preapproval before repairs are made by the authorized John Deere dealership.
- Is transferable by the original purchaser for the balance of the original agreement period.
- Ensures higher resale value and makes equipment more marketable during sale or trade-in.
- Comprehensive Plans:
  - No deductibles and no out-of-pocket costs on covered repairs.
  - Free transportation for factory warranty and extended repair plan repairs for the term of the plan(Note:A surcharge may apply for machines located outside of the dealership's normal service area).
- Limited Powertrain Plans:
  - Low deductibles on covered repairs
  - Do not provide transportation coverage

City Commission Regular Meeting - 4:30 pm **11. b.**

Meeting Date: 07/19/2021

Re: Memorandum of Understanding with the Kiwanis Club

SUBJECT:

Approval of Memorandum of Understanding between the City of Fort Pierce and the Kiwanis Club for a public private partnership for site improvements at Jaycee Park.

SUMMARY:

The Sunrise Kiwanis Club is looking to partner with the City of Fort Pierce and raise funds to construct an all access, ADA accessible playground utilizing Leathers & Associates as the contractor. Leathers previously had a project with the City at Rotary Park. The current playset at Jaycee Park has been there approximately 15 years and is nearing the end of its life expectancy. The conditions at Jaycee Park prove to be harsh on steel structures. The proposed playset will be constructed of materials not prone to rust and oxidation.

RECOMMENDATION:

Staff recommends approval of the MOU with the Kiwanis Club.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Mike Reals, Director of Public Works

COORDINATED WITH:

Peter J. Sweeney, City Attorney

Fiscal Impact

Budgeted Y/N:	N/A
Fiscal Year:	2021
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

N/A

Attachments

MOU

Form Review

Form Started By: Jennifer Robinson Started On: 07/14/2021 06:21 PM

Final Approval Date: 07/14/2021

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: MIKE REALS, DIRECTOR OF PUBLIC WORKS

FROM: Pete Sweeney, City Attorney

RE: MOU Between the city & Sunrise Kiwanis

RLS #: 21-114

DATE: July 14, 2021

I have reviewed the Request for Legal Services related to the request to draft a Memorandum of Understanding ("MOU") with the Sunrise Kiwanis Foundation of Fort Pierce, Inc. as it pertains to improvements at Jaycee Park. Please see the attached proposed MOU.

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
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
MAY 25 2021
City Attorney

Received
MAY 25 2021
City of Fort Pierce
City Manager's Office

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	21-114
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: MIKE REALS, DIRECTOR OF PUBLIC WORKS

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: MOU BETWEEN THE CITY AND SUNRISE KIWANIS

DATE: MAY 24, 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:** The Fort Pierce Sunrise Kiwanis Club is seeking to partner with the City of Fort Pierce to construct an all-access playground at Jaycee Park.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** NA

3. **Time considerations and their significance:** Earliest convenience.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Yes, the Kiwanis Club presented their proposal to the Commission at the May 10, 2021, Conference Agenda Meeting. There was consensus among the Commission to enter discussions on this project.

5. **Factual background:** The Sunrise Kiwanis Club is looking to raise funds to construct an all access, ADA accessible playground utilizing Leathers & Associates as the contractor. Leathers previously had a project with the City at Rotary Park. The current playset at Jaycee Park has been there approximately 15 years and is nearing the end of its life expectancy. The conditions at Jaycee Park prove to be harsh on steel structures. The proposed playset will be constructed of materials not prone to rust and oxidation.

The Kiwanis Club is looking for a monetary contribution from the City and is asking for name recognition once the project is completed. Preliminary estimates put this project at approximately $500,000.00. The City will cover a portion of it, and the Kiwanis will find raise the balance.

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:** N/A

    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**

MEMORANDUM OF UNDERSTANDING
SUNRISE KIWANIS FOUNDATION OF FORT PIERCE, INC. FOR RENOVATIONS AT JAYCEE 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 **SUNRISE KIWANIS FOUNDATION OF FORT PIERCE, INC.**, a Florida Not-For-Profit Corporation (hereinafter "KIWANIS") (collectively referred to as the "Parties").

RECITALS

WHEREAS, the CITY owns the property commonly known as Jaycee Park (hereinafter referred to as the "PARK") which is located at Melaleuca Drive in Fort Pierce; and

WHEREAS, the CITY WAS approached by KIWANIS 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 KIWANIS wherein KIWANIS 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 KIWANIS 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 KIWANIS, hereby agree as follows:

1. **Recitations.** The foregoing recitals are true and are incorporated herein by reference.

2. **PROJECT funding.** KIWANIS shall provide to the CITY funding for the PROJECT in the amount to be determined (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, KIWANIS 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.

5. **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.

6. **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.

7. **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 KIWANIS:
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	James Burchard, Treasurer 600 Citrus Avenue, Suite 200 Fort Pierce, FL 34950 With a copy to: David McGuire 600 Citrus Avenue, Suite 200 Fort Pierce, FL 34950

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.

8. **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.

9. **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.

10. **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.

11. **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.

12. **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.

13. **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

SUNRISE KIWANIS FOUNDATION OF FORT PIERCE, INC.

ATTEST:

_____

BY: _____
JAMES BURCHARD, PRESIDENT

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____
CITY CLERK

BY: _____
MAYOR

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
CITY ATTORNEY

City Commission Regular Meeting - 4:30 pm **12. a.**

Meeting Date: 07/19/2021

Re: Presentation and Public Hearing for 2021-2025 5-Year Consolidated Plan and 2020 Annual Action Plan

---

SUBJECT:

Presentation and Public Hearing on the Draft 2021-2025 Five-Year Consolidated Plan and the Draft 2020 Annual Action Plan.

SUMMARY:

Draft CDBG Five-Year Consolidated Plan for 2021-2025 & the 2020 Action Plan are available for public review & comment July 14, 2021- August 14, 2021. Plan presentation will be followed by 2 public hearings, as required by HUD. The 2nd public hearing will be held on August 16, 2021. Plans will be submitted to HUD by Aug 16th.

RECOMMENDATION:

Allow a presentation and public hearing for the CDBG 5-Year Consolidated Plan for 2021-2025 and the 2020 Annual Action Plan.

ALTERNATIVES:

Do not allow the presentation and Public Hearing.

RESPONSIBLE STAFF:

Sheila Wise, Interim Manager Grants Administration Division

COORDINATED WITH:

Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2020
Account:	10390025548340
Amount:	603,453

OTHER INFORMATION:

This funding will be available once approved by HUD.

Attachments

2020 Action Plan

2021-2025 Consolidated Plan

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	07/14/2021 09:56 AM
City Manager	Nick Mimms	07/14/2021 02:23 PM

Form Started By: Sheila Wise
Started On: 07/12/2021 06:16 PM
Final Approval Date: 07/14/2021



2020 Annual Action Plan

DRAFT

City of Fort Pierce
Grants Administration Division
100 North U.S. Hwy. 1
Fort Pierce, FL 34950

OMB Control No: 2506-0117 (exp. 09/30/2021)

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This PY 2020 Annual Action Plan (AAP) was developed using the priority needs and goals identified in the City's 5-Year Consolidated Plan. The activities in the AAP works towards accomplishing the established goals associated with the identified needs which include affordable housing preservation, public services and public improvements. By addressing these priority needs in the community, the City can improve the quality of life of residents in Fort Pierce.

The City will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives.

2. Summarize the objectives and outcomes identified in the Plan

The primary objective of the City of Fort Pierce Community Development Block Grant program is the development of a viable urban community, including decent housing and a suitable living environment, for persons of very low to moderate income, and to stabilize and expand small businesses.

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives.

The Identified priority needs for the plan include: Home Rehab / Down Payment Assist / Fair Housing, Economic Opportunity, Public Facilities, Public Services, Neighborhood Revitalization and Code Enforcement.

3. Evaluation of past performance

The City of Fort Pierce, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing and a suitable living environment especially for low- to moderate-income (LMI) individuals and those with special needs in the community. However, the preservation of affordable housing, vital public service, economic development and public improvements remain some of the most prolific needs facing the City, as documented by the current Consolidated Plan, and the most recent FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2019 CAPER accomplishments and highlights are included below:

Affordable Housing: The City assisted 9 LMI owner-occupied residences with housing rehab. Housing rehab activities included weatherization improvement activities to reduce the deteriorated housing stock in historic and low/mod neighborhoods. The City is working to identify new eligible households for the World Changers and Paint Our Town Program.

Public Services: There were no public services activities completed in PY 2019. The City has several open activities that are not yet completed for youth services such as Summer Jam Summer Camp and Art of Fort Pierce Art Camp. The City will work to complete these activities and report them in future reports.

Public Facilities & Infrastructure Improvements: The City had public facility and infrastructure activities that went to have a citywide benefit in LMI areas. An estimated 60,345 persons were assisted through these activities. Activities included improvements to parks and recreation facilities.

Economic Development: The City assisted 17 small businesses with economic development activities such as marketing/advertising to strengthen the capacity and sustainability of existing micro-enterprise businesses, workshops, technical assistance and grants for small businesses and the Annual Job Fair in LMI neighborhoods. The City also assisted 6 small businesses with a commercial facade grant in PY 2019. One grant at 1505 Orange Avenue and five (5) others in Lincoln Park Historic District on Avenue D were completed in the program year.

Other Neighborhood Revitalization: The City provided support for Urban Renewal projects that promoted local art and cultural heritage projects to recognize and celebrate cultures throughout the City. The activities would also create economic opportunities. The neighborhood revitalization activities had a citywide LMI area benefit with an estimated 60,345 persons assisted.

4. Summary of Citizen Participation Process and consultation process

Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce has implemented its Citizen Participation Plan to include and incorporate provisions that affect the Community Development Block Grant (CDBG) Program.

This Plan represents a coordinated attempt to achieve maximum involvement of the City Commission, Communitywide Council, Grants Administration Division, various community groups, supportive social service organizations and every citizen of the City of Fort Pierce with emphasis on participation by persons of extremely low, very low-, low- and moderate-income residents.

Prior to the City adopting the 2020 Annual Action Plan, the following actions were taken:

- A 30-day public comment period was held from July 14, 2021 to August 14, 2021 to give the public an opportunity to review and make comments on the draft plan.

- A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.
- A public hearing was held on July 19, 2021 at the City Commission meeting to review and approve the draft AAP.

5. Summary of public comments

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

7. Summary

The PY 2020 AAP is the 5th and final year of the 2016-2020 Consolidated Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FORT PIERCE	Finance Department/Grants Administration Division

Table 1 – Responsible Agencies

Narrative (optional)

The City of Fort Pierce receives federal Community Development Block (CDBG) funds allocated through HUD's Community Planning Development program, which are intended to primarily serve low- to moderate-income households and special needs communities. The City's Finance Department/Grants Administration Division is the lead responsible City department for the Consolidated Plan and Annual Action Plan and administers CDBG grant funds as well as ensures compliance of HUD regulations and guidelines.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Fort Pierce recognizes that the preparation of the AAP requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the plan, the City encouraged citizen, nonprofit and for-profit participation. While preparing this document, City staff provided a community presentation, a public hearing and met with supportive service providers within the City to discuss and gather input on their ideas for improving community development needs within the City.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))

To be inclusive of various agencies and organizations, the City made available the draft plan to the public and many local agencies including the following types of local agencies: Nonprofit service providers that cater to the needs of low and moderate income households and persons with disabilities or special needs; Housing professionals; Public agencies; Economic development and employment organizations; the Local Housing Authority; Government staff of participating jurisdictions; and Community and neighborhood groups. The draft plan was made available on the City's website and all comments were welcome.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Fort Pierce is a member of the Treasure Coast Homeless Services Council (TCHSC), which is the local Continuum of Care (CoC) serving the homeless for Indian River, St. Lucie, Martin, and Okeechobee Counties. The City however doesn't currently receive any funding support from the CoC. The City is currently working with the Fort Pierce Housing Authority (FPHA) and St. Lucie County to create a homeless strategy and to develop and transitional housing program. The Treasure Coast Homeless Services Council website was used to gather information and data on the City's homeless numbers and the CoC's efforts to address our critical homeless situation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

This is not applicable. The City of Fort Pierce is not the direct recipient of ESG funding. The local CoC oversees ESG funds for St. Lucie (where Fort Pierce is located), Indian River and Martin Counties.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated.

1	**Agency/Group/Organization**	Housing Authority of City of Ft Pierce
	Agency/Group/Organization Type	Housing PHA Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency. Also consulted regarding working with City of Fort Pierce to develop homeless strategy and transitional housing program.
2	**Agency/Group/Organization**	LINCOLN PARK MAIN STREET
	Agency/Group/Organization Type	Service-Fair Housing Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
3	**Agency/Group/Organization**	Roundtable of St. Lucie County
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
4	**Agency/Group/Organization**	CareerSource Research Coast
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce has an ongoing collaborative relationship with CareerSource Research Coast and consults with the agency on the annual Job Fair, Minority Business Expo, and summer youth internship programs.
5	**Agency/Group/Organization**	Sword Outreach Mentoring & Resource Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
6	**Agency/Group/Organization**	SUNRISE CITY CHDO
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	CHDO

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
7	**Agency/Group/Organization**	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Local Government - County
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.
8	**Agency/Group/Organization**	Council on Social Agencies St. Lucie County, Inc
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Youth Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted regarding needs that could be satisfied via the CDBG program for those served by the agency.

Identify any Agency Types not consulted and provide rationale for not consulting.

All comments were welcome. There were no agency types not intentionally consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	The TCHSC support homeless services located in Indian River County, although, as our CoC for Indian River, St. Lucie, and Martin Counties, they use all our PIT numbers to secure grants for homeless services.
Consortium Plan	St. Lucie County	Although this is a Plan for the HOME program, this Plan includes strategies for rehabilitation of homes belonging to very low-income Fort Pierce Citizens. The City's Consolidated Plan also has strategies for addressing this issue through our State Housing and Initiatives Partnership (SHIP) program funds.
Assessment of Fair Housing	City of Fort Pierce	The City of Fort Pierce Assessment of Fair Housing Report for 2016-2020.
Regional Analysis of Impediments to Fair Housing	St. Lucie County	Fair Housing goals overlap in both plans.
Public Housing Strategy	Housing Authority of City of Ft Pierce	Public Housing and affordable rental needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All relevant housing and supportive service providers in Fort Pierce were invited to participate in the planning process, including the housing authority, stakeholders from nonprofit entities (organizations serving low- and moderate-income persons, housing and service providers, and local fair housing organizations) as well as private sector entities.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting.

Encouraging citizen participation and consulting with public and private agencies are important parts of the planning process. The City used several methods to solicit citizen participation, including public notices, community and area newspapers, public meetings, public hearings, and public comment review period. Information and comments received during this process helped to guide and shape the development of the goals and activities in this plan. See in the table below for citizen participation efforts made by the City.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	A 30-day public comment period was held from July 14, 2021 to August 14, 2021 to give the public an opportunity to review and make comments on the draft plan.	All comments are accepted.	All comments are accepted.	
2	Public Meeting	Non-targeted/broad community	A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.	All comments are accepted.	All comments are accepted.	
3	Public Hearing	Non-targeted/broad community	A public hearing was held on July 19, 2021 at the City Commission meeting to review and approve the draft AAP.	All comments are accepted. City Council to approve the plan.	All comments are accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table below shows the PY 2020 CDBG allocation. CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements, and social services within the City limits of Fort Pierce. This is the final year of the Consolidated Plan period. The PY 2020 CDBG allocation is the corrected amount noticed by HUD on October 22, 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	603,453	0	0	603,453	0	This is the final year of the Consolidated Plan period. The PY 2020 CDBG allocation is the corrected amount noticed by HUD on October 22, 2020.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, the City of Fort Pierce highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e. volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, public service grant applications will receive more favorable scoring based on leveraging funds and/or in-kind donations.

The City leverages CDBG funds with the SHIP program to increase our ability to provide home rehabilitations to some of our poorest home owners. We also provide funding for rehabilitation work sponsored by the annual World Changers event and the City's Paint Our Town program. Both of these programs provide volunteers to paint and provide minor repairs to homes with the City purchasing the paint, paint supplies and materials. We also provide $20,000/year in CDBG for our Weatherization program, which leverages approximately $75,000 for the program from the Fort Pierce Utilities Authority.

CDBG funds will also be used to leverage costs associated with rehabilitation of empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the Plan.

We are currently collaborating with local investors and stakeholders toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens. We are currently in negotiations with non-profit Lindsay School of the Arts to renovate and of historic St. Anastasia School into an Art School, Gallery and Museum for public use.

Discussion

The City will utilize funding received directly from the Housing Finance Corporation via the State Housing Initiatives Partnership (SHIP) program to fund down payment and closing cost assistance and owner-occupied housing rehabs for income-qualified citizens. We estimate 3 new homebuyers will receive up to $15,000 each and we continue to work toward the completion of 16 home rehabs occupied by very low-income citizens.

Collaborations and partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation, the Fort Pierce Housing Authority and Fort Pierce Utilities Authority will provide additional resources over the next years for home rehabilitations, improvements to historic neighborhoods and home purchases.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Rehab / Home Purchase Assist / Fair Housing	2016	2020	Affordable Housing	City limits Low/Mod	Home Rehab / Down Payment Assist / Fair Housing	CDBG: $74,105	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Economic Opportunity	2016	2020	Non-Housing Community Development	City limits Low/Mod	Economic Opportunity	CDBG: $178,069	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 10 Jobs Businesses assisted: 60 Businesses Assisted
4	Public Facilities	2016	2020	Homeless Non-Housing Community Development	City limits Low/Mod	Public Facilities	CDBG: $74,105	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	City limits Low/Mod	Public Services	CDBG: $99,105	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Revitalization	2016	2020	Non-Housing Community Development	City limits Low/Mod	Neighborhood Revitalization	CDBG: $178,069	Jobs created/retained: 25 Jobs Businesses assisted: 50 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Home Rehab / Home Purchase Assist / Fair Housing
	Goal Description	Provide a Weatherization Program for very low income homeowners aimed at improving the home's ability to withstand the elements, making it more energy efficient to decrease utility bills; Provide funding for Owner-Occupied Housing Rehab including the World Changers organization to paint homes belonging to very low income citizens; provide funding to purchase paint and paint supplies for area nonprofits to paint and provide minor home repairs to very low income citizens; provide home rehabilitations through the SHIP Program; Provide down payment and closing cost assistance for first time homebuyers.
3	**Goal Name**	Economic Opportunity
	Goal Description	Provide educational workshops and small grants to small businesses in lower income neighborhood; provide technical assistance and marketing/advertising for small micro enterprises; provide annual job fair in lower income neighborhood; provide job training and employment opportunities to residents living in lower income neighborhood; provide commercial facade grants for properties located in lower income deteriorated areas.
4	**Goal Name**	Public Facilities
	Goal Description	Purchase and install playground equipment at neighborhood park; Provide improvements to facilities open to the general public; Provide improvements to local emergency shelters for the homeless.

5	**Goal Name**	Public Services
	Goal Description	Provide grants to nonprofit organizations that serve low to moderate income citizens and the homeless in the City; provide Summer Jam basketball summer camp in Lincoln Park neighborhood; provide professional psychological counseling services for homeless children.
7	**Goal Name**	Neighborhood Revitalization
	Goal Description	Promote local art and cultural heritage with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City; provide grants to Community Based Development Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2020 Annual Action Plan describes how the City of Fort Pierce will use formula funds from HUD to meet the City's community development needs in the fifth and final year covered by the 2016- 2020 Consolidated Plan. It provides a summary of specific actions, activities, and programs that will take place during the upcoming program year to address the priority needs and goals identified in the Consolidated Plan. The Annual Action Plan also includes annual allocations and budgets. The City's Grants Administration Division is responsible for developing and implementing the Annual Action Plan.

Projects

#	Project Name
1	2020 CDBG Program Administration
2	2020 CDBG Public Services
3	2020 CDBG Public Facilities & Infrastructure Activities
4	2020 CDBG Economic Development Activities
5	2020 CDBG Housing Weatherization Program

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The City of Fort Pierce has identified public facilities & infrastructure improvements, affordable housing preservation and development, vital public services and economic development opportunities as high priorities in assisting the LMI and special needs groups in the City.

Public improvements will help to create a decent living environment and invite more investments into LMI areas. It has been documented in this plan that the preservation and development of affordable housing is vital for LMI households in Fort Pierce. Over half of housing was built before 1980, and LMI households have a disproportionate burden with the cost of maintenance and repair of their homes. Public services that assist LMI and special needs persons are also a high need, however the CDBG allocation is capped, and can be no more than 15%. Finally, the City has a high need for economic development opportunities especially for LMI households and LMI areas in Fort Pierce. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in Fort Pierce in the areas of local art, cultural heritage, and tourism.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2020 CDBG Program Administration
	Target Area	City limits Low/Mod
	Goals Supported	Home Rehab / Home Purchase Assist / Fair Housing Economic Opportunity Public Facilities Public Services
	Needs Addressed	Home Rehab / Down Payment Assist / Fair Housing Economic Opportunity Public Facilities Public Services Neighborhood Revitalization
	Funding	CDBG: $120,525
	Description	Program admin of the CDBG program.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Program admin of the CDBG program.
2	**Project Name**	2020 CDBG Public Services
	Target Area	City limits Low/Mod
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $75,000
	Description	The City will provide for vital public services for LMI residents.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
	Location Description	Citywide eligible persons.

	Planned Activities	Planned activities include: - Provide grants to nonprofit organizations that serve low to moderate income citizens and the homeless in the City; - Provide Summer Jam basketball summer camp in Lincoln Park neighborhood; - Provide professional psychological counseling services for homeless children.
3	**Project Name**	2020 CDBG Public Facilities & Infrastructure Activities
	Target Area	City limits Low/Mod
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: $50,000
	Description	The City will provide for public facility improvements in LMI areas.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
	Location Description	Citywide Low/Mod
	Planned Activities	Planned activities include: Public facility improvements in LMI areas.
4	**Project Name**	2020 CDBG Economic Development Activities
	Target Area	City limits Low/Mod
	Goals Supported	Economic Opportunity
	Needs Addressed	Economic Opportunity
	Funding	CDBG: $307,928
	Description	The City will provide for small business assistance and also provide commercial facade grants for properties located in lower income deteriorated areas. The City will also support Neighborhood Revitalization Activities that promote economic development for local art and cultural heritage and provide grants to CBDO to assist LMI business owners.

	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 35 Jobs Businesses assisted: 110 Businesses Assisted
	Location Description	Citywide
	Planned Activities	Planned activities are: - Small business assistance and commercial facade grants for properties located in lower income deteriorated areas: $127,000 - Neighborhood Revitalization, economic development activities that promote local art and cultural heritage, provide funds for Community Based Development Organizations to assist LMI business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism, historic preservation, tourism and energy conservation: $180,928
5	**Project Name**	2020 CDBG Housing Weatherization Program
	Target Area	City limits Low/Mod
	Goals Supported	Home Rehab / Home Purchase Assist / Fair Housing
	Needs Addressed	Home Rehab / Down Payment Assist / Fair Housing
	Funding	CDBG: $50,000
	Description	The City will fund a Housing Weatherization Program for energy efficiency and rehab.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 15 Household Housing Unit
	Location Description	Citywide
	Planned Activities	Planned activities include: - Housing Weatherization Program

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Target areas and boundary limits are established for infrastructure improvements/ development and capital improvement programs that are in areas of the City where no less than 51% of the population is very low and low income. CDBG housing activities will occur within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects will continue to be conducted only in areas that are more than 51% very low and low-income as determined by the Census Bureau.

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, economic development, job creation and public service projects.

The assignment of priority needs was made based on input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of need.

Geographic Distribution

Target Area	Percentage of Funds
City limits Low/Mod	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

See above. The City of Fort Pierce does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

The City has also identified public facility and infrastructure improvement activities as a need in Fort Pierce. These planned activities have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (51%).

To determine these tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Discussion

Allocations will be made using the rating scale for projects that consider several criteria: The severity of need, the availability of other funds of ensure project viability, how the project meets national CDBG objectives and goals, how well the project addresses local needs, and how large the impact will be for residents, i.e., number of beneficiaries.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For program year 2020, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low- and low-income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including home rehabilitations, weatherization, and assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Allocations will be made using the rating scale for projects that consider several criteria: The severity of need, the availability of other funds to ensure project viability, how well the project addresses local needs, and how large the impact will be for residents, i.e., number of beneficiaries.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects.

The City allocated a portion of its 2013-2014 program year's CDBG allocation to provide 'Local Government Support' in the amount of $37,500, as required by the Florida Housing Finance Corporation (FHFC) to enable the FPHA to apply for housing tax credits to rehabilitate the former Fort Pierce Hospital into a combination of mid-rise three-story and duplex apartments for very low-income seniors and disabled citizens. To date, the FPHA's application has not been funded. The City will reallocate this funding for economic development initiatives in our lower income Lincoln Park community.

The Fort Pierce City Commission approved this allocation to support the FPHA's efforts to provide safe, affordable housing to lower income senior and disabled citizens.

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2020 program year to identify revenue sources to create more affordable housing opportunities for extremely low, very low and low-income residents.

The City of Fort Pierce will also continue to support the FPHA in efforts to create and maintain a transitional housing program for homeless families and in efforts put forth to provide resources for public housing residents to become more involved in the management of their own lifestyle and participate in homeownership opportunities.

Actions planned during the next year to address the needs to public housing.

The City will continue our collaborations with the Fort Pierce Housing Authority and area supportive service providers to develop a transitional housing program for our growing number of homeless families in the City of Fort Pierce.

The City is collaborating with the local housing stakeholders, i.e., FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, to implement the creation of a Land Trust and affordable housing both to rent and own.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The City will continue to partner with the Fort Pierce Housing Authority (FPHA) to promote our down payment and closing cost assistance for first time homebuyers and the workshops provided by the FPHA

that teach and mentor on financial responsibility, improving credit scores, etc.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The PHA is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeless prevention resources are available in Fort Pierce, however the limited resources available fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless. While gaps do exist, there are strong non-profit organizations working in coordination to ensure this population is served.

As detailed in our 5-Year Consolidated Plan for 2016-2020, the City of Fort Pierce is a member of the 3-County Continuum of Care that is operated through the Treasure Coast Homeless Services Council (TCHSC) in Vero Beach, Florida (Indian River County). Fort Pierce is located in St. Lucie County. As explained in the 5-Year Con Plan, the City of Fort Pierce, along with all our small, struggling homeless service providers receive no assistance from the TCHSC, even after contacting the CoC directly on several occasions and meeting face to face. Unfortunately, our homeless numbers continue to grow, challenging our small community supportive service organizations keep up with the needs.

The City is currently working with the Fort Pierce Housing Authority to develop a transitional housing program/facility to help some of our many homeless families. We have made great progress. The Housing Authority has partnered with the Salvation Army and have recently completed the renovations on a facility that will be used as a homeless facility for men and a jail diversion facility.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Treasure Coast Homeless Services Council (TCHSC) serves as the Continuum of Care for 3 counties, which include St. Lucie County (the City of Fort Pierce). The CoC conducts a yearly Point in Time (PIT) count, in relation to HUD's requirements. the TCHSC publishes the homeless numbers for St. Lucie County on their website, which includes an assessment of their individual needs. This information is submitted with annual grant applications to address our homeless issues. Unfortunately, all funding for the TCHSC is primarily utilized in Vero Beach, Florida, even after several attempts by the City of Fort Pierce to have the TCHSC re-evaluate their funding distribution for homeless services so that the City's service organizations could receive some much-needed financial support.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program for our growing number of homeless families; additionally, the City will allocate funding through our Public Facilities activity to help cover the costs associated with rehabilitating the showers and enlarging the kitchens in our existing

emergency homeless shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

As stated above, there are a few very small emergency shelters located within the City of Fort Pierce. These do not come close to meeting the needs of our homeless population. Additionally, the City is collaborating with the Fort Pierce Housing Authority to develop a transitional housing program using one of the HA properties - to provide assistance for some of our homeless families. Funding is limited; however, we are committed to seeing this through.

Once operational, the Transitional Housing Program will allow homeless families to enjoy clean, stable housing for up to two years while they work toward independence. Housed clients will participate in intensive case management, educational, career, and financial goals during their stay. All activities will be aimed at self-determination and eventual self-sufficiency. TH case managers will use a number of measures to track progress towards financial, educational and behavior modification goals. Case management appointments will schedule on a weekly basis and case managers will assist with day-to-day functioning. Families will live in 4–5-bedroom apartments that are completely furnished with donated furniture and housewares. The homes will be made ready for move-in by the Fort Pierce Housing Authority.

Families will receive vouchers for food and provisions at the Treasure Coast Food Bank and via other local nonprofits that will provide clothing and other housing staples. Medical needs, transportation costs and funding for additional needs such as tuition, school supplies, daycare and other expenses are yet to be decided.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless needs are addressed in the community through other organizations, including but not limited to In the Image of Christ emergency shelter for the homeless. The City of Fort Pierce is located within the boundaries of the Treasure Coast Homeless Services Council Continuum of Care, however, none of our homeless providers receive any financial support from the TCHSC.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority, St. Lucie County, and local supportive service organizations to develop a transitional housing program (as described above)

for our growing number of homeless families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Fort Pierce is too small to be the lead agency for major social welfare programs. In order to ensure that residents of the City of Fort Pierce are referred to partner agencies for services, the City partners with counties on the Treasure Coast to sponsor the "Where to Turn" - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

The 211 Network provides information and referral to persons experiencing the following problems or concerns: Abuse/Neglect/Crime; Basic Needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services.

St. Lucie County Housing and Community Services Department - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital, and nursing home funding, as well as the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid, and nursing home assistance and to search for employment.

Discussion

The 211 Network Program provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, medical and day-to-day needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Information provided by the American Community Survey (ACS) Five Year Estimates for 2010-2014, used in our 2016-2020 5-Year Consolidated Plan, reflected a total of 21,711 housing units in Fort Pierce, which is a decrease from the previous 5-Year Consolidated Plan, which reported 22,003 housing units. This data reflects a relatively sluggish growth to an overall current population of 42,125 or approximately 2.5 persons per household, compared to St. Lucie County's total population of 298,563, 277.789 total housing units or 1.08 persons per household. The City Completed our 2016-2020 Assessment of Fair Housing Report in August 2016, which lists the following barriers to affordable housing: 1) Housing Problems and Housing Cost Burden and Severe Housing Cost Burden; 2) Overcrowding and Poverty; 3) Substandard Housing Conditions; 4) Needs for Owner-Occupied Home Rehabs and Down Payment Assistance.

The policies of the City of Fort Pierce and/or St. Lucie County Government may have a negative impact (barrier) to the expansion and creation of affordable housing for very low, low, and moderate-income persons in our community, are as follows:

Tax policy affecting land and other property - Real property tax values are down nearly 25% over the last five years throughout Florida, including Fort Pierce, having a temporary positive impact on cost burden for affordable units. Along with lower values comes a lower local property tax bill thereby reducing the cost burden for the potential homeowner.

Land use control and zoning ordinances - No discernible land use controls or zoning ordinances currently negatively impact affordable housing.

Building codes - A difficult and lengthy permitting process, which is common to nearly every local government, existed in the City of Fort Pierce. The Affordable Housing Advisory Committee was created to review and recommend changes to simplify the procedures. The expedited permit process for affordable housing units was the result of those efforts. For example, affordable housing unit building permits are now color coded for priority and must be acted upon by the Building Department within 3 business days. A periodic and ongoing review of building codes is unending.

Housing Barriers - The City will continue to address the negative effects that any policies or programs might have on the housing delivery systems in the City. The City has implemented the following policies in its Comprehensive Plan to address the issue: The provision of density bonuses as an incentive in moderate and high-density residential land uses for development of affordable housing; The establishment of guidelines for zero lot line and cluster home developments in redevelopment areas for affordable housing; The development of local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system; The review of existing ordinances, codes, regulations, and the permitting process for the purpose of amending, adding, or changing requirements in order to increase private and public sector and community based organization

participation in meeting the housing codes; The provision of a fast-track processing and other incentives for proposed housing developments intended for persons with special needs, including low to moderate-income households, the elderly, handicapped, large families, and farm worker families; The provision of assistance to providers of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

A severe shortage in affordable housing stock increases the pressure on the City's housing market. One of the biggest challenges in the City is the huge disparity between housing costs and what people with low and moderate incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeting with potential developers, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

Discussion:

In the severe housing category, according to the American Community Survey (ACS), African Americans are considered to have a disproportionately greater need in the severe housing problems category. The majority of the housing stock in Fort Pierce is crumbling, while new home growth is on the rise. There is an opportunity to take a turn in the right direction.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City of Fort Pierce and area non-profit's efforts in addressing the underserved needs, expanding, and preserving affordable housing, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs.

The City will continue to work with area agencies, the Fort Pierce Housing Authority, and other public and governmental agencies to find solutions that leverage the resources available and to meet program goals efficiently and effectively. Whenever possible, the city will work to leverage CDBG funds and continue to work to identify additional opportunities.

The City plans to take the following actions to address obstacles to meeting the needs of the underserved: Workforce Housing Ordinance to support the creation of a non-profit entity to handle management and program oversight of a Community Land Trust; Provide home rehabilitations to income-qualified citizens for owner-occupied home rehabilitations; Provide down payment and closing cost assistance to first time homebuyers; Provide programs and services for low-income residents through Public Service grants to area nonprofits; Provide Economic Development Opportunities for low and moderate income persons and small businesses, including collaborations and partnerships with Career Source Research Coast, Indian River State College, St. Lucie County, the Fort Pierce Housing Authority, the Service Corps of Retired Executives (SCORE), Small Business Development Council and other community supportive service providers which will result in tuition-free Job skills training; Employment opportunities; small business financial management training, grants to small businesses located in our lower income areas. Fund local CBDOs promotion of small businesses located in low to moderate areas in the City through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism, historic preservation and energy conservation; Continue providing an annual Job Fair in lower-income neighborhood; the fourth annual job fair included more than 95 employers with job openings; Continue providing marketing/advertising and technical assistance to small tourism-related businesses; Provide Fair Housing workshops and workshops through the St. Lucie County Lending Consortium to promote credit repair, new home application assistance and educate everyone on Fair Housing laws and steps to take to file fair housing complaints. Provide Creative Placemaking initiative which will instill civic pride, increase safety, promote economic investment in lower income neighborhoods and reduce housing segregation.

Actions planned to foster and maintain affordable housing.

The shortage of affordable, decent housing in Fort Pierce increases the pressure on the City's housing market. One of the biggest challenges in the City is the huge disparity between housing costs and what people with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City

of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City plans to take the following actions to help foster and maintain affordable housing:

1) The creation of a non-profit organization to handle management and program oversight of a Community Land Trust, which will build quality affordable housing, allowable due to the Workforce Housing Ordinance; requiring new residential developments to include a certain percentage of affordable housing units; 2) Continue providing weatherization program funding through CDBG and partnerships with Fort Pierce Utilities Authority and the Centro Campesino to lower income citizens to improve home capacity to protect against the elements and reduce utility bills for lower-income residents; 3) Continue using State Housing Initiatives Partnership (SHIP) funds to rehabilitate owner-occupied homes belonging to lower-income citizens; 4) Provide SHIP funds for down-payment and closing cost assistance for lower-income citizens; 5) Promote information at lending consortium meetings on affordable housing needs within the City of Fort Pierce; 6) Provide CDBG funds as 'cash match' for Fort Pierce Housing Authority to apply for tax credits to rehabilitate an old abandoned hospital into a living facility for lower-income senior citizens; 7) Continue to identify regional partners with similar affordable housing interests and potentially provide a fair housing center to provide ongoing education and enforcement programs; 8) Continue funding Code Enforcement services to assess, and enforce current codes for landlord maintenance of property; and 9) Continue to explore ways to increase the amount of affordable housing throughout the City, including examining ways to increase the amount of housing stock that is barrier free and ADA compliant.

As stated earlier in this Plan, the City is currently collaborating with local entities to establish a Land Trust and is currently speaking with developers regarding constructing affordable housing - both for homeownership and for rentals - within the land trust. We continue these discussions and are committed to finding the right financial solution to our affordable housing crisis.

Actions planned to reduce lead-based paint hazards.

Though no accurate geographic information about the incidence of lead-based paint (LBP) exists in the City of Fort Pierce on a house-by-house basis, the City realizes that lead-based paint poses a serious health hazard and must be addressed. The City will encourage residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG, and SHIP programs is screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb

any surface containing lead, abatement procedures will be utilized before the repair can go forward. If lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

When rehabilitating homes, the City provides homeowners a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners what to do if they encounter lead-based paint in their home and informs that no paint used during the rehabilitation contains lead. If funds expended exceed $5,000 and old paint surfaces are disturbed, the City will take the position that the home contains lead-based paint if it was built prior to 1978 and will conduct abatement measures, per state and federal guidelines.

The St. Lucie County Health Department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high-elevated levels are reported to the Epidemiology Division and investigated by an Epidemiology nurse.

Funding through the State Housing Initiatives Partnership (SHIP) program will be used to remediate lead-based paint issues, as needed.

The City has allocated CDBG funding to promote an ongoing educational campaign designed to inform the public on Fair Housing and on the hazards of lead-based paint and on resources that are available to address this dangerous issue.

Actions planned to reduce the number of poverty-level families.

The City of Fort Pierce is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self-sufficiency. The City will continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services. The City continues to provide grants for programs to address human service needs in the community. These services and programs include children and family services, adult services, food and nutrition services, Employment training programs, many others. These programs and services help to build a foundation upon which individuals and families can find a pathway to self-sufficiency. As a means of reducing the number of persons with incomes below the poverty line, the City will continue to coordinate efforts with other public and private organizations providing additional economic development and job training programs.

The "Where to Turn" - 211 Network - The City of Fort Pierce is too small to be the lead agency for major social welfare programs. The City partners with counties on the Treasure Coast to sponsor the "Where to Turn" - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per

month from residents of St. Lucie County, regarding the following - Abuse/Neglect/Crime; basic needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services.

St. Lucie County Housing and Community Services Department - Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital, and nursing home funding, as well as the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid, and nursing home assistance and to search for employment.

Actions planned to develop institutional structure.

The City of Fort Pierce manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic Plan could not have been developed without residents' informed assistance. Implementation of CDBG funds is overseen by the Department of Finance, Grants Administration Division. The area non-profits will coordinate and assist in the implementation of approved projects, centered on delivering public improvements, economic development initiatives, neighborhood revitalization and better community facilities. The City of Fort Pierce City Commissioners approve projects and programs that meet the City's goals. As the program matures during the five-year planning period, the City of Fort Pierce will work to expand the departments and non-profit agencies involved in the institutional delivery system for the CDBG program.

Actions planned to enhance coordination between public and private housing and social service agencies.

Coordination between providers is essential to improve the conditions and address gaps in services for Fort Pierce residents. Actions planned to enhance coordination between public and private housing and social service agencies include: encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent; as requests align with the Consolidated Plan goals, provide CDBG funds to eligible projects for housing and social services; continue working with the area nonprofits and the Fort

Pierce Housing Authority to address issues of poverty and homelessness; offer referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

The City will continue to work toward enhancing our relationships between local lenders and supportive social service agencies. Local bank and mortgage lenders and members of the St. Lucie County Lending Consortium contribute to the provision of affordable housing by helping to defray the cost of the homeownership workshops. The local banks pay a fee to be a member of the consortium, which in turn is used to procure the services of Consumer Credit Counseling Services (now known as CreditAbility) to provide the training. Participating in the affordable housing program also aids in promoting the local banks in their compliance under the federal Community Reinvestment Act. Coordination and Collaboration with numerous public supportive service organizations allows the City to be able to help prevent the duplication of efforts and encourage smaller nonprofits to work with larger ones to enlarge service areas and identify areas where supportive services are needed and not available.

Discussion:

The City of Fort Pierce has worked continually to strengthen and create a more robust Consolidated Plan over the past few years. While the City has few internal resources, consultants were contracted to assist in the update of the Consolidated plan, we will continue to work to identify local partners to strengthen and expand opportunities and develop new programs that address the needs of our low- and moderate-income residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%



2021-2025 Consolidated Plan

DRAFT

City of Fort Pierce
Grants Administration Division
100 North U.S. Hwy. 1
Fort Pierce, FL 34950

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Fort Pierce is an entitlement community and receives Community Development Block Grant (CDBG) Funds annually through the US Department of Housing and Urban Development (HUD). Through entitlement formula grant CDBG funds, the City will work to preserve and develop decent and affordable housing, provide for economic opportunities and create a suitable living environment for low- to moderate-income households in Fort Pierce.

The Consolidated Plan was developed through data analysis in the housing needs assessment, a market analysis and an extensive citizen participation process. Priority needs were identified and goals were developed to address the identified needs. Through this process, the basis of the Strategic Plan for the next five years of the Consolidated Plan was formed. In each year of the 5-Year Strategic Plan, the City will develop an Annual Action Plan (AAP), which will describe the activities that are to be taken to meet the goals that will address the identified priority needs.

This plan includes the City's first-year 2021 AAP which was developed using the priority needs and goals identified in the City's 5-Year Strategic Plan. The activities in the AAP works towards accomplishing the established goals associated with the identified needs. By addressing these priority needs in the community, the City can improve the quality of life of residents in Fort Pierce.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Fort Pierce has developed its strategic plan based on an analysis of the data presented in the Consolidated Plan and a community participation and consultation process. Through these efforts, the City has identified four priority needs with associated goals to address the needs. The priority needs with associated goals are:

Priority Need: Expand/Improve Public Infrastructure & Facilities
1A Expand and Improve Public Infrastructure
1B Improve Access to Public Facilities

Priority Need: Preserve & Develop Affordable Housing
2A Housing Rehabilitation
2B Affordable Housing Opportunity

Priority Need: Public Services & Quality of Life Improvements
3A Provide Supportive Services for Special Needs

3B Provide Vital Services for LMI Households

Priority Need: Economic Development
4A Provide for Small Business Assistance

3. Evaluation of past performance

The City of Fort Pierce, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing and a suitable living environment especially for low- to moderate-income (LMI) individuals and those with special needs in the community. However, the preservation of affordable housing, vital public service, economic development and public improvements remain some of the most prolific needs facing the City, as documented by the current Consolidated Plan, and the most recent FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2019 CAPER accomplishments and highlights are included below:

Affordable Housing: The City assisted 9 LMI owner-occupied residences with housing rehab. Housing rehab activities included weatherization improvement activities to reduce the deteriorated housing stock in historic and low/mod neighborhoods. The City is working to identify new eligible households for the World Changers and Paint Our Town Program.

Public Services: There were no public services activities completed in PY 2019. The City has several open activities that are not yet completed for youth services such as Summer Jam Summer Camp and Art of Fort Pierce Art Camp. The City will work to complete these activities and report them in future reports.

Public Facilities & Infrastructure Improvements: The City had public facility and infrastructure activities that went to have a citywide benefit in LMI areas. An estimated 60,345 persons were assisted through these activities. Activities included improvements to parks and recreation facilities.

Economic Development: The City assisted 17 small businesses with economic development activities such as marketing/advertising to strengthen the capacity and sustainability of existing micro-enterprise businesses, workshops, technical assistance and grants for small businesses and the Annual Job Fair in LMI neighborhoods. The City also assisted 6 small businesses with a commercial facade grant in PY 2019. One grant at 1505 Orange Avenue and five (5) others in Lincoln Park Historic District on Avenue D were completed in the program year.

Other Neighborhood Revitalization: The City provided support for Urban Renewal projects that promoted local art and cultural heritage projects to recognize and celebrate cultures throughout the City. The activities would also create economic opportunities. The neighborhood revitalization activities had a citywide LMI area benefit with an estimated 60,345 persons assisted.

4. Summary of citizen participation process and consultation process

The City of Fort Pierce adheres closely to its HUD approved Citizen Participation Plan and encourages citizen participation in the development of the plan with particular emphasis on persons of low- to moderate-income. The City's efforts to allow for participation in the development of the Consolidated Plan and the first year AAP include a Public Hearing and a Public Comment Review Period. A summary of events is provided below:

- A 30-day public comment period was held from July 14, 2021 to August 14, 2021 to give the public an opportunity to review and make comments on the draft plan.
- A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.
- A public hearing was held on July 19, 2021 at the City Commission meeting to review and discuss the draft AAP.

5. Summary of public comments

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. A summary of citizen participation efforts can be viewed in the PR-15 Citizen Participation.

7. Summary

The priority needs of the City were identified through a comprehensive citizen participation outreach effort which included a public meeting and public hearing; a public comment and review period; consultation by nonprofit partners and regional service partners; and a review of the needs assessment and housing market analysis in this plan.

Primary data sources for the Consolidated Plan include: 2000 Census, 2006-2010 & 2015-2019 American Community Survey (ACS) 5-Year Estimates, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Public and Indian Housing Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2015-2019 ACS.

A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2015-2019 data, and tables that utilize CHAS contain 2017 data. At the time of writing only 2013-2017 CHAS data was available from HUD. In the plan, the City utilized the most current data source where possible.

Below is a list of data sources and abbreviated form.

2015-2019 American Community Survey 5-Year Estimates (ACS)

2013-2017 Comprehensive Housing Affordability Strategy (CHAS)

2020 Housing Inventory Count (HIC)

2020 Point-in-Time Homeless Count (PIT)

Fair Market Rent (FMR)

Housing Urban Development Area Median Family Income (HAMFI)

Homeless Management Information System (HMIS)

Housing Choice Voucher (HCV)

Continuum of Care (CoC)

U.S. Department of Housing and Urban Development (HUD)

Longitudinal Employer-Household Dynamics (LEHD)

Public and Indian Housing Information Center (PIC)

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FORT PIERCE	Finance Department/Grants Administration Division

Table 1 – Responsible Agencies

Narrative

The City of Fort Pierce receives federal Community Development Block (CDBG) funds allocated through HUD's Community Planning Development program, which are intended to primarily serve low- to moderate-income households and special needs communities. The City's Finance Department/Grants Administration Division is the lead responsible City department for the Consolidated Plan and Annual Action Plan and administers CDBG grant funds as well as ensures compliance of HUD regulations and guidelines.

Consolidated Plan Public Contact Information

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City of Fort Pierce
Grants Administration Division
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Fort Pierce, FL 34950
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Email: swise@cityoffortpierce.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Fort Pierce recognizes that the preparation of the Consolidated Plan and AAP requires discussion and consultation with many diverse groups, organizations, and agencies. During the planning process for the plan, the City encouraged citizen, nonprofit and for-profit participation. While preparing this document, City staff provided a community presentation, a public hearing and met with supportive service providers within the City to discuss and gather input on their ideas for improving community development needs within the City.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

To be inclusive of various agencies and organizations, the City made available the draft plan to the public and many local agencies including the following types of local agencies: Nonprofit service providers that cater to the needs of low and moderate income households and persons with disabilities or special needs; Housing professionals; Public agencies; Economic development and employment organizations; the Local Housing Authority; Government staff of participating jurisdictions; and Community and neighborhood groups. The draft plan was made available on the City's website and all comments were welcome.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Fort Pierce is a member of the Treasure Coast Homeless Services Council (TCHSC), which is the local Continuum of Care (CoC) serving the homeless for Indian River, St. Lucie, Martin, and Okeechobee Counties. The City however doesn't currently receive any funding support from the CoC. The City is currently working with the Fort Pierce Housing Authority (FPHA) and St. Lucie County to create a homeless strategy and to develop and transitional housing program. The Treasure Coast Homeless Services Council website was used to gather information and data on the City's homeless numbers and the CoC's efforts to address our critical homeless situation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

This is not applicable. The City of Fort Pierce is not the direct recipient of ESG funding. The local CoC oversees ESG funds for St. Lucie (where Fort Pierce is located), Indian River and Martin Counties.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Housing Authority of City of Ft Pierce
	Agency/Group/Organization Type	Housing PHA Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with the housing authority on the community development needs in Fort Pierce. The housing authority also consulted regarding working with City to develop a homeless strategy and transitional housing program.
2	**Agency/Group/Organization**	LINCOLN PARK MAIN STREET
	Agency/Group/Organization Type	Service-Fair Housing Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
3	**Agency/Group/Organization**	Roundtable of St. Lucie County
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
4	**Agency/Group/Organization**	CareerSource Research Coast
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
5	**Agency/Group/Organization**	Sword Outreach Mentoring & Resource Center
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
6	**Agency/Group/Organization**	SUNRISE CITY CHDO
	Agency/Group/Organization Type	Housing Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
7	**Agency/Group/Organization**	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
8	**Agency/Group/Organization**	Council on Social Agencies St. Lucie County, Inc
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Planning organization Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with this agency on the community development needs in Fort Pierce.
9	**Agency/Group/Organization**	City of Fort Pierce Alert Center
	Agency/Group/Organization Type	Services-Hazard Mitigation
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fort Pierce Alert Center works with all city departments and citizens to inform of emergencies and hurricane preparedness. Information is provided on the City Hurricane Preparedness website.
10	**Agency/Group/Organization**	BroadbandNow
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	BroadbandNow is a research organization which publishes data on the digital divide and impact of high-speed internet in society. It believes broadband internet should be available to all Americans and its mission is to help find and compare internet options with a goal to bring attention to underserved areas. The Town consulted with the BroadbandNow website for broadband access and identified high-speed internet providers in the Town.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. There were no agency types not intentionally consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Treasure Coast Homeless Services Council	The TCHSC support homeless services located in Indian River County, although, as our CoC for Indian River, St. Lucie, and Martin Counties, they use all our PIT numbers to secure grants for homeless services.
Consortium Plan	St. Lucie County	Although this is a Plan for the HOME program, this Plan includes strategies for rehabilitation of homes belonging to very low-income Fort Pierce Citizens. The City's Consolidated Plan also has strategies for addressing this issue through our State Housing and Initiatives Partnership (SHIP) program funds.
Assessment of Fair Housing	City of Fort Pierce	The City of Fort Pierce Assessment of Fair Housing Report for 2016-2020.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

All relevant housing and supportive service providers in Fort Pierce were invited to participate in the planning process, including the housing authority, stakeholders from nonprofit entities (organizations serving low- and moderate-income persons, housing and service providers, and local fair housing organizations) as well as private sector entities. The City coordinates closely with St. Lucie County and the Fort Pierce Housing Authority in community development initiatives. The City also reaches out the Treasure Coast Homeless Services Council CoC to participate in homeless outreach and service programs.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Encouraging citizen participation and consulting with public and private agencies are important parts of the planning process. The City used several methods to solicit citizen participation, including public notices, community and area newspapers, a public meeting, a public hearing, and a public comment review period. Information and comments received during this process helped to guide and shape the development of the goals and activities in this plan.

See in the table below for citizen participation efforts made by the City.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	A 30-day public comment period was held from July 14, 2021 to August 14, 2021 to give the public an opportunity to review and make comments on the draft plan. Public comments regarding the draft plan will be accepted until 4:00 PM on August 9, 2021, and can be submitted in the following ways: By Mail: City of Fort Pierce, Grants Administration 100 N. U.S. Highway 1, Fort Pierce, FL 34950 Via E-Mail: grantsadministration@cityoffortpierce.com	All comments are accepted.	All comments are accepted.	
2	Public Meeting	Non-targeted/broad community	A public meeting was held at a community-wide council presentation on July 14, 2021. The purposed of the presentation was to inform interested members of the public about the CDBG program and to review the draft AAP.	All comments are accepted.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Hearing	Non-targeted/broad community	A public hearing was held on July 19, 2021 at the City Commission meeting to review and approve the draft AAP. City Commission meetings are held in the Commission Chambers at the City of Fort Pierce City Hall, 100 North U.S. Highway 1. The public can view the public hearing at: http://www.cityoffortpierce.com/356/Streaming-Video	All comments are accepted. City Council to approve the plan.	All comments are accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section assesses the housing needs within Fort Pierce by analyzing various demographic and economic indicators. To understand the needs of the community the broad trends in population, income, and household demographics must be analyzed first. Each of the following sections looks closely at specific housing factors and how they relate to the City's population.

1. Housing Needs Assessment
2. Disproportionately Greater Need
3. Public Housing
4. Homeless Needs Assessment
5. Non-Homeless Special Needs Assessment
6. Non-Housing Community Development Needs

Data Note: Many fields in this document are populated automatically by the IDIS system. To provide the most accurate and up-to-date analysis, additional data sources are often used.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one housing unit for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

Demographics

Since 2010, the population of Fort Pierce has grown by approximately 7%. The number of households in the city has grown by nearly 10%, which has led to a slight decrease in the median household size from 2.8 to 2.7 persons per household. The median household income grew by 11% but still lags the statewide median household income of $55,600.

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	42,478	45,329	7%
Households	15,207	16,718	10%
Median Income	$31,598	$35,198	11%

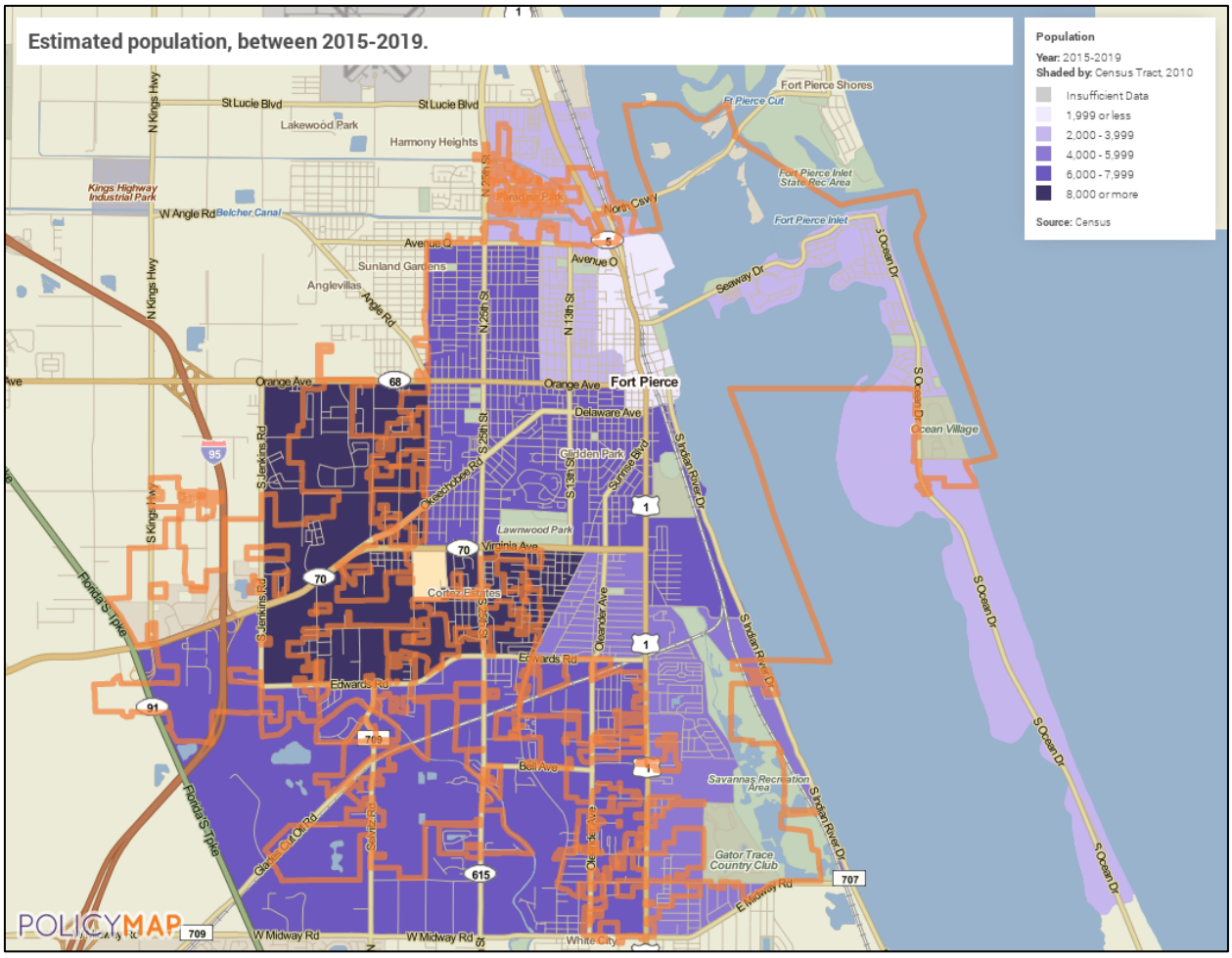
Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

The following maps display the geographic distribution of demographic trends in the City across a few key indicators, including population change, median household income, and poverty.

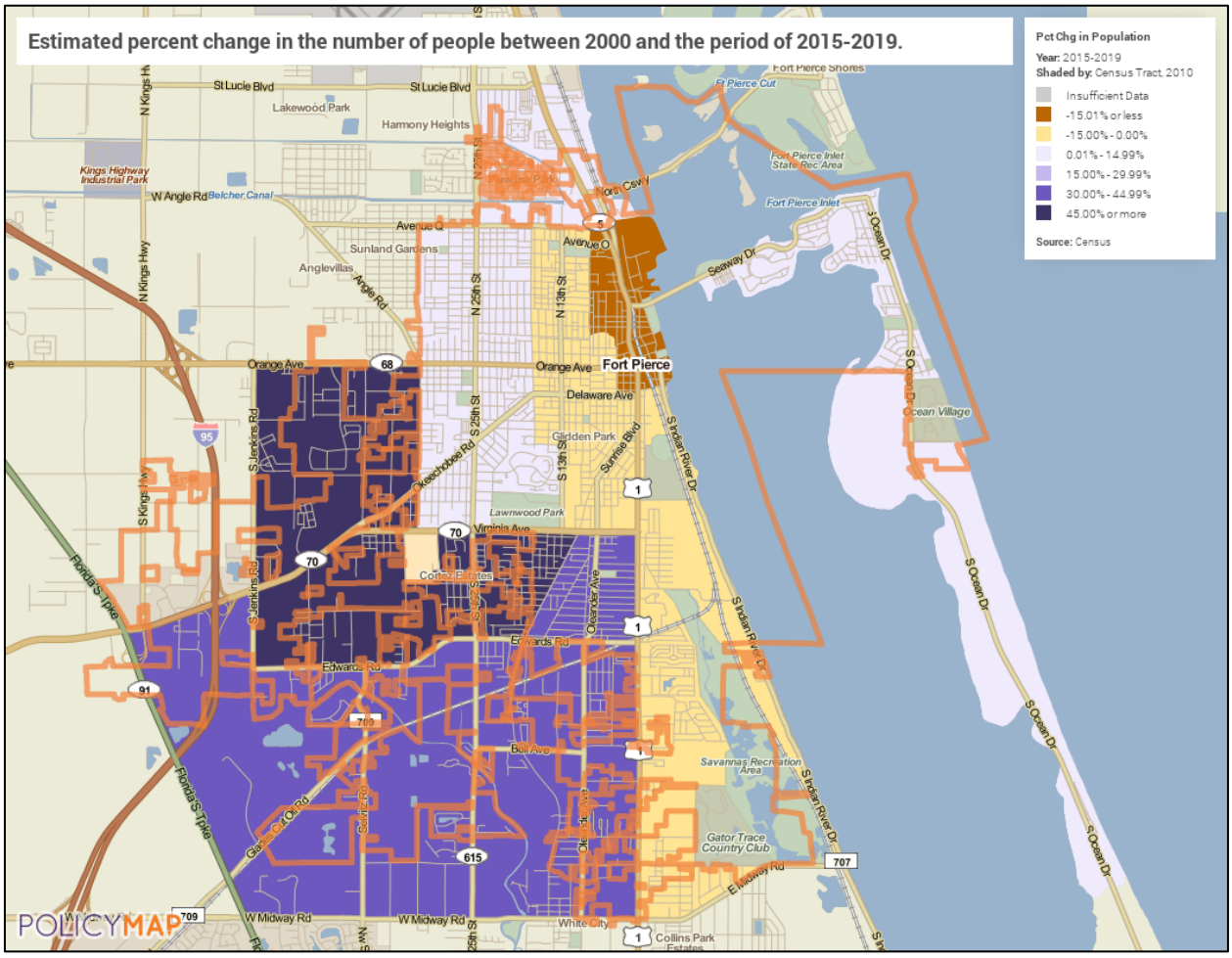
Population

The following map displays the population density throughout the City by Census Tract. Tracts that are located along the coast tend to have smaller population than tracts further inland. The tracts with a relatively small population have fewer than 2,000 people and relatively large population tracts have over 8,000 people.



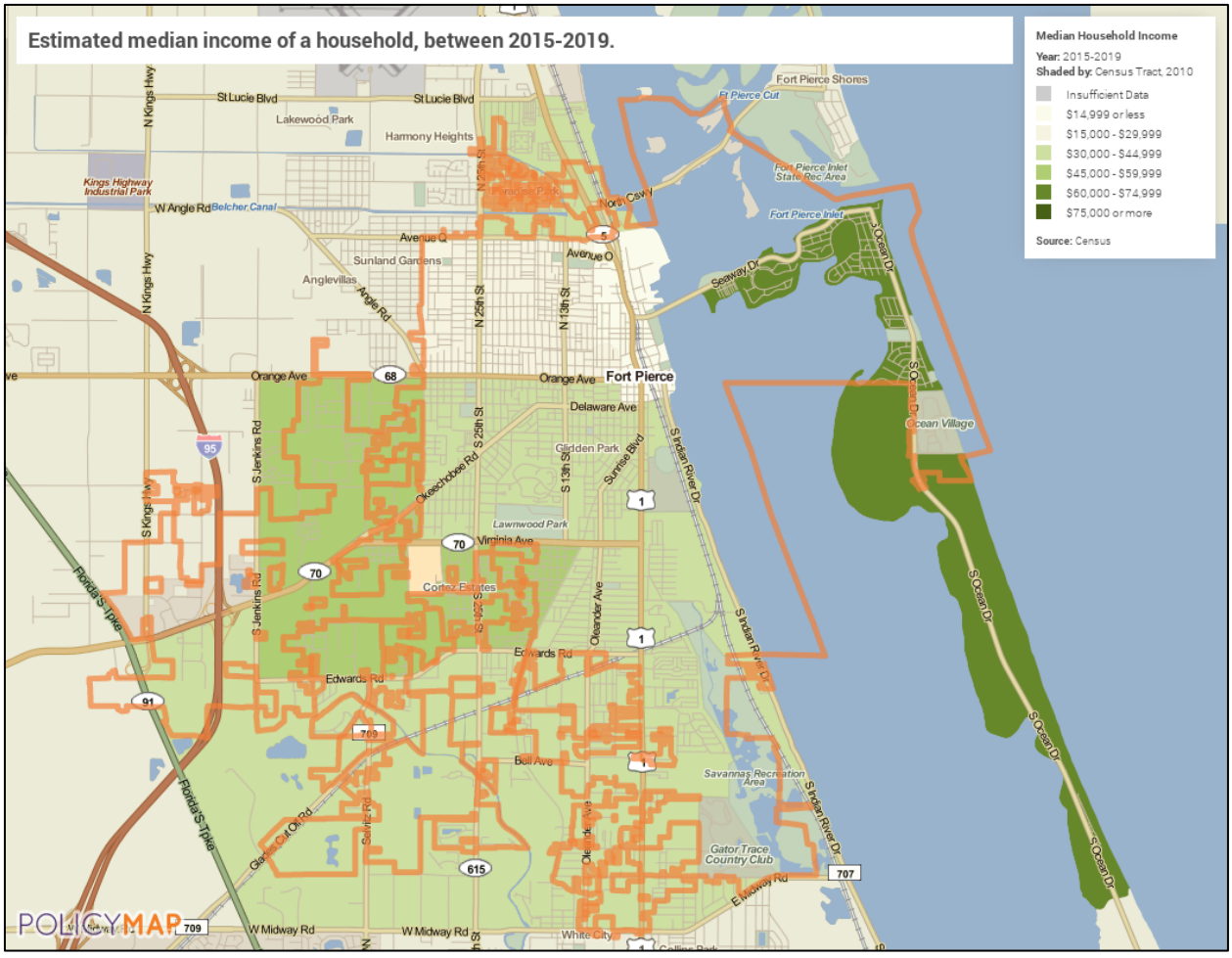
Change in Population

Between 2000 and 2019 there has been a noticeable shift in the population density throughout Fort Pierce. Tracts along the coast have experienced a decrease in population or relatively slow growth, less than 15%. The growth rate in inland tracts was over 30% in most places and over 45% in one area.



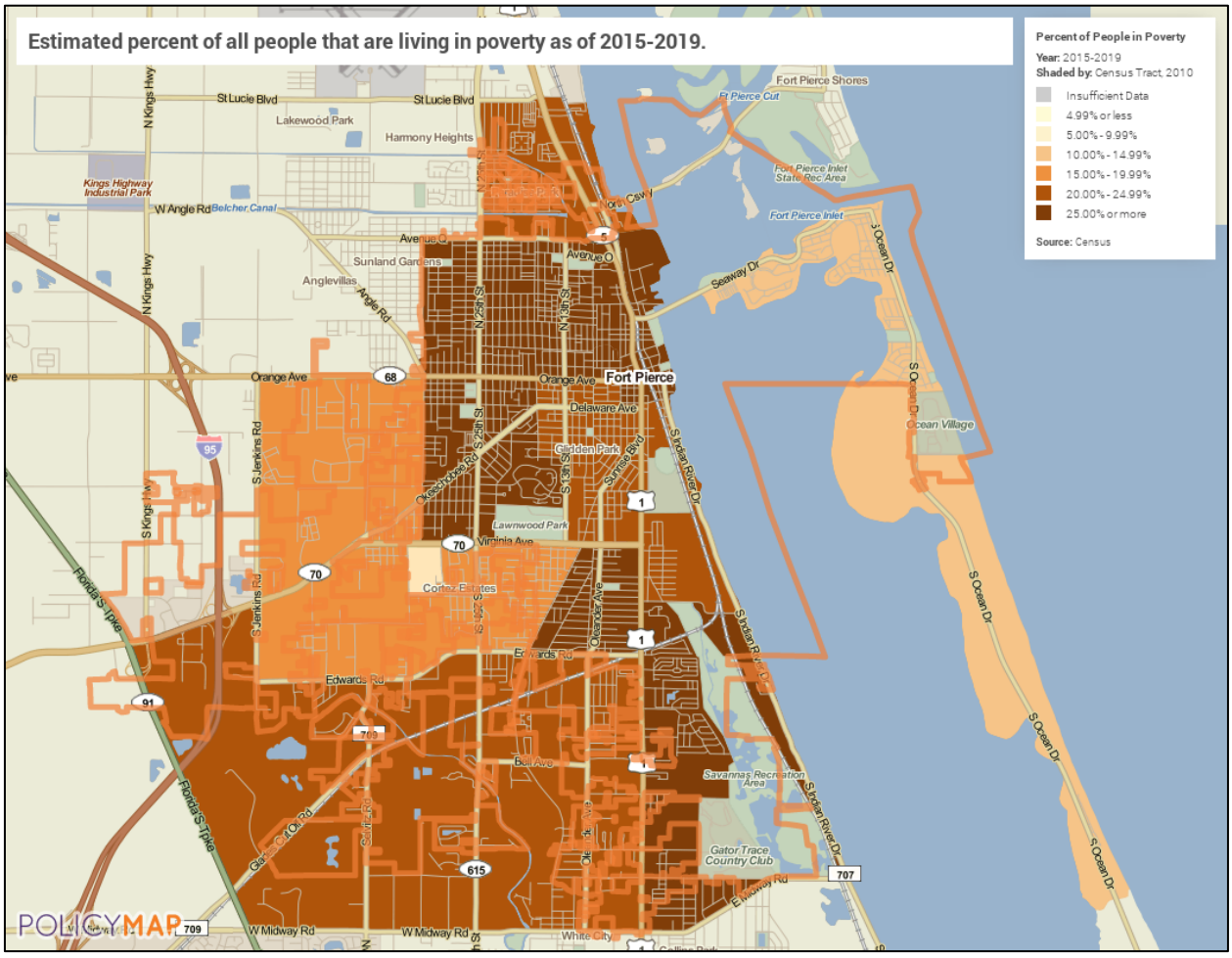
Median Household Income

As noted above, the median household income in Fort Pierce was $35,198 in 2019. However, the median household income varied by location across the city. Tracts in the northern portion of the City reported a median household income of less than $15,000, which is significantly less than households across Seaway Drive where the MHI was over $60,000.



Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. Areas with a relatively high poverty rate, over 25%, are found primarily along the coast. Tracts further inland report a lower poverty rate, as do the tracts across the waterway.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,875	3,305	3,105	1,550	4,550
Small Family Households	1,420	1,205	1,120	720	1,670
Large Family Households	265	425	200	105	430
Household contains at least one person 62-74 years of age	474	745	735	305	1,645
Household contains at least one person age 75 or older	510	435	390	139	655
Households with one or more children 6 years old or younger	1,010	959	330	325	415

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

The above table breaks down family type and income in the City using 2017 CHAS data. In Fort Pierce, family type and income are correlated in some ways. Specifically, households with someone over the age of 62 are more common at higher incomes than lower incomes. Over 50% of households earning over 100% HAMFI have at least one person over the age of 62 but only 25.4% of households earning 0-30% HAMFI do. There is not enough information to determine causation.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	35	10	0	85	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	85	15	0	155	0	4	15	0	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	105	200	75	0	380	0	30	20	25	75
Housing cost burden greater than 50% of income (and none of the above problems)	1,745	1,165	125	15	3,050	335	190	100	25	650
Housing cost burden greater than 30% of income (and none of the above problems)	180	710	815	240	1,945	200	210	530	85	1,025
Zero/negative Income (and none of the above problems)	360	0	0	0	360	275	0	0	0	275

Table 7 – Housing Problems Table

Data Source: 2013-2017 CHAS

The table above gives an overview of housing problems in the City. Using 2017 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status.

Cost burden is clearly the biggest housing problem in the City in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the 2017 CHAS data there are nearly 5,000 renters and 1,670 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income).

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,125	2,195	1,045	255	5,620	535	440	675	135	1,785
Having none of four housing problems	415	170	340	575	1,500	170	500	1,050	580	2,300
Household has negative income, but none of the other housing problems	360	0	0	0	360	275	0	0	0	275

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data is simply the lower the income in a household, the greater presence of severe housing problems. Additionally, severe housing problems are much more common in renter households than owner occupied units. Over 75% of renters report a severe housing problem and 41% of homeowners report a severe housing problem.

3. Cost Burden > 30%

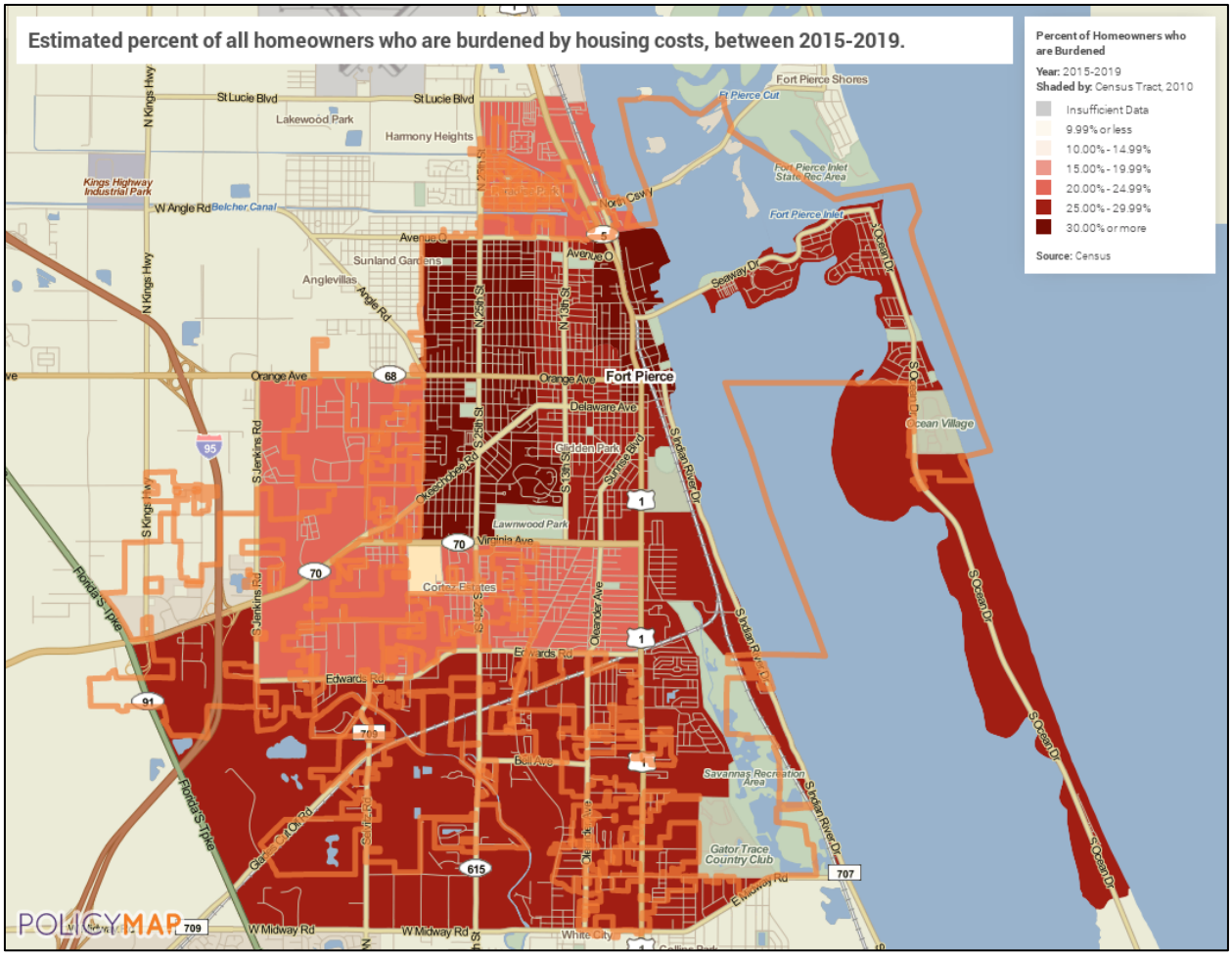
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1035	895	380	2310	215	105	225	545
Large Related	250	335	10	595	15	40	0	55
Elderly	260	390	100	750	355	165	105	625
Other	915	460	405	1780	195	15	120	330
Total need by income	2460	2080	895	5435	780	325	450	1555

Table 9 – Cost Burden > 30%

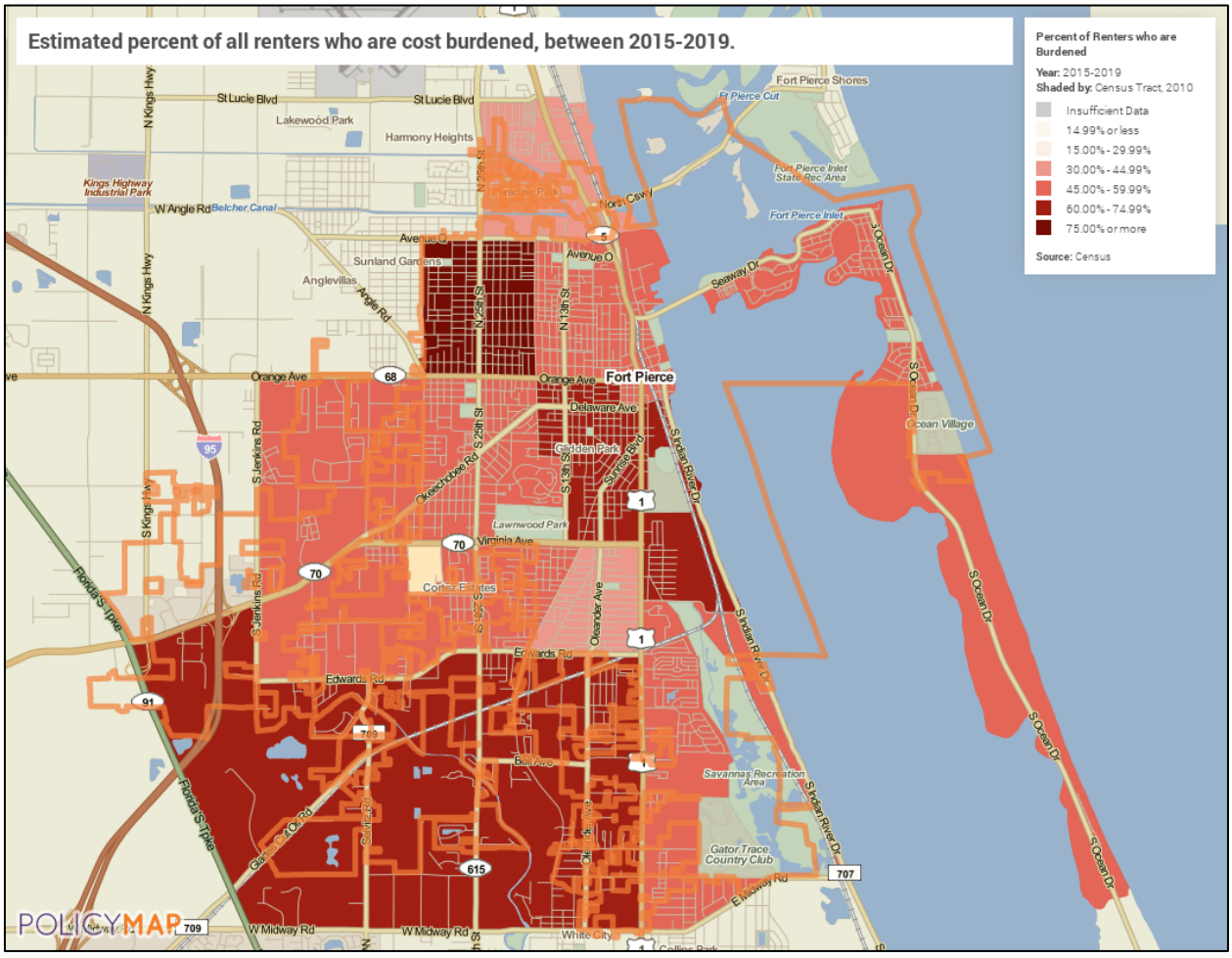
Data Source: 2013-2017 CHAS

Cost Burden

As mentioned above, Cost Burden is the prominent housing problem in Fort Pierce. Cost burden is increasingly common as income decreases and is more prevalent among renters. Among homeowners, there is not a clear geographic pattern associated with cost burden. Tracts with a cost burden rate of over 25% are found throughout the City.


Estimated percent of all homeowners who are burdened by housing costs, between 2015-2019.
Percent of Homeowners who are Burdened
Year: 2015-2019
Shaded by: Census Tract, 2010
Insufficient Data
9.99% or less
10.00% - 14.99%
15.00% - 19.99%
20.00% - 24.99%
25.00% - 29.99%
30.00% or more
Source: Census
Fort Pierce
St Lucie Blvd
Lakewood Park
Harmony Heights
Kings Highway Industrial Park
W Angle Rd
Belcher Canal
Sunland Gardens
Anglevillas
Angle Rd
Orange Ave
Delaware Ave
Garden Park
Lawnwood Park
Virginia Ave
Edwards Rd
Bell Ave
W Midway Rd
White City
Fort Pierce Shores
Ft Pierce Cut
Fort Pierce Inlet State Rec Area
Fort Pierce Inlet
Seaway Dr
Ocean Village
S Ocean Dr
St Lucie River Dr
Savannas Recreation Area
Gator Trace Country Club
N Kings Hwy
S Kings Hwy
S Jenkins Rd
Florida's Turnpike
N 25th St
N 31st St
S 25th St
S 31st St
Okeechobee Rd
Avenue O
Avenue Q
68
70
95
91
1
5
615
707
709
POLICYMAP

Similar to homeowners, relatively high cost burden is found throughout the City for renters. The major difference is the high percentage of renters who are cost burdened. In high cost burden tracts over 60% of renters pay more than 30% of their income to housing costs.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	830	560	40	1430	150	70	0	220
Large Related	240	130	0	370	15	25	0	40
Elderly	185	225	20	430	115	50	70	235
Other	615	310	65	990	55	0	10	65
Total need by income	1870	1225	125	3220	335	145	80	560

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

Severe Cost Burden

Severe Cost Burden is defined as spending more than 50% of a household's income on housing costs. While it is relatively uncommon for homeowners to be severely cost burdened, renters have a high likelihood of severe cost burden. In total, nearly 3,800 households in the City are severely cost burdened.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	145	255	90	0	490	0	15	35	25	75
Multiple, unrelated family households	15	45	0	0	60	0	15	0	0	15
Other, non-family households	0	0	0	0	0	0	4	0	0	4
Total need by income	160	300	90	0	550	0	34	35	25	94

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. Overcrowding was more prevalent in renter-occupied housing units than in owner-occupied units. The table below shows the prevalence of children in households by income group and tenure. Renters are much more likely to have children and earn less than 80% AMI than home owners.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	940	885	200	2025	70	74	130	274

Table 12 – Crowding Information – 2/2

Data Source: 2013-2017 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2015-2019 American Community Survey there are 5,685 1-Person households in Fort Pierce. The primary group in need of housing assistance is renters because they are most likely to be cost burdened and have housing insecurity. Renters are less likely to be in 1-person households than homeowners. Approximately 34.2% of homeowners are single person households and 33.8% of renters are.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

According to 2015-2019 ACS data, there are 6,897 residents with disabilities in Fort Pierce making up 15.4% of the population. Approximately 500 of these residents are under the age of 18. The most common disability is ambulatory difficulty, and 4,241 residents report this difficulty.

Residents with disabilities and families with children with disabilities face significant barriers to affordable housing. Most homes require expensive modifications to accommodate the needs of residents. Additionally, residents with disabilities have annual median earnings approximately 13.4% less than other residents without disabilities. An exact count of those in need of housing assistance is difficult to determine but it is likely most residents with a disability either need housing assistance through financial support or access to homes that meet their needs.

Violence

According to data reported to the FBI, violent crime in Fort Pierce has been declining since 2013 and the Fort Pierce Police Department has increased the clearance rate. In 2013, there were 588 violent crimes reported and a clearance rate of 40.3% and in 2019 there were 259 violent crimes and the clearance rate increased to 52.1%. The number of rapes in the City has also declined. In 2015 the greatest number of rapes were reported, there were 33 rapes reported and 10 were cleared, for a clearance rate of 30%. In 2019, the number of rapes dropped to 19 and 8 were cleared, a clearance rate of 42%. Specific data on domestic violence, dating violence, stalking, and other forms of sexual assault was not available.

It is likely that the violent crime rate is higher than what is reported. Domestic violence and sexual assault are often underreported due to fear for the safety of oneself or children, a lack of housing options and economic opportunities, and distrust in the system. According to a study by the US Department of Justice the most dangerous time for a person in an abusive relationship is when they attempt to leave. Exiting an abusive relationship is often incredibly difficult and it is important that resources are available to provide safe housing for victims and people are aware of these resources.

What are the most common housing problems?

The most common house problem in Fort Pierce is cost burden, particularly among renters. According to the most recent ACS data, over 67% of renters are cost burdened. Homeowners are less likely to be cost burdened than renters, but it is still a significant problem. Approximately 43% of homeowners with a mortgage and over 21% of homeowners without a mortgage have a cost burden. This financial burden puts significant pressure on households and increase the likelihood of substandard living arrangements.

Are any populations/household types more affected than others by these problems?

Household income is correlated with the likelihood that they are impacted by housing problems, particularly for renters. Residents with lower incomes have increased rates of cost burden and other substandard living conditions. Additionally, residents with disabilities and/or at risk of homelessness are particularly vulnerable to housing problems. The relationship between race, ethnicity, income, and housing problems is discussed in the Market Analysis portion of this document.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Very low-income households (those at or below 30% of the area median income) spending more than 50% of their income for gross rent (rent plus tenant paid utilities) are particularly vulnerable to an unexpected financial or personal crisis which could lead to homelessness. Among these households, single-parent households with children are the most vulnerable. They have a greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their lower income and higher living expenses, single-parent households are at imminent risk of becoming homeless. The major needs for these households are money management and budget counseling along with job training and affordable childcare.

The benefit to participants of a rapid re-housing program is the on-going case management and wrap around services that they receive over the duration of the program. The major need for those households exiting the program is to locate and secure decent affordable housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Fort Pierce does not provide estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Instability and increased risk of homelessness are associated with the lack of financial resources; temporarily living in the home of another; imminent eviction; living in a hotel or motel; living in severely overcrowded housing; exiting an institution (jail; mental health facility) or aging out of foster care. Other areas that could impact stability are prolonged unemployment; deteriorated housing; domestic violence; mental illness; drug or alcohol addictions; death of a family member; abandonment by a spouse; medical expenses and/or other unanticipated emergency expenditures such as a major car repair.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in each category is at least 10 percentage points higher than the percentage of persons in the category.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2660	585	635
White	795	115	365
Black / African American	1390	400	200
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	450	70	29
0	2660	585	635

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2017 CHAS (corrected)

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2635	670	0
White	1035	215	0
Black / African American	860	325	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	650	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1720	1390	0
White	640	665	0
Black / African American	670	335	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	375	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	1155	0
White	150	475	0
Black / African American	210	420	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	260	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide housing problem rate in this income group is 68.6%. There are two groups that is disproportionately impacted. One hundred percent of Asian households and 82% of Hispanic households have a housing problem.

Very Low-Income (30-50% AMI)

In this income group 79.7% of households report a housing problem. There are two groups who are disproportionately impacted. One hundred percent of Asian households and Pacific Islander households report a housing problem

Low-Income (50-80% AMI)

Approximately 55.3% of households in this income group have a housing problem. There is one group disproportionately impacted. Nearly 67% of Black or African American households have a housing problem.

Moderate Income (80-100% AMI)

This income group reports 25.2% of households with a housing problem. There are no groups disproportionately impacted.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section compares the existence of severe housing problems among racial groups against that of the jurisdiction as a whole to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems among different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2280	960	635
White	620	290	365
Black / African American	1275	510	200
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	160	29

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1720	1585	0
White	620	640	0
Black / African American	565	620	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	450	325	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	2740	0
White	170	1130	0
Black / African American	55	940	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	585	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	1485	0
White	60	565	0
Black / African American	10	620	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	290	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Extremely Low-Income (0-30% AMI)

The jurisdiction-wide severe housing problem rate in this income group is 58.8%. There is only one group that is disproportionately impacted. One hundred percent of Asian households report a severe housing problem.

Very Low-Income (30-50% AMI)

In this income group 52% of households report a severe housing problem. There are two groups reporting a severe housing problem. One hundred percent of Asian and Pacific Island households have a severe housing problem.

Low-Income (50-80% AMI)

Approximately 12% the households in this income group have a severe housing problem. There are no groups disproportionately impacted by severe housing problems.

Moderate Income (80-100% AMI)

This income group reports 4.2% of households with a housing problem. There are no groups disproportionately impacted by severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of housing cost burden and severe cost burden among racial groups against that of the jurisdiction as a whole to see if any group(s) shares a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8314	3395	4025	659
White	4245	1330	1430	375
Black / African American	2465	1320	1760	210
Asian	44	0	35	0
American Indian, Alaska Native	35	10	0	0
Pacific Islander	0	45	0	0
Hispanic	1505	630	765	29

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experienced a disproportionately greater need when it comes to housing cost burden.

Cost Burden (30-50%)

Approximately 21.6% of households in the jurisdiction pay between 30% and 50% of their income to housing costs. One hundred percent of Pacific Islander households are cost burdened.

Severe Cost Burden (50% or more)

In Fort Pierce, 25.6% of households report severe cost burden. One group reports a disproportionate rate of severe cost burden. Nearly 45% of Asian households have a severe cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Overall, it is relatively rare for a group to be disproportionately impacted by housing problems due to race or ethnicity. However, both Asian and Pacific Islander households report being disproportionately impacted in multiple income groups.

Disproportionate Housing Problems:

- Extremely Low Income: Asian
- Very Low Income: Asian, Pacific Islander
- Low Income: Black or African American
- Moderate Income: None

Disproportionate Severe Housing Problems:

- Extremely Low Income: Pacific Islander
- Very Low Income: Asian, Pacific Islander
- Low Income: None
- Moderate Income: None

Cost Burden: Pacific Islander

Extreme Cost Burden: None

If they have needs not identified above, what are those needs?

Additional needs by racial and ethnic group are discussed throughout this document.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Geographic concentrations of households by race or ethnicity are discussed in MA-50

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by public housing authorities. Public housing in the city is owned and operated by the Fort Pierce Housing Authority (FPHA). FPHA sets rents for these units based on each family's anticipated annual adjusted income. Additionally, FPHA administers the Section 8 Rental Assistance Program.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	790	810	0	744	18	0	48

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,001	12,686	0	12,709	13,233	0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	216	66	0	63	3	0
# of Disabled Families	0	0	188	254	0	194	12	0
# of Families requesting accessibility features	0	0	790	810	0	744	18	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	116	97	0	79	12	0	6
Black/African American	0	0	660	705	0	658	6	0	41
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	0	0	1
Pacific Islander	0	0	13	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	48	0	46	2	0	0
Not Hispanic	0	0	750	762	0	698	16	0	48
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Characteristics of Public Housing Residents by Program Type shows that a significant portion of public housing and voucher tenants are elderly individuals, disabled families and families that request accessibility features. Disabled families make up 24% of public housing tenants, 31.4% of voucher recipients and 66.7% of Veterans Affairs Supportive Housing residents. Elderly individuals comprise 27% of public housing residents and 31.4% of voucher recipients. One hundred percent of public housing tenants and voucher recipients requested units with accessibility features.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of Public Housing residents and Housing Choice vouchers holders are affordable, decent, safe, and sanitary housing. Once families have secure housing it is important for them to have pathways to financial independence. This means that public housing must be near economic opportunities, educational facilities, and/or a robust public transportation system. The goal of public housing is to provide temporary support for those in need.

How do these needs compare to the housing needs of the population at large

In general, the population at large is wealthier and has access to greater housing opportunities than those who use publicly supported housing. Tenants of public housing and those with housing choice vouchers tend to have lower incomes than the rest of the population: $9,001 average annual income for public housing residents and $12,686 for voucher holders, compared to the 2015-2019 ACS-estimated median household income of $35,198. At this income level, even paying no more than 30% for housing costs, the remaining monthly income would hardly cover needs such as food, clothing, and transportation.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is an incredibly troublesome and complex issue that most communities across the country must address. The major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment or underemployment, lack of affordable housing options, and/or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. Homelessness can be caused by all these issues and they are often interrelated. Due to this complexity, fighting homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defined "homeless" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	44	137				
Persons in Households with Only Children	10	0				
Persons in Households with Only Adults	45	681				
Chronically Homeless Individuals	0	45				
Chronically Homeless Families	0	0				
Veterans	0	6				
Unaccompanied Child	10	0				
Persons with HIV	0	6				

Data Source Comments: 2020 PIT Count. This Data is based on point-in-time information provided by the Fort Pierce/St. Lucie, Indian River, Martin Counties CoC FL-509. Data is provided at the CoC county level. Point-in Time Date: 1/22/2020.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless – Residents are considered to be experiencing chronic homelessness if they have a disabling condition and have been continuously homeless for one year or more, or more than four times within three years, totaling twelve months. These are the most vulnerable residents experiencing homelessness. In 2020, 45 persons experienced chronic homelessness and they are all unsheltered

Families with Children – Households that include at least one adult and one person under the age of 18 is considered a family with children. Children raised experiencing homelessness are likely to experience housing instability into adulthood. In 2020 there were 181 persons in families, most of whom are unsheltered.

Veterans – Providing additional resources and support for veterans is a priority for communities across the country. Currently, there are 6 veterans experiencing homelessness.

Unaccompanied Youth – Persons who are between the ages of 18 and 24 years old that lack a fixed, regular, nighttime residence that is not a shelter are considered unaccompanied youth. Currently, there are 10 unaccompanied youth and they are all sheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	82	732
Black or African American	90	399
Asian	4	3
American Indian or Alaska Native	0	13
Pacific Islander	1	2
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	15	138
Not Hispanic	173	1053

Data Source Comments: 2020 PIT Count. This Data is based on point-in-time information provided by the Fort Pierce/St. Lucie, Indian River, Martin Counties CoC FL-509. Data is provided at the CoC county level. Point-in Time Date: 1/22/2020.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Homeless children face a litany of complexities and problems that can contribute to a pattern of homelessness into adulthood if they are not addressed. Chiefly among them is the added stress on educational attainment that housing insecurity causes. Lack of transportation, volatile living conditions, and general instability make showing up to class a challenge, and studying, focusing, and excelling in these conditions is often impossible. Based on the Point in Time Count, 181 families were found that included at least one adult and one child and 6 veterans were counted.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homeless individuals are more likely to identify as White than any other racial or ethnic group. Nearly 60% of all residents experiencing homelessness identify as White. The second largest group is Black or African American residents with 35.5% of the population experiencing homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of those counted in the CoC's point in time count only 13.6% were sheltered. White and Hispanic residents are least likely to be sheltered with 10.1% and 9.8%, respectively.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless persons with special needs include the elderly; frail elderly; persons with mental, physical, and/or developmental disabilities; persons with drug and alcohol addictions; persons with HIV/AIDS and their families; and victims of domestic violence, sexual assault, and stalking. Members of these special needs populations often have low incomes. Data on special needs populations is limited, but there is a significant need for housing and/or supportive services for all special needs Sub-populations and meeting these needs is a high priority for the city.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are approximately 11,082 residents over the age of 60 in Fort Pierce, making up approximately 24.4% of the population. Residents 60 years or older are less likely to be in poverty than the general population, 18.1% vs. 29.4%. They are also less likely to be cost burdened, but cost burden is still an issue. Approximately 28% of homeowners and 53.1% of renters in this age group are cost burdened.

HIV/AIDS: See below

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people do not seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

Disability: There are 6,897 people in the city who have a disability, which is 15.4% of the population. Unsurprisingly, disability is correlated with age and older residents are more likely to have one or more disabilities. However, there are younger residents with a disability. Nearly 500 residents under the age of 18 have a disability and their families may need accessible housing units.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly residents' homes may need modifications to assist with any disabilities that may develop because of aging.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Persons with Alcohol/Drug Addictions: Individuals with substance abuse problems need a strong network to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2019, there was an estimated 1,792 persons living with HIV in St. Lucie. Statewide, males are more likely to have an HIV diagnosis than females. Nearly 80% of diagnosis in 2019 were male. The 25 to 29 years old age group was the largest age group. The most common method of transmission was male-to-male sexual contact for males and heterosexual contact for females. Black residents make up 38.4% of persons with HIV, the largest racial or ethnic group.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City has identified the need for public facilities improvements and has provided a goal in the Strategic Plan:

1B Improve Access to Public Facilities

The City will work to improve access to public facilities in Fort Pierce. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- to moderate-income neighborhoods.

How were these needs determined?

The Public Facility needs of Fort Pierce were determined through consultation with key stakeholders and the public. The City's staff also participated in determining these needs using their experience overseeing past grant programs.

Describe the jurisdiction's need for Public Improvements:

The City has identified the need for public infrastructure improvements and has provided a goal in the Strategic Plan:

1A Expand and Improve Public Infrastructure

The City will work to expand and improve public infrastructure in Fort Pierce. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- to moderate-income neighborhoods.

How were these needs determined?

The Public Improvement needs of Fort Pierce were determined through consultation with key stakeholders and the public. The City's staff also participated in determining these needs using their experience overseeing past grant programs.

Describe the jurisdiction's need for Public Services:

The City has identified the need for public services and has provided two goals in the Strategic Plan:

3A Provide Supportive Services for Special Needs
3B Provide Vital Services for LMI Households

The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence. The City will also work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, summer programs, youth services, health services and more.

How were these needs determined?

The Public Service needs of Fort Pierce were determined through consultation with key stakeholders and the public. The City's staff also participated in determining these needs using their experience overseeing past grant programs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in the City of Fort Pierce by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section examines the composition of the City's housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,542	40%
1-unit, attached structure	1,232	6%
2-4 units	4,135	19%
5-19 units	4,367	20%
20 or more units	2,755	13%
Mobile Home, boat, RV, van, etc	549	3%
Total	21,580	100.0%

Table 26 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Residential Properties by Number of Units

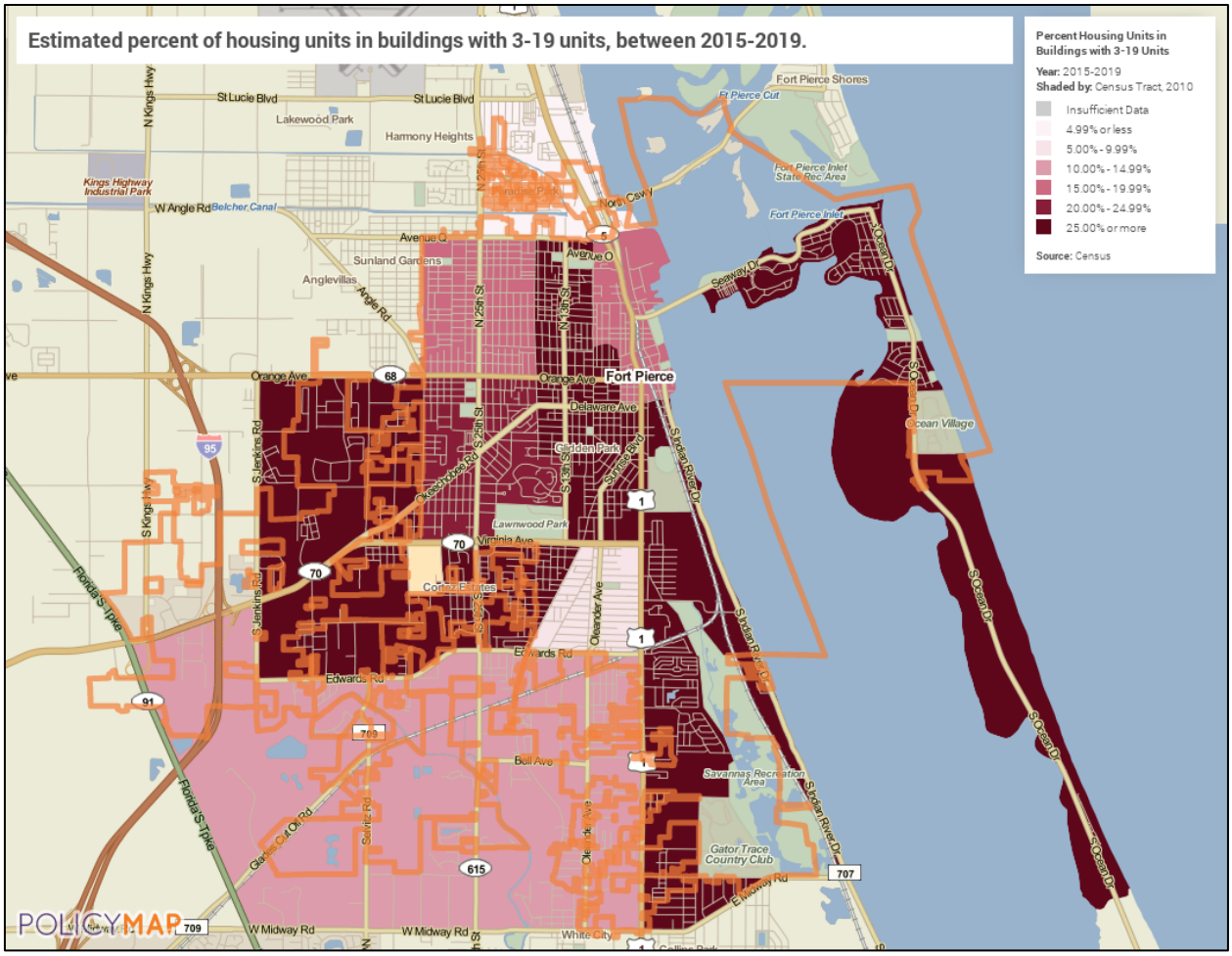
The table above breaks down the City's housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are the most common type of unit, accounting for 40% of all housing units. Multi-family developments (5 or more units) account for 33% of all housing units in the City. Finally, 3% of housing units are classified as mobile home, boat, RV, van, etc.

Source: 2015-2019 American Community Survey 5-Year Estimates

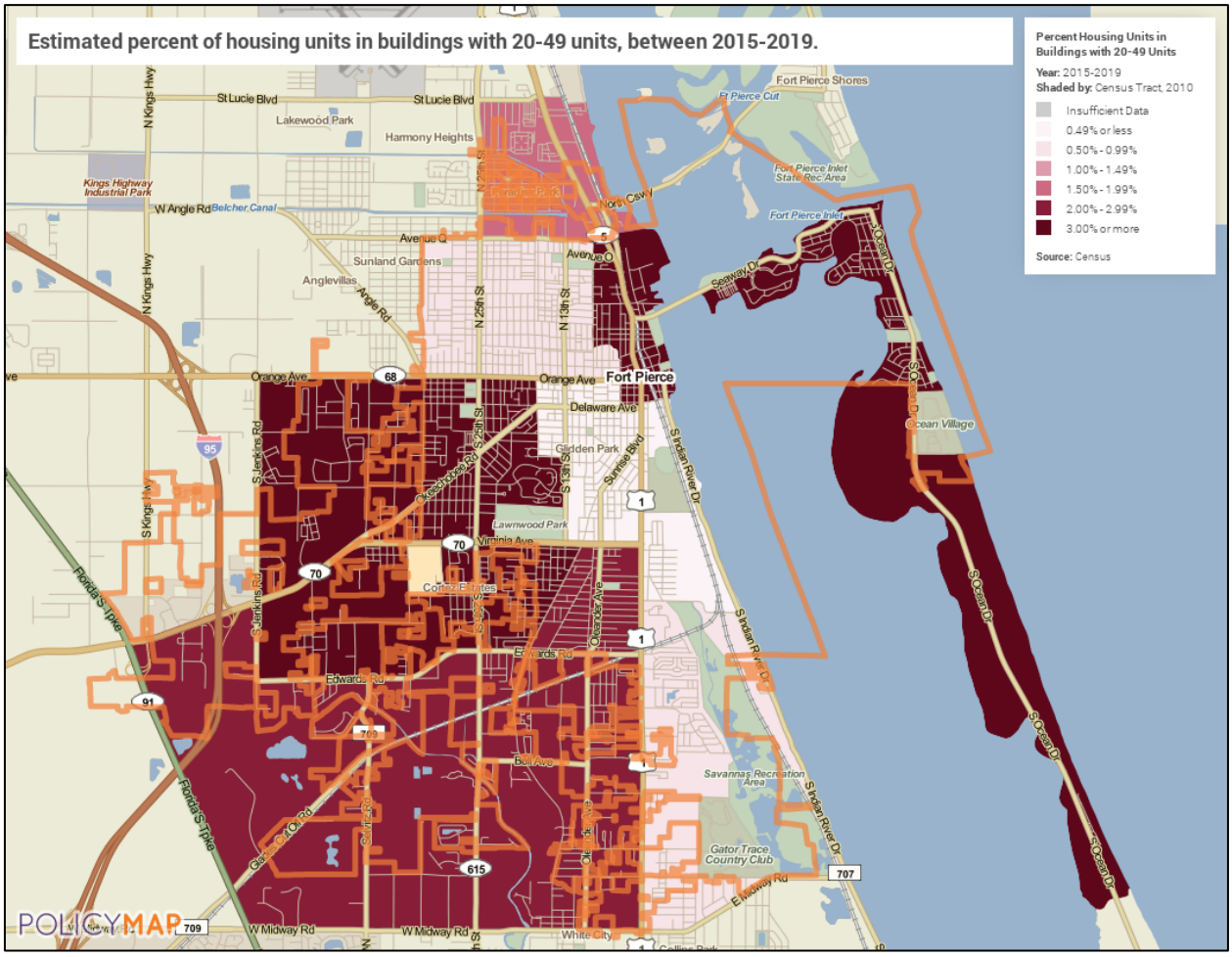
Multifamily Development Distribution

The maps below display the distribution of small, medium and large multifamily developments in the jurisdiction. Small multifamily units have between 3 and 19 units in each development. These developments are relatively common in the City and are found throughout the area. In many tracts over 25% of the housing units are in small developments.

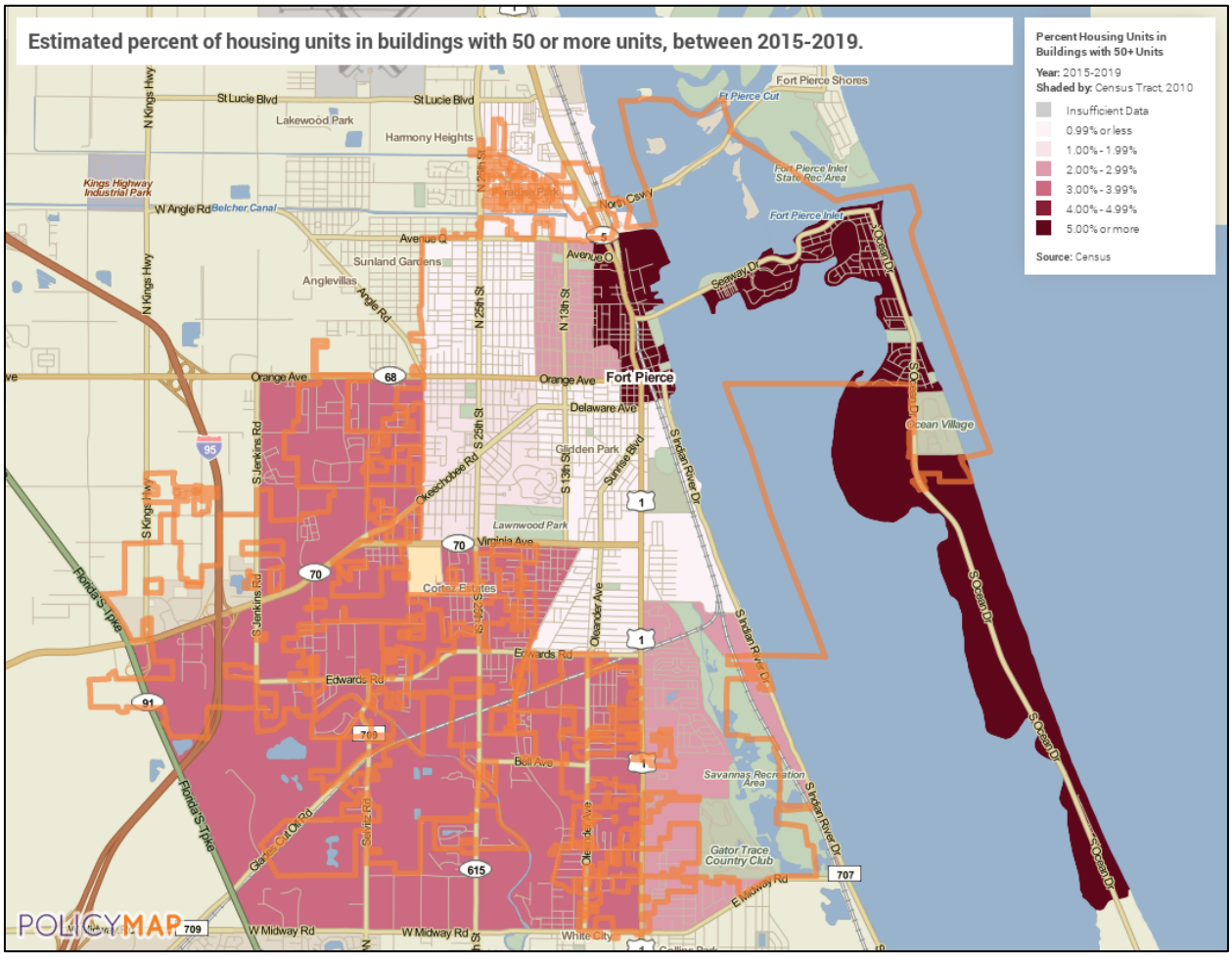
Source: 2015-2019 American Community Survey 5-Year Estimates



Medium multifamily developments have between 20 and 49 units per development. Medium developments are less common than smaller developments. In most tracts less than 3% of the housing units are in medium multifamily developments.



Large multifamily developments are buildings with 50 or more units. Large developments are primarily found on the coastal side of the City. They are not very common and in most of the City less than 4% of housing units are in large multifamily developments.



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	33	0%	491	5%
1 bedroom	456	6%	1,173	13%
2 bedrooms	3,139	41%	4,644	52%
3 or more bedrooms	4,085	53%	2,697	30%
Total	7,713	100%	9,005	100%

Table 27 – Unit Size by Tenure

Data Source: 2013-2017 ACS

In Fort Pierce, there is a difference in size between owner-occupied units and rental units. Small units with one bedroom or less common for owner-occupied units, making up approximately 6%. Nearly 18% of rental units are small. Large units with three bedrooms or more make up over half of all owner-occupied units but only 30% of rental units.

Source: 2015-2019 American Community Survey 5-Year Estimates

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the 2021-2025 Consolidated Plan period the City estimates it will target and assist with affordable housing programs:

CDBG Homeowner Housing Rehabilitated: 75 Household Housing Unit

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the HUD Multifamily Assistance and Section 8 Database, there are three contracts located in Fort Pierce. There are no contracts set to expire in the next five years.

- Bethany Court Apartments – Contract expires in 2036.
- Pine Creek Village – Contract expires in 2028.
- Orangewood Village – Contract expires in 2036.

Does the availability of housing units meet the needs of the population?

In Fort Pierce, the available housing units do not meet the needs of the population. As noted throughout this document, many households in the city are cost burdened. These households are unable to find available housing that they can occupy without paying more than 30% of their income on housing costs.

Describe the need for specific types of housing:

The City has few small owner-occupied units. Smaller units tend to be more affordable and attractive to new homeowners or retired residents who are looking to downsize. If these units are not available then residents will need to move outside the City or live in substandard housing. There is also a lack of larger rental units that would meet the needs of families with multiple children.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section examines the cost of housing for both homeowners and renters within Fort Pierce. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	134300	113600	-15%
Median Contract Rent	651	737	13%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	754	9%
$500-999	4,368	51%
$1,000-1,499	3,053	35%
$1,500-1,999	391	5%
$2,000 or more	47	1%
Total	8,613	100%

Table 29 - Rent Paid

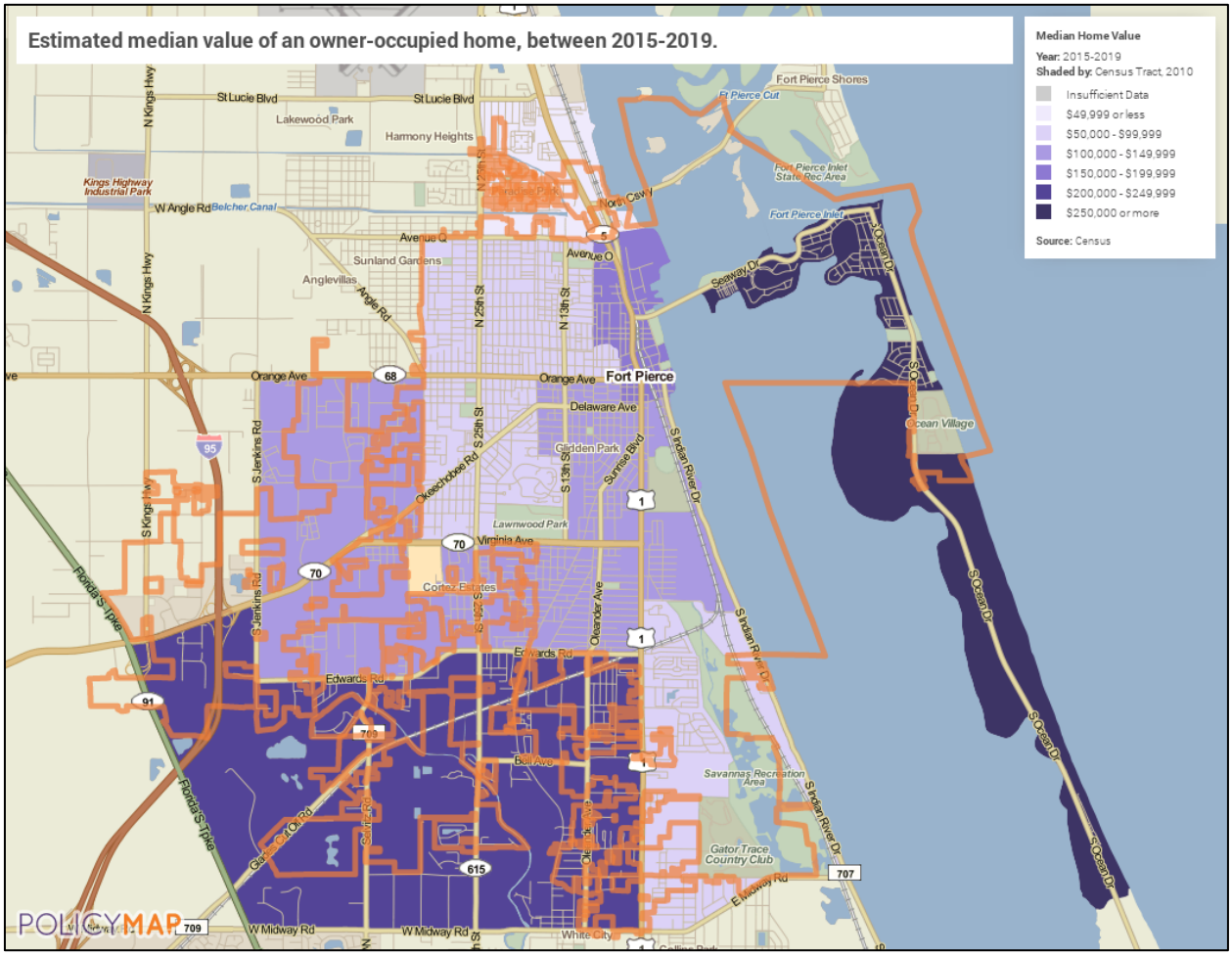
Data Source: 2013-2017 ACS

Since 2010, the median home value has decreased by 15% and the rent has increased by 13%. This shift in value has not been beneficial to home owners, and housing security has become more difficult for renters.

Home Value

The map below shows the median home value by census tract throughout the jurisdiction. The highest home values are found across the bay where the median value is over $250,000. Lower home values are found in the central and northern tracts where the median value is less than $100,000.

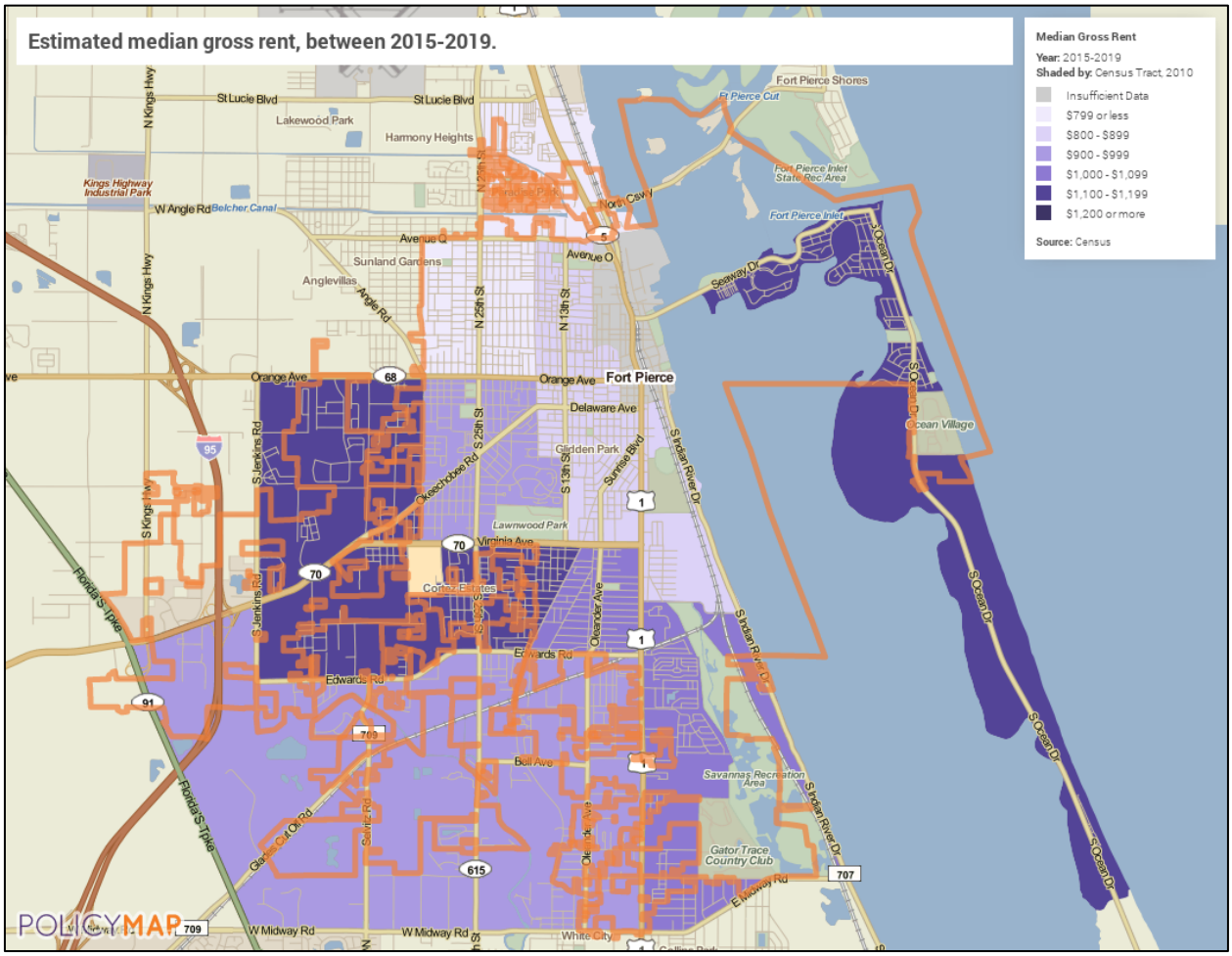
Source: 2015-2019 American Community Survey 5-Year Estimates



Median Rent

The map below displays the median rent by census tract. High rent areas are located in the western part of the City and across the bay. The lowest rents are found in the northern tracts.

Source: 2015-2019 American Community Survey 5-Year Estimates



Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	926	932	1,211	1,618	1,830
High HOME Rent	794	852	1,024	1,175	1,291
Low HOME Rent	626	670	805	930	1,037

Table 30 – Monthly Rent

Data Source Comments:

HOME Rents Limits and Fair Market Rents (FMR)

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Fort Pierce is part of the Port-St. Lucie, FL MSA

Is there sufficient housing for households at all income levels?

No, as noted above, cost burden is a significant issue in Fort Pierce. Low- and moderate-income households are particularly likely to struggle to find affordable housing units.

How is affordability of housing likely to change considering changes to home values and/or rents?

It is difficult to project exactly how housing affordability will change, but it is unlikely that housing will become more affordable in the future. Considering the increase in home values and rent since 2010 and the population increase throughout Florida it is likely that housing is going to be less affordable in the future.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent for all units in Port Arthur was $737 in 2019. The median contract rent is less than the Fair Market Rent or High HOME Rent for an efficiency apartment and it is between a 1-bedroom and 2-bedroom unit for Low HOME Rent. This information will be used to determine the appropriate size and pricing for the development of affordable units in the city.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

1) a home which lacks complete or adequate kitchen facilities
2) a home which lacks complete or adequate plumbing facilities
3) a home which is overcrowded (having more than one person per room)
4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

Definitions

For the purposes of this plan, units are in "standard condition" when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are in "substandard condition but suitable for rehabilitation" when the unit is out of compliance with one or more code violations, and it is both financially and structurally feasible to rehabilitate the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,266	29%	4,880	54%
With two selected Conditions	0	0%	365	4%
With three selected Conditions	0	0%	59	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,447	71%	3,701	41%
Total	7,713	100%	9,005	100%

Table 31 - Condition of Units

Data Source: 2013-2017 ACS

The table above details the number of owner and renter households that have at least one housing condition. Nearly 30% of all owner-occupied housing units face at least one housing condition and 54.2% of all renters have at least one housing condition. Multiple housing problems is less common and only

renters experience multiple housing problems. Approximately 4% of renters have two or more housing problems.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,066	13%	1,592	18%
1980-1999	1,909	25%	2,181	24%
1950-1979	4,099	53%	4,431	49%
Before 1950	639	8%	801	9%
Total	7,713	100%	9,005	100%

Table 32 – Year Unit Built

Data Source: 2013-2017 CHAS

Year Unit Built

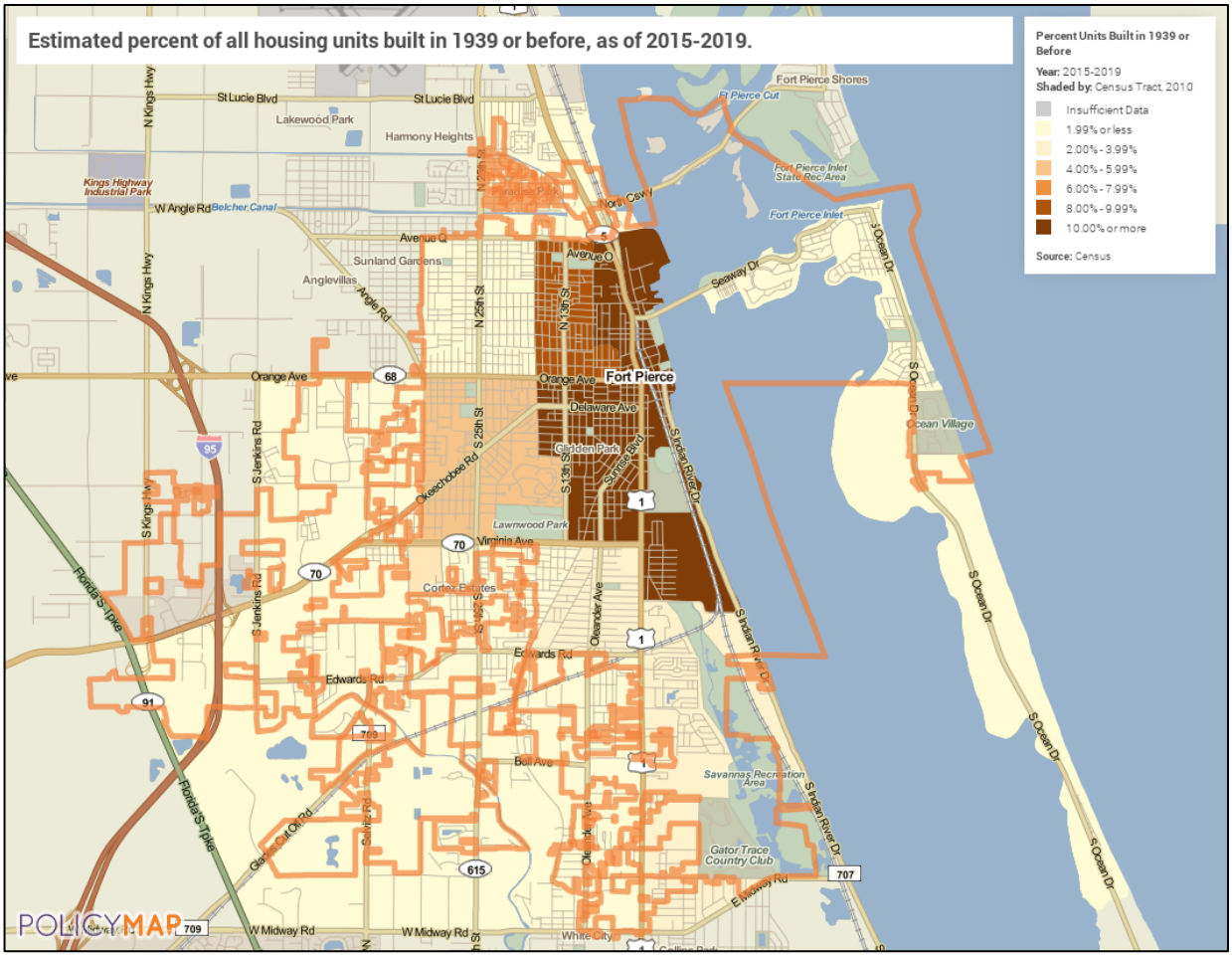
Approximately 61% of owner-occupied units and 58% of rental units were built prior to 1980. These homes have a risk of lead-based paint and may require additional support to ensure a safe living environment, particularly for children. This amounts to nearly 10,000 units total, most of which are renters.

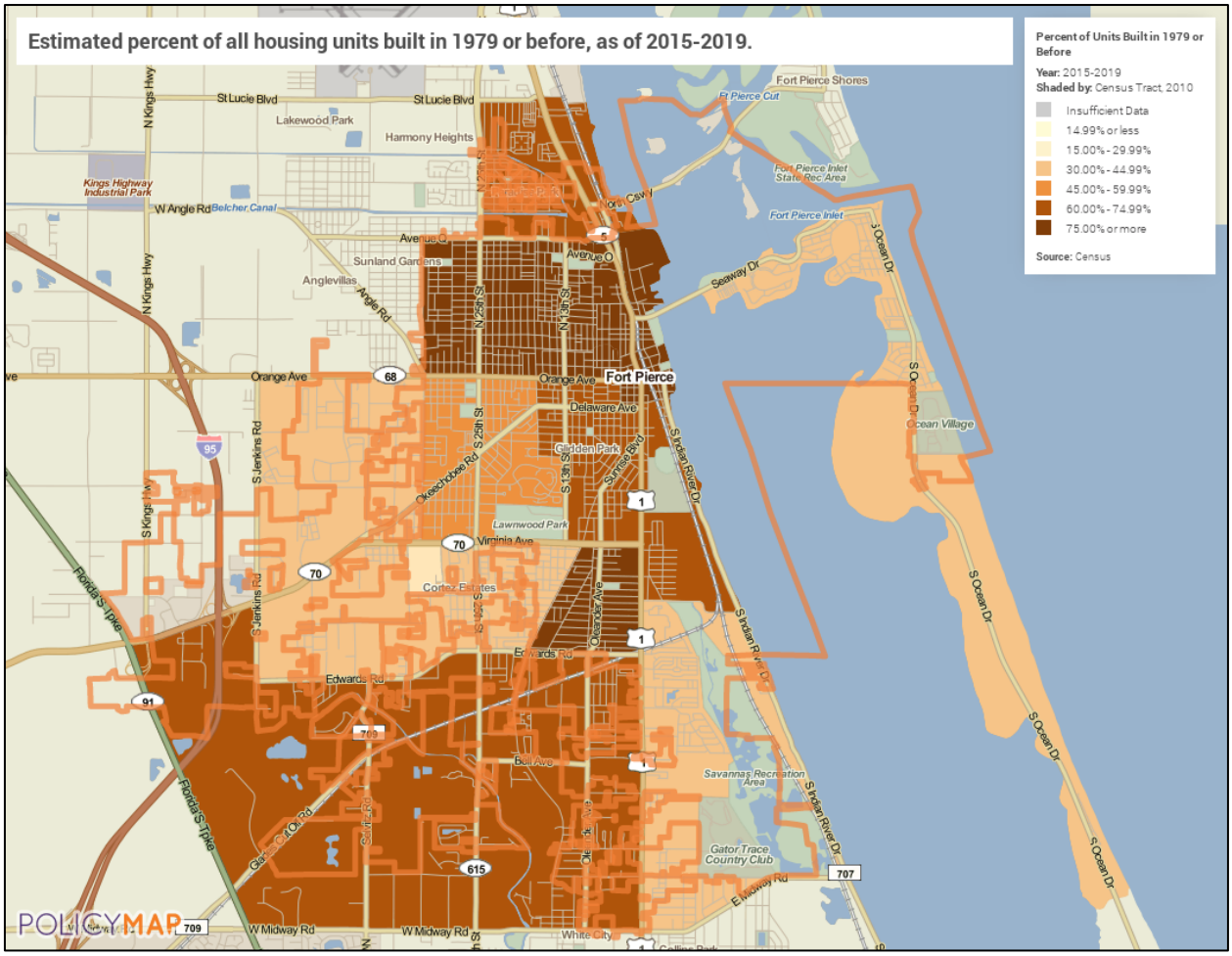
Source: 2015-2019 American Community Survey 5-Year Estimates

Age of Housing

The maps below depict the prevalence of older housing units in the City. The first map identifies the percentage of rental units built prior to 1940 while the second map depicts rental units built prior to 1980. Older housing units are more common in the northeastern part of the City where over 10% of the units were built prior to 1940 and 75% were built prior to 1980.

Source: 2015-2019 American Community Survey 5-Year Estimates




Estimated percent of all housing units built in 1979 or before, as of 2015-2019.
Percent of Units Built in 1979 or Before
Year: 2015-2019
Shaded by: Census Tract, 2010
Insufficient Data
14.99% or less
15.00% - 29.99%
30.00% - 44.99%
45.00% - 59.99%
60.00% - 74.99%
75.00% or more
Source: Census
Fort Pierce
POLICYMAP

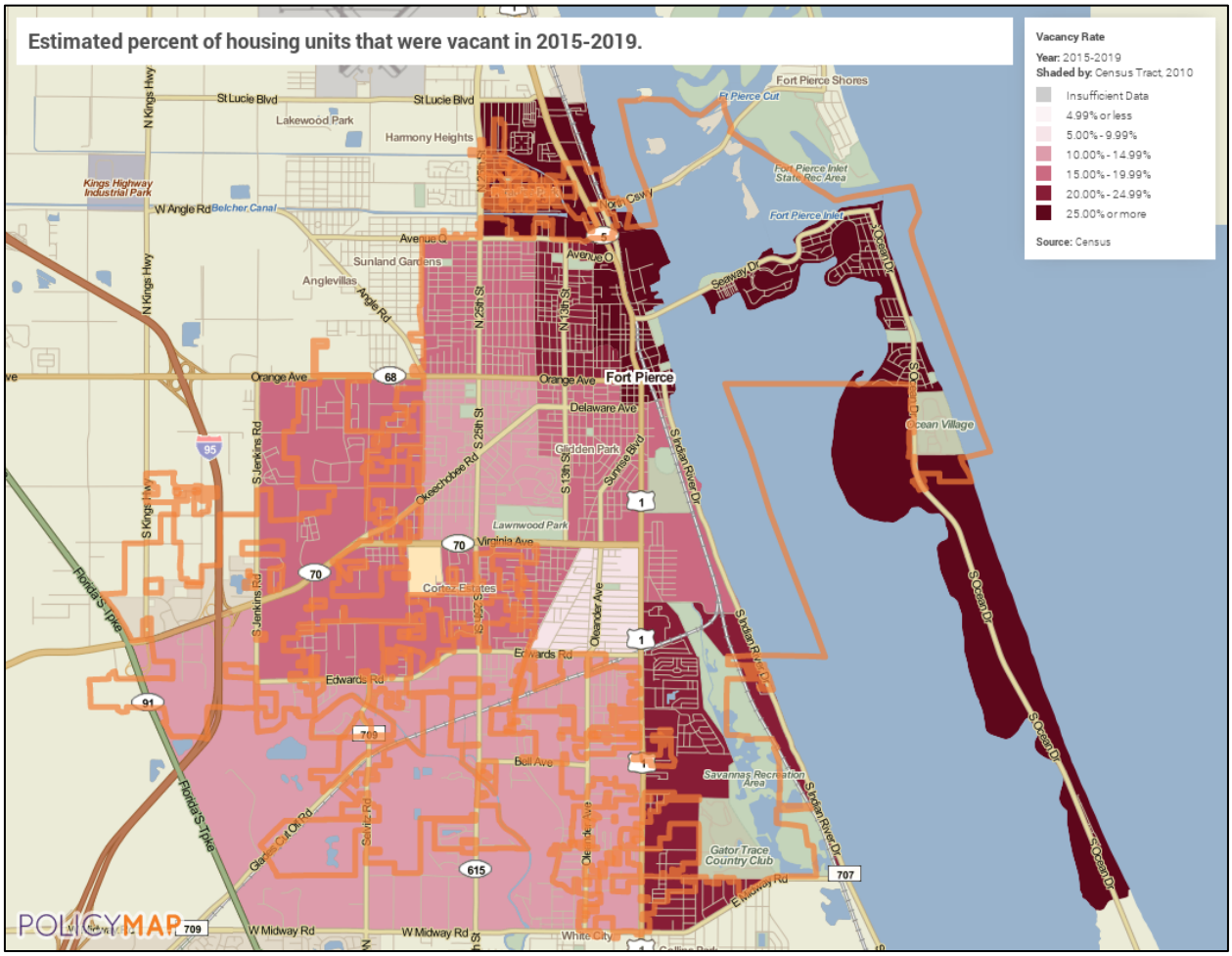
Risk of Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. According to CHAS data 16% of housing built before 1980 had children present. For housing structures with renters built before 1980, only 3% of had children present.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. Coastal tracts report higher vacancy rates than internal areas. Units that are only occupied seasonally are considered vacant.

Source: 2015-2019 American Community Survey 5-Year Estimates



Need for Owner and Rental Rehabilitation

In Fort Pierce there is a potential need for rehabilitation for both homeowners and renters. There is a larger number of owner-occupied units built prior to 1980 that may have a lead-based paint hazard. Of particular concern are any low-income households that may lack the resources to properly rehabilitation their homes to address the presence of lead-based paint.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

To estimate the number of housing units in the City by low- or moderate-income families that may contain lead-based paint hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe otherwise. Approximately 60% of all housing units were built prior to 1980 and if half are occupied by LMI households then nearly 8,400 LMI households have an LBP hazard.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Fort Pierce's public housing needs are served by the Housing Authority of the City of Fort Pierce. The housing authority's mission is:

> To provide quality and affordable housing options within our community, without discrimination while preserving the community's best interest.

In order to accomplish their vision they work to eliminate the negative influence of poverty, promote partnerships, address homelessness, provide housing options to families, operate in a fiscally responsible manner, and maintain organizational integrity.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			823	834			5	0	250
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 33 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing developments consists of 823 units in three developments and 834 vouchers. Five vouchers are from the Veterans Affairs Supportive Housing and 250 are for residents with disabilities. The Garden Terrace housing development has a high inspection score, the HACFP scattered sites have a moderate score, and Park Terrace has a low score.

Public Housing Condition

Public Housing Development	Average Inspection Score
GARDEN TERRACE	90
SCATTERED SITES	79
PARK TERRACE	55

Table 34 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The housing authority is constantly addressing and improving the properties that it maintains. The Park Terrace development has the highest need for rehabilitation and revitalization. The most recent average inspection scores were low in this development. Additionally, the scattered sites are also in need of some restoration to maintain a safe and secure environment.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of the City of Fort Pierce identified a number of goals in the Five Year Plan (2016-2020).

1. Make available FSS Programs to participants and create more viable goals to ensure economic independence.
2. Expand the supply of Affordable Housing/Leverage Public or Private Funds to create additional housing opportunities; acquire or build units or developments.
3. Improve the quality of publicly assisted housing/provide improved living environment.
4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
5. Convert public housing to Site/Project Based Section 8.
6. Utilize Project Based Vouchers to expand the supply of affordable housing.
7. Maintain at least 95% HCV program utilization of either HAP or baseline vouchers for each of the HCV programs.
8. Achieve High Performer Rating on SEMAP and PHAS
9. Pursue redevelopment using a mixed finance development process or bond issuance.
10. Submit demolition/disposition applications to HUD for the Buell Brown Center and Park Terrace Community and some or all of its Public Housing.
11. Submit application for Tax Credit and all other appropriate funding mechanisms including Capital, Operating Fund Programs, Capital Fund Finance Programs as well as Operating Fund Reserves for use toward the redevelopment project of the Buell Brown Center and the Park Terrace community or any other acquired or developed property.
12. Provide replacement Public Housing and pursue the use of project based vouchers for redevelopment.
13. Implement measures to promote income mixing and de-concentration of Public Housing.

14. Convert FPHA paid resident utilities to resident paid.
15. Increase the quality of our Public Housing by performing work based upon REAC Preparedness utilizing Capital and Operating Funds Programs as well as reserves.
16. Expand Affordable Housing portfolio utilizing any available funding sources/opportunities as well as Operating Fund reserves.
17. Purchase, redevelop or rehabilitate property from our CFP and/or Operating Funds to expand an existing Public Housing site or to obtain a new development site.
18. Demolish or dispose of obsolete Public Housing.
19. Apply for any available grants that would positively impact the living conditions and/or economic status of our families or the availability of programs to the community's low-income families.
20. Modernize aged Community Center using CFP Funds and/or any other resources including Operating Reserves.
21. Conduct a Phase II EPC Project.
22. Utilize Public Housing Operating Reserves for projects including maintenance, management, resident services, social/self-sufficiency/education programs, acquisition, development, demolition, rehabilitation, finance, and site improvements.
23. Mortgage AMP based Public Housing Operating Reserves to other AMPs for development project.
24. Collaborate with area agencies to address socio-economic conditions within the area of public housing communities.
25. Establish programs that lead to safer neighborhoods such as increased lighting, law enforcement partnerships, increase social outreach program access to public housing residents, etc.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Residents experiencing homelessness in Fort Pierce are served by the Fort Pierce/St. Lucie, Indian River, Martin Counties Continuum of Care. These services range from permanent supportive housing to transitional housing to emergency shelters. The area has a large number of unsheltered homeless and additional resources may be needed for the Continuum of Care to meet its goals. Information from the Continuum of Care is only available at the county level.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households w Adult(s) and Child(ren)	105	0	56	120	0
Households with Only Adults	10	0	45	236	0
Chronically Homeless Households	0	0	0	235	0
Veterans	0	0	2	124	0
Unaccompanied Youth	12	0	12	0	0

Table 35 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2020 Homeless Inventory Count (HIC). Data was provided by the Fort Pierce/St. Lucie, Indian River, Martin Counties CoC FL-509. Data is provided at the CoC county level.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

There are several types of mainstream services in Fort Pierce for persons with special needs ranging from drug and alcohol treatment, assisted living for chronically mental ill, developmentally disabled, and elderly assisted living available to the citizens of Fort Pierce and surrounding areas of St. Lucie County.

The *Florida Assisted Living Directory* lists at least 17 facilities that offer services ranging from supportive housing, personal care, retirement living, and intensive inpatient care for the chronically mental ill. A national directory called *Hopelinks* lists eight drug treatment service providers which all only provide outpatient services. Each facility offers different outpatient treatment such as drug and alcohol detoxification, ongoing counseling during and after treatment, and more.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Following is a listing of all of the facilities/services that are available in Fort Pierce to help meet the needs of homeless persons:

- Angel House of Comfort - Religious-based housing for expecting mothers and mothers with children;
- Restoration House - Housing/Substance Abuse Treatment for females only;
- Plant a Seed Ministry, Celebrate Recovery (3 locations in Ft Pierce) - Housing and a 12-Step Program Services to men and women depending upon location;
- Love Regeneration Center - Temporary housing and drug/ alcohol counseling for men only;
- Safe Harbor, Inc. - Religious based housing for men only;
- Safe Space, Inc. - Religious based housing for domestic violence only;
- New Horizons of the Treasure Coast - Substance abuse & housing - men & women. (30 beds);
- A Better Way in Christ Ministry - Religious based shelter for men only;
- ADAP Fort Pierce Office - Anger Mgmt/Family Counseling/Referral Service;
- Northside Christian Fellowship - Religious based emergency services available to church members only;
- Harvest Outreach Center - Food subsidy to at-risk of homelessness;
- Common Grounds Feeding Center - Groceries, clothing & hot meals; 3 days/week;
- Faith Temple Comm Develop Center - Groceries given last Thursday of the month;
- Treasure Coast Food Bank - Groceries for homeless & persons at-risk of homelessness;

- Salvation Army - Groceries and clothing for homeless; Mustard Seed Ministries - Grocery, clothing, rent subsidy, electrical payments, and transportation allowances;
- Matthew's Café at Grace Way Village - Hot Meals on Sunday Nights;
- Church of God Prince of Peace - Groceries given 1st & 3rd Wed of the month;
- Apostle Faith Church of Deliverance - Groceries given 3rd Wed of the month;
- Hartman Road Church of Christ - Groceries given 2nd & 4th Wed of the month

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, the have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Discharge planning programs at mental and physical health institutions are in place to determine if there is appropriate supportive housing in place for a person exiting the facility, or if such housing must be secured. Housing with supportive services or assignment to case management with an individual service plan ensures that persons exiting facilities receive as much support as is appropriate and available. Through community partnerships supportive services are provided to persons returning from institutions.

In St. Lucie County, New Horizons of the Treasure Coast provides a 30 bed unit that provides emergency and acute care services for people experiencing a mental health crisis. The Unit's primary function is the evaluation, diagnosis and stabilization of mental illness and/or co-occurring substance abuse disorders. This is accomplished by providing a protective environment, medication, counseling and discharge planning with the client's family and social support system. Services are available to all adult residents of Indian River, Martin, Okeechobee and St. Lucie Counties. Clients are accepted in compliance with the State of Florida and the Department of Children and Families' regulations.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has identified the need for public services that will assist persons with special needs and has provided a goal in the 5-Year Strategic Plan.

3A Provide Supportive Services for Special Needs

The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the services for the elderly, services for persons with a disability, the services for individuals and families at-risk of homeless and victims of domestic violence.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In the city's 2016-20 Assessment of Fair Housing Choice, Fort Pierce identified several contributing factors that limited fair housing choice.

1. Access to proficient schools for persons with disabilities
2. Access to publicly supported housing for persons with disabilities
3. Access to transportation for persons with disabilities
4. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
5. Inaccessible buildings, sidewalks, pedestrian crossings, and other infrastructure
6. Lack of community revitalization strategies
7. Lack of local public fair housing enforcement
8. Lack of public investment in specific neighborhoods, including services or amenities
9. Lack of regional cooperation
10. Lack of state or local fair housing laws
11. Land use and zoning laws
12. Occupancy codes and restrictions
13. Quality of affordable housing information programs
14. Regulatory barriers to providing housing and supportive services for persons with disabilities
15. State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, or other integrated settings
16. Unresolved violations of fair housing or civil rights law

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic development landscape in Fort Pierce. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	717	6	4%	0%	-4%
Arts, Entertainment, Accommodations	1,938	2,413	11%	8%	-3%
Construction	1,500	965	9%	3%	-5%
Education and Health Care Services	3,948	11,983	23%	42%	19%
Finance, Insurance, and Real Estate	704	678	4%	2%	-2%
Information	214	275	1%	1%	0%
Manufacturing	911	1,656	5%	6%	0%
Other Services	1016	990	6%	3%	-2%
Professional, Scientific, Management Services	2040	2,830	12%	10%	-2%
Public Administration	594	2,885	3%	10%	7%
Retail Trade	2,240	3,041	13%	11%	-2%
Transportation and Warehousing	860	476	5%	2%	-3%
Wholesale Trade	590	676	3%	2%	-1%
Total	17,272	28,874	100%	100%	

Table 36 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

In the above table the prevalence of both workers and jobs by sector is presented. In the City, there are approximately 11,500 more workers than jobs. The Education and Health Services has the largest discrepancy in jobs. Education and Health Services makes up 42% of the jobs and 23% of the workers in the City.

Labor Force

Total Population in the Civilian Labor Force	20,335
Civilian Employed Population 16 years and over	18,890
Unemployment Rate	9.3
Unemployment Rate for Ages 16-24	12.9
Unemployment Rate for Ages 25-65	5.2

Table 37 - Labor Force

Data Source: 2013-2017 ACS

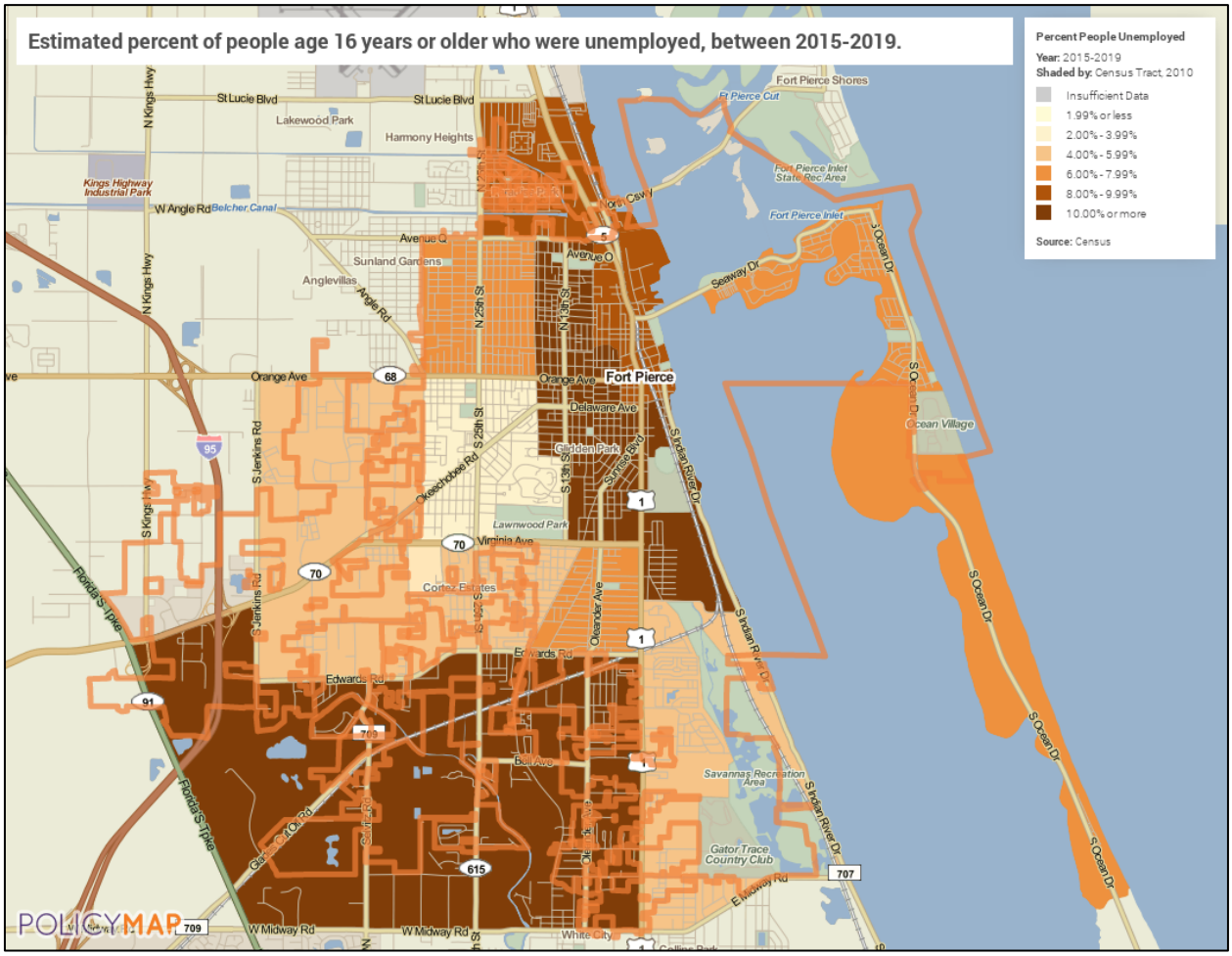
There are two primary sources used to analyze the unemployment rate in the City for this report. They each have pros and cons, but when taken together they can provide a clearer view of unemployment in the City.

The first source is the US Census Bureau's American Community Survey 5-Estimates. In the ACS unemployment data is only taken annually and the most recent data is from 2019. It is also an average of the five years included, which does not necessarily provide an accurate view of recent employment trends. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the city level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

In the City, the unemployment rate varies by location. In the center part of the City the unemployment rate is lowest, less than 2%. In the southwest corner and north east the rate is over 8% in most tracts.

Source: 2015-2019 American Community Survey 5-Year Estimates



Occupations by Sector	Number of People
Management, business and financial	3,937
Farming, fisheries and forestry occupations	406
Service	4,484
Sales and office	5,074
Construction, extraction, maintenance and repair	2,039
Production, transportation and material moving	2,950

Table 38 – Occupations by Sector

Data Source: 2013-2017 ACS

Occupations by Sector

In the above table the occupations by sector is analyzed. Instead of showing which sectors are most common in the City, as the table at the beginning of this section did, this shows what type of jobs are available in each sector. For example, this table would include a manger of a fast food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories.

Within the City, the most prominent sector is the Sales and Office sector. Over 5,000 people are in jobs classified as Sales and Office. The second largest sector is Service with 4,484 people and the third largest is Management with 3,937.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,713	64.1%
30-59 Minutes	5,435	29.7%
60 or More Minutes	1,135	6.2%
Total	18,283	100.0%

Table 39 - Travel Time

Data Source: 2013-2017 ACS

Commute Travel Time

All other things being equal, residents would rather live in the same city as their job. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to commuters who use bicycles or walk to work.

In the City, long commute times are not a significant issue. The most residents commutes less than 30 minutes and only 6.2% of people reported a commute of an hour or longer.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	12,705	1001	8945
High school graduate (includes equivalency)	3,181	188	1375
Some college or Associate's degree	5,902	746	1911
Bachelor's degree or higher	4,379	140	1,625

Table 40 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Employment Status

Educational attainment is one of the best indicators of economic success, both in attaining a job and receiving a higher wage. In the City, the unemployment rate for a person without a high school diploma is 7.3% while the rate for a resident with a bachelor's degree or higher is only 3.1%. The labor participation rate is also higher for those with higher educational attainment. Approximately 60.5% of residents without a high school diploma are in the workforce, which is lower than the workforce participation rate of 73.6% for those with bachelor's degrees.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	133	462	255	1387	817
9th to 12th grade, no diploma	767	708	608	1272	968
High school graduate, GED, or alternative	2,043	2,758	1,659	3,966	2,495
Some college, no degree	760	1297	656	2,034	1567
Associate's degree	395	505	508	1108	457
Bachelor's degree	86	520	384	1155	1186
Graduate or professional degree	0	158	284	566	637

Table 41 - Educational Attainment by Age

Data Source: 2013-2017 ACS

In Fort Pierce there are over 3,000 residents that have less than a 9th grade education, the majority of whom are over the age of 45. There are approximately 7,377 residents without a high school diploma. As noted above, education is closely related to employment and without a high school diploma or equivalent

these residents may struggle to find stable employment.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$17,199
High school graduate (includes equivalency)	$23,360
Some college or Associate's degree	$30,401
Bachelor's degree	$39,722
Graduate or professional degree	$46,477

Table 42 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

As mentioned before, educational attainment and earnings are closely linked. In the City, it appears to be particularly important to get a bachelor's degree. Residents with just some college or an associate degree have median earnings similar to a high school graduate, but those with Bachelor's degrees earn twice what a resident with only a high school diploma earns.

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately $1,097,920. A person with a bachelor's degree who works from age 23 to 65 will earn $1,668,324. That added financial benefit does not take into account that jobs that require tend to have benefits like health insurance and the higher income can lead to investments, purchasing a home instead of renting, and other activities that can increase wealth substantially.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, the Education and Health Care Services sector provides the highest percentage of all jobs in the City with 42% of all jobs coming from the sector. This is followed by the Retail Trade with 11% of the jobs.

Describe the workforce and infrastructure needs of the business community:

According to the St. Lucie County Economic Development Strategic Plan 2015 – 2020, economic development is truly about enhancing our quality of life. It's about increasing per capita wages, training the workforce, enhancing infrastructure that in turn will protect and enhance the area's natural resources. Economic development encompasses not only image and positioning but also business expansion and retention; while addressing product development, infrastructure and tourism." Weaknesses in Economic Development include: Lack of Articulated Vision; Poor School Ratings; Lack of Shovel Ready Sites for Light Manufacturing and Lack of Class (A) office space; Workforce-availability and quality; High crime in Fort Pierce; Lack of Coordination between Governments on Permitting.

Workforce - The business community needs a workforce that is educated and has the skills needed to function satisfactorily in the particular fields that are available in that location. This research found that the regional economy is growing and dynamic and will require a different mix of occupations and skills.

The Economic Development Goal Study prepared for St. Lucie County Economic Development Council in February 2016 discusses the following workforce issues - The percentage of the county's workforce employed in mid to high-wage industrial sectors is well below national norms. As a result, the area is overly-dependent on population growth for economic growth; An extremely large percentage of the people who work in St. Lucie County live in St. Lucie County. However, a large percentage of area residents have to commute to another county for employment. In 1990, 71% of the workforce lived and worked in St. Lucie County. As of 2010, per the Census, only 64% live and work in the county. 17% work in Martin County and 9% and 5% respectively work in Palm Beach and Indian River Counties; and The percentage of the workforce in the high-wage industries of manufacturing, transportation, wholesale trade, and information technology are well below national norms. Nationally, 16% of the workforce is employed in these sectors while in St. Lucie County it is only 10%.

Infrastructure - The ability of a community to attract and sustain economic development is many times dependent on the quality of the community's infrastructure. Infrastructure includes roadways and bridges; airports; drainage and stormwater facilities; water and wastewater systems; electric generation and transmission systems; solid waste collection, recycling and disposal facilities; schools; parks; and any other facility that is basic in daily life. These facilities are the skeletal structures that support community life and economic development.

Infrastructure needs that are directly related to the business community in Fort Pierce involve the availability of larger parcels of commercial land. The nature of the city's platted lands provides complex and challenging difficulties in assembling land; as a result, large employment centers such as large corporate offices, industrial plants, post-secondary education campuses, and regional shopping malls have not developed in Fort Pierce. Such retail, industrial, and office uses that exist in Fort Pierce are small scale in scope, often located on development tracts of less than 3 acres.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Economic Development Council of St. Lucie County is working on many initiatives that impact economic growth. In July of 2015, they created their first Strategic Plan in 10 years, with the goal of "creating more, high-paying jobs for residents can only be achieved when our partners are all moving forward in the same direction and working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County.

As part of an overall effort to develop an economic development strategy, the EDC has several efforts underway or that have recently been completed which include a Community Resource Profile, Target

Industry Study, St. Lucie Corridor Initiative, Comprehensive Communications and Media Relations Plan, and an Economic Development Strategic Plan.

The City of Fort Pierce has created an Economic Development Team, comprised of departmental directors, marketing specialists and the deputy city manager. We are working to get the word out that the City of Fort Pierce is open for business, poised for growth and ready to work on behalf of our investors. Included in our offerings are assistance for all businesses with navigating internal and external regulatory processes with a goal of promoting job creation and growth and to act as a liaison between City staff, outside agencies and other business entities to enable us to provide a quality customer service experience.

The City's Planning Department provides pre-planning assistance, which is designed to make sure applicants are knowledgeable of potential obstacles, so that projects move swiftly through the development process.

The Economic Development Team is tasked with promoting job creation and growth and ensuring developers and investors receive a high quality customer service experience. Expedited Site Plan and Building Permit Review – The City provides concurrent submittal and review of site plan and building permit applications; Understanding time restraints and the need to move swiftly through the review process we offer a simultaneous site plan and build permit review.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As discussed previously, the Business Activity table demonstrates that the businesses with the most jobs are Education/Health Care Services and Retail Trade. Because these jobs tend to require a lower level of educational attainment, employment opportunities correspond with the workforce within the jurisdiction. As the City works to diversify and stimulate the local economy by attracting new businesses and targeting key industries that require specific skill sets and education levels, there could be challenges filling positions with local workers.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Economic Development Council of St. Lucie County operates a number of initiatives to assist with workforce training. The Council partners with Indian River State College, Keiser University, and St. Lucie Public Schools Career and Technical Education to offer training that fits employers needs. Additionally, they offer three training grants to help companies compete and grow: the Quick Response Training Grant, Incumbent Worker Training Grant, and On-The-Job Training Grant.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Treasure Coast Regional Planning Council, which includes St. Lucie County, developed the 2018-2023 Comprehensive Economic Development Strategy. The Planning Council identified 7 objectives to assist in economic development.

1. Provide the best Pre-K to 12 and vocational high school programs in the State of Florida.
2. Promote innovation and competitiveness, preparing the region for growth and success in the worldwide economy.
3. Build and maintain a man-made and natural network of infrastructure which supports sustainable growth and economic diversity while maintaining a high quality of life.
4. Create a business climate supportive of existing industries and welcoming to new ones.
5. Establish a regional network of cooperative, collaborative, and committed local governments with a consensus vision arrived at through broad and effective public engagement.
6. Preserve and enhance the quality of life.
7. Establish a diverse regional economy with financially sound local governments able to withstand, prevent, and quickly recover from major disruptions to its underlying economic base and effectively deal with natural and manmade disasters.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the City average. For this analysis, “substantially higher” is based on the HUD provided standards set in the Needs Assessment. A tract with a housing problem rate of 10% higher than the City average is considered substantially higher. To provide a more nuanced analysis, “cost burden” has been split into renter cost burden and homeowner cost burden.

Citywide Rate

- Overcrowding: 4.3%
- Lack of Complete Plumbing Facilities: 1.88%
- Lack of Complete Kitchen Facilities: 2.02%
- Renter Cost Burden: 59.22%
- Homeowner Cost Burden: 29.11%

Substantial Rate:

- Overcrowding: 14.3%
    - No areas of concentration
- Lack of Complete Plumbing Facilities: 11.88%
    - No areas of concentration.
- Lack of Complete Kitchen Facilities: 12.02%
    - No areas of concentration.
- Renter Cost Burden: 69.22%
    - Tract 12111380300: 75%
- Homeowner Cost Burden: 39.11%
    - Tract 12111380100: 53.75%

There are no areas with a concentration of multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Race/Ethnicity

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the Citywide average.

Citywide Rate

- Black, non-Hispanic: 40.92%
- Multiracial, non-Hispanic: 1.16%
- Hispanic, all races: 22.77%

Concentration Rate

- Black, non-Hispanic: 50.92%
    - Tract 12111380300: 84.23%
- Multiracial, non-Hispanic: 11.16%
    - No areas of concentration
- Hispanic, all races: 32.77%
    - Tract 12111380400: 35.16%
    - Tract 12111380500: 38.11%
    - Tract 12111380600: 50.54%

Due to the small size of other racial groups a comparison could not be conducted. Each group had a total population of less than 1%.

Low-Income Families

A family is considered low-income if it earns less than 80% of the area median income. A tract has a concentration of low-income families if the tract median household income is less than 80% of the county median household income. The City median family income is $41,063 and relatively low-income is $32,850. Using this definition, there are two tracts with a concentration of low-income families.

- Tract 12111380300: $25,393
- Tract 12111380100: $22,411
- Tract 12111380200: $24,688

What are the characteristics of the market in these areas/neighborhoods?

There is one tract that appears as both a concentration of low-income families, has a concentration of a racial or ethnic group, and has a concentration of renter cost burden. Tract 1211380300 has a disproportionately large Black or African American, non-Hispanic population and low family income. It is a rectangular census tract with N 33rd Street on the west, N 17th Street on the east, Orange Avenue to the

south, and Avenue Q to the north. Home values and rents in this area are lower than average. The housing units also are older on average than elsewhere in the City.

Are there any community assets in these areas/neighborhoods?

The neighborhood includes a number of parks, waterways, and community resources. This includes several churches and schools.

Are there other strategic opportunities in any of these areas?

The lower home values provides an opportunity for investment. Funds used to develop and rehabilitate housing will have a larger impact here than in other parts of the City. The neighborhood is also located near the ocean and has major roadways travelling through it or near it.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Fort Pierce does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Fort Pierce household has three (3) options for broadband-quality Internet service.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows two (2) major infrastructure options within Fort Pierce: cable and DSL.

See map: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. According to BroadbandNow.com, Fort Pierce has a total of eight (8) Internet providers offering residential service (Source: BroadbandNow). AT&T and Xfinity are the strongest providers in Fort Pierce so far as coverage. The average Fort Pierce household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the city:

Florida Broadband (Fixed Wireless)

AT&T Internet (IPBB and Fiber)

Xfinity (cable)

Earthlink (DSL)

Viasat Internet (Satellite)

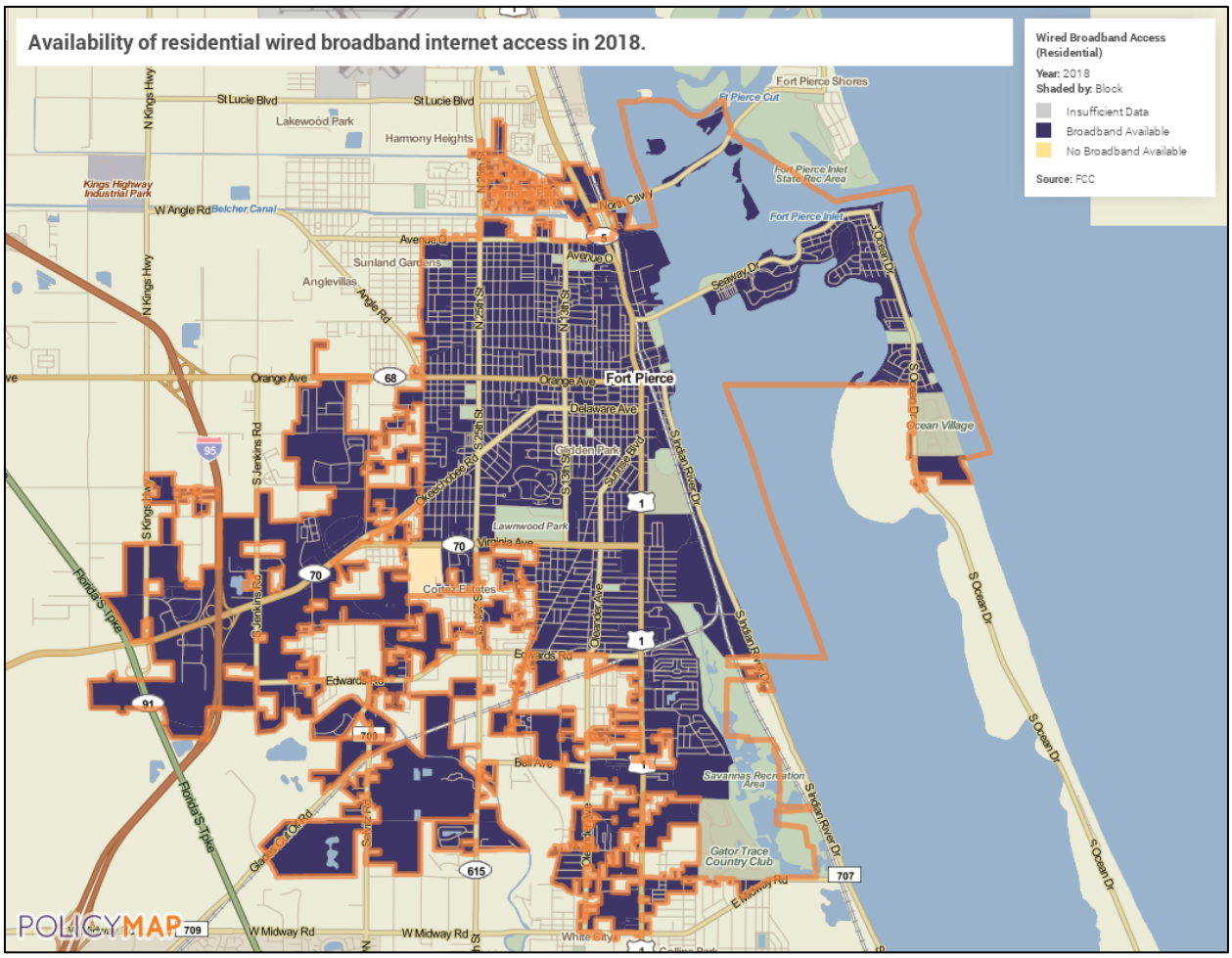
HughesNet (Satellite)

Hotwire Communications, (Cable and Fiber)

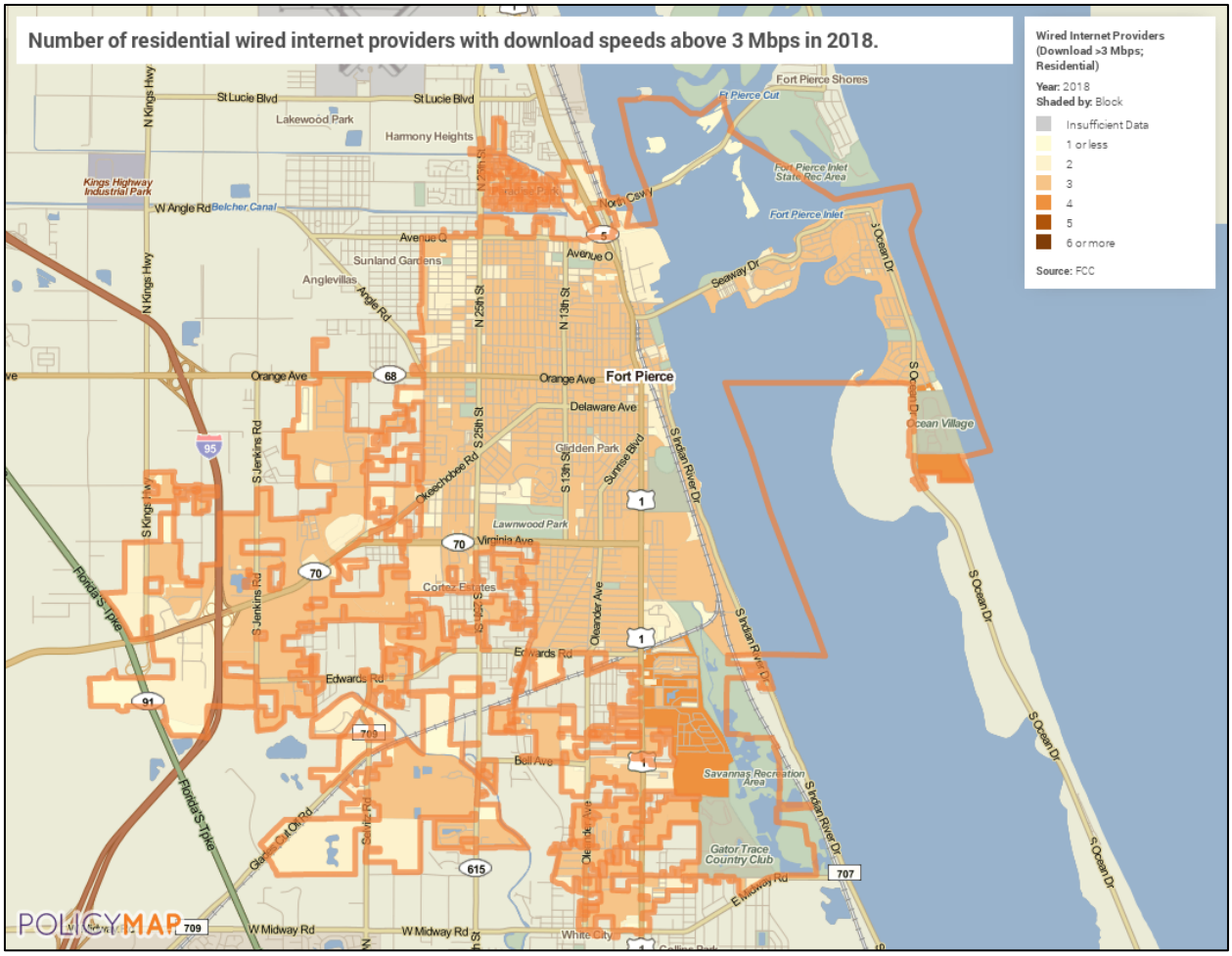
AccessMedia3 (Cable)

The map below shows the number of broadband service providers by census tract. Most of the City has three (3) options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map: Highspeed Internet Providers



Broadband Access



Highspeed Internet Providers

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Fort Pierce has historically been prone to various natural hazard events including hurricanes, tropical storms, flooding, thunderstorm winds, wildfires, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The City is located near the coast and is likely to experience coastal effects. According to the Intergovernmental Panel on Climate Change (IPCC), by the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to people moving from the coast. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes. High-density, low-income communities or neighborhoods that have antiquated well and septic systems in older neighborhoods tend to be at higher risk for illnesses associated with epidemics.

The City of Fort Pierce strives to prepare and inform the general public for multi-hazard mitigation. There are online venues (including the City website, Alert Center website, and social media pages, St. Lucie County Public Safety, Disaster Preparedness website and social media pages, Volunteer Florida Emergency Management Page, and the FL VOAD Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Fort Pierce's overall planning and vision for housing and community development over the next 5 years of the Consolidated Plan period. The goals outlined in the Strategic Plan is the City's response to priority needs identified by City residents and local stakeholder organizations, and through the analysis and assessment of the Needs Assessment and Market Analysis.

The Plan specifically addresses how the City intends to use CDBG funds toward furthering HUD's statutory goals of providing for suitable living environments and providing safe, decent and affordable housing especially for low- to moderate-income households and the special needs population in Fort Pierce. The Strategic Plan also identifies target low/mod block group tracts that have a majority low- to moderate-income household population to be assisted with projects.

Below are the priority needs and associated goals identified in this Strategic Plan.

Priority Need: Expand/Improve Public Infrastructure & Facilities
1A Expand and Improve Public Infrastructure
1B Improve Access to Public Facilities

Priority Need: Preserve & Develop Affordable Housing
2A Housing Rehabilitation
2B Affordable Housing Opportunity

Priority Need: Public Services & Quality of Life Improvements
3A Provide Supportive Services for Special Needs
3B Provide Vital Services for LMI Households

Priority Need: Economic Development
4A Provide for Small Business Assistance

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 43 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Fort Pierce does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

The City has also identified public facility and infrastructure improvement activities as a need in Fort Pierce. These planned activities have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (51%).

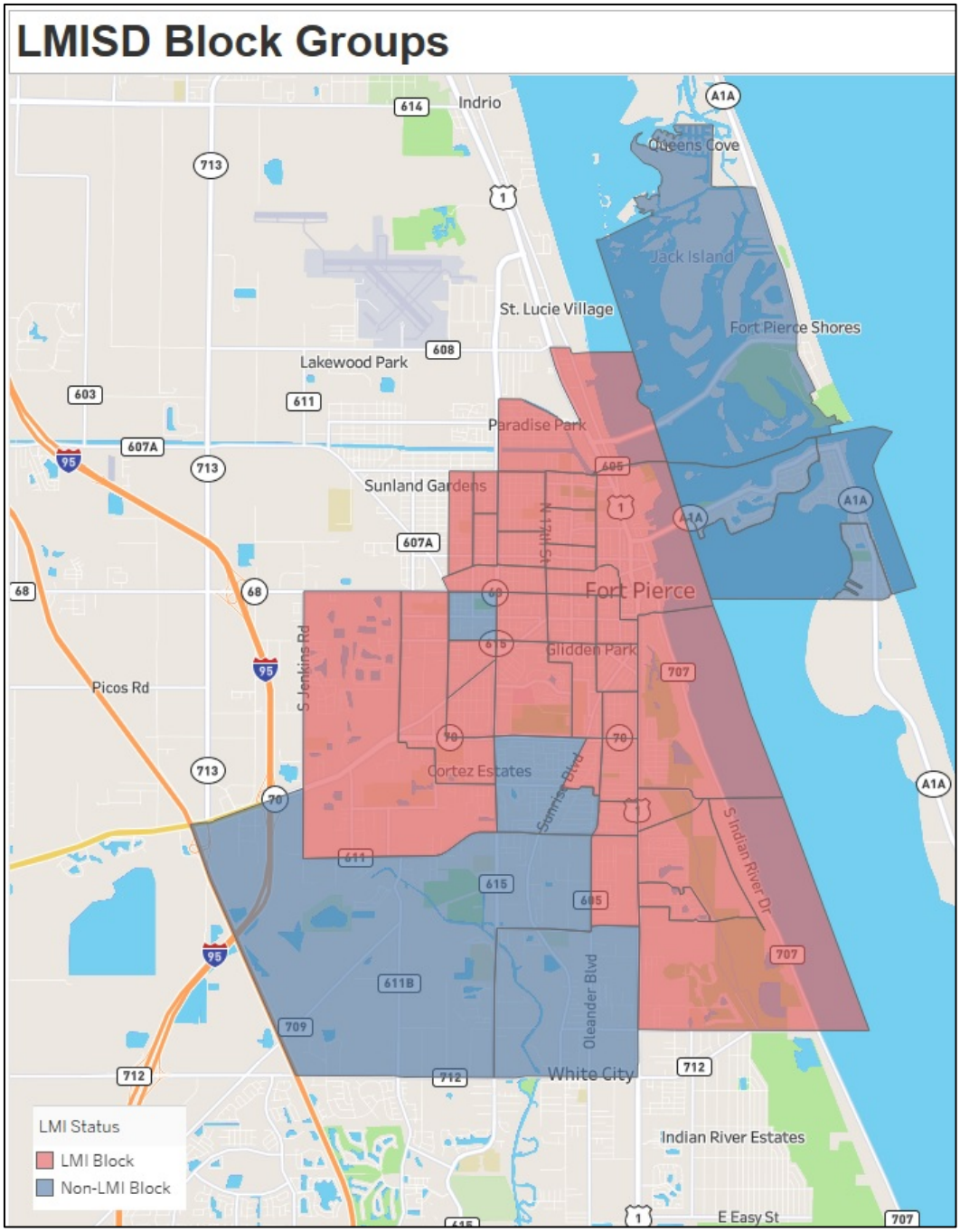
To determine these tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Low/Mod Block Group Tracts: 3801001, 3802001, 3802002, 3802003, 3802004, 3803001, 3803002, 3803003, 3803004, 3803005, 3803006, 3804001, 3804002, 3804003, 3804005, 3805001, 3805002, 3805003, 3805004, 3805005, 3805006, 3806001, 3806002, 3806003, 3807002, 3807003, 3809011, 3809012, 3809021, 3809024, 3814011, 3814012, 3814014, 3814015 & 3814022.

Source: HUD LMISD 2021

See map below for Low/Mod Block Group Tracts in Fort Pierce.

Data note: Several block group tracts extend beyond the City limits, and therefore the block group tract shading doesn't specifically match the City borders.



Fort Pierce Low Mod Block Group Tracts 2021

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 44 – Priority Needs Summary

1	**Priority Need Name**	Expand/Improve Public Infrastructure & Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development
	Geographic Areas Affected	
	Associated Goals	1A Expand & Improve Public Infrastructure 1B Improve Access to Public Facilities
	Description	Improve access to public facilities and expand and improve public infrastructure in low- and moderate-income (LMI) neighborhoods. Improvements for public facilities include neighborhood facilities, community centers and parks and recreational facilities. Improvements to infrastructure include streets, sidewalks, ADA improvements, and storm water and water systems in LMI neighborhoods.
	Basis for Relative Priority	During the development of the Consolidated Plan, community residents and City staff identified the need for broad improvements to public facilities and infrastructure and in particular in low- and moderate-income areas.
2	**Priority Need Name**	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	2A Housing Rehabilitation 2B Affordable Housing Opportunity

	Description	The preservation of existing affordable housing units remains one of the highest priorities for the City. According to data analysis in the MA-20, over half of the housing structures in Fort Pierce are very old. Approximately 61% of owner-occupied and 58% of renter-occupied housing was built before 1980. Older housing is more likely to require repairs and rehab activities. Furthermore, affordable housing opportunities remain a high need due to high housing cost burden in the City.
	Basis for Relative Priority	During the development of the Consolidated Plan, community residents and City staff identified the need for affordable housing development and preservation. Housing in the City is aging and without assistance for LMI residents, housing may fall into unsuitable living conditions and put individuals and families at-risk of homelessness. Housing preservation has a disproportionate burden on LMI residents as many do not have the funds to repair or rehab their housing.
3	**Priority Need Name**	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households
	Description	Provide supportive services for LMI households and also the special needs populations in the City. Public service activities will include services to address homelessness, the elderly, youth services and persons with a disability and improve their quality of life.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for public services for LMI and special needs groups was identified. Public Services offered by the City and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance the quality of life of LMI individuals and households in the jurisdiction.

4	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-Housing Community Development
	Geographic Areas Affected	
	Associated Goals	4A Provide for Small Business Assistance
	Description	Provide financial assistance to small businesses in LMI neighborhoods; provide technical assistance and marketing/advertising for small micro enterprises; provide job training and employment opportunities to residents in LMI neighborhoods; provide commercial facade grants for properties located in lower income deteriorated areas. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in the Fort Pierce. These activities range from local art and cultural heritage to tourism with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder organizations the need for economic development activities is a high need in Fort Pierce. Small businesses continue to experience the negative economic effects of the pandemic. Neighborhood revitalization continues to be a need as well as support for minority businesses.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not applicable. The City does not provide Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	Not applicable. The City does not provide Tenant Based Rental Assistance.
New Unit Production	There is a need for new affordable housing production and affordable housing opportunities for LMI residents. According to data analysis in the NA-10, housing cost burden is by far the largest housing problem in Fort Pierce.
Rehabilitation	There is a need for housing rehab activities in Fort Pierce. According to data analysis in the MA-20, over half of the housing structures in Fort Pierce are very old. Approximately 61% of owner-occupied and 58% of renter-occupied housing was built before 1980. Older housing is more likely to have maintenance and repair issues as well a high risk for lead-based paint hazards.
Acquisition, including preservation	See above. Acquisition for rehab of housing may occur to preserve affordable housing in the City.

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below shows the PY2021 CDBG allocation. CDBG funds are used for a wide range of activities, including economic development, housing rehabilitation, public improvements, and public services within the City limits of Fort Pierce. Administrative costs are capped at 20% of the grant allocation and public services have a grant cap of 15%. The annual allocation is the amount revised noticed by HUD on May 13, 2021. This is the first year of the 5-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	574,173	0	0	574,173	2,296,692	The expected amount available remainder of ConPlan is 4x more years of the annual allocation. The annual allocation is the amount revised noticed by HUD on May 13, 2021.

Table 46 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, the City of Fort Pierce highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e.

volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, public service grant applications will receive more favorable scoring based on leveraging funds and/or in-kind donations.

The City leverages CDBG funds with the SHIP program to increase our ability to provide home rehabilitations to some of our poorest home owners. We also provide funding for rehabilitation work sponsored by the annual World Changers event and the City's Paint Our Town program. Both of these programs provide volunteers to paint and provide minor repairs to homes with the City purchasing the paint, paint supplies and materials. We also provide $20,000/year in CDBG for our Weatherization program, which leverages approximately $75,000 for the program from the Fort Pierce Utilities Authority.

CDBG funds will also be used to leverage costs associated with rehabilitation of empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

We are currently collaborating with local investors and stakeholders toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens.

Discussion

The City will utilize funding received directly from the Housing Finance Corporation via the State Housing Initiatives Partnership (SHIP) program to fund down payment and closing cost assistance and owner-occupied housing rehabs for income-qualified citizens. An estimated 3 new homebuyers will receive up to $15,000 each and we continue to work toward the completion of 16 home rehabs occupied by very low-income citizens.

Collaborations and partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation, the Fort Pierce Housing Authority and Fort Pierce Utilities Authority will provide additional resources over the next years for home rehabilitations, improvements to historic neighborhoods and home purchases.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FORT PIERCE	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Fort Pierce Housing Authority	PHA	Rental Non-homeless special needs	Jurisdiction
Treasure Coast Homeless Services Council	Continuum of Care	Homelessness Non-homeless special needs public services	Region

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

One of the strengths is that the City of Fort Pierce is actively engaged many organizations, that the City is able to achieve a high level of communication and coordination with social service providers and referral agencies. The City also coordinately directly with other City departments to complete community development projects that help improve the quality of life for residents in LMI areas of Fort Pierce.

Unfortunately, due to limited funds the City can't fund all worthwhile programs and agencies in the City and has to prioritize funding to those identified in its Strategic Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Treasure Coast Homeless Services Council (TCHSC) Continuum of Care provides a large network of homeless services providers and resources in the region, however services operating directly in Fort Pierce are still limited. They City works closely with the Fort Pierce Housing Authority to address some of these homeless prevention needs for individuals and families through existing programs and publicly supported housing, however with limited resources and funding, not all needs can be met immediately.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The TCHSC Continuum of Care for St. Lucie, Indian River and Martin Counties, offers a strong institutional delivery system, however, there are several gaps in their services, which are predominately geographic. The majority of homeless services, including housing, are available primarily in Indian River County, where TCHSC is located.

While HMIS (Homeless Management Information System), which is managed by TCHSC effectively monitors the homeless population in the region, there is less management of information for other special needs groups such as the elderly.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As there are only a few nonprofits providing limited services and an emergency shelter to the homeless in Fort Pierce, the City is will continue collaborating with the Fort Pierce Housing Authority and area supportive service agencies to try to figure a solution such as a transitional housing program as well as enlarging and rehabilitating our existing emergency shelter services. The State of Florida has mandated that a certain portion of State Housing Initiative Partnership (SHIP) program funds be used for special needs housing and the City is continually evaluating agencies that may have the capacity to implement these programs.

The City will also continue reaching out to the TCHSC Continuum of Care to coordinate with services for the homeless.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Expand and Improve Public Infrastructure	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: $239,239	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
2	1B Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: $239,239	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted
3	2A Housing Rehabilitation	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: $282,782	Homeowner Housing Rehabilitated: 75 Household Housing Unit
4	2B Affordable Housing Opportunity	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: $100,000	Homeowner Housing Added: 10 Household Housing Unit
5	3A Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: $311,010	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
6	3B Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: $311,010	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
7	4A Provide for Small Business Assistance	2021	2025	Non-Housing Community Development		Economic Development	CDBG: $1,387,585	Jobs created/retained: 100 Jobs Businesses assisted: 250 Businesses Assisted

Table 49 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Expand and Improve Public Infrastructure
	Goal Description	The City will work to expand and improve public infrastructure in Fort Pierce. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- to moderate-income neighborhoods.
2	**Goal Name**	1B Improve Access to Public Facilities
	Goal Description	The City will work to improve access to public facilities in Fort Pierce. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- to moderate-income neighborhoods.
3	**Goal Name**	2A Housing Rehabilitation
	Goal Description	The City will provide for housing rehabilitation activities such as a weatherization program for LMI homeowners aimed at improving housing to withstand the elements, and making it more energy efficient to decrease utility bills; and minor housing repairs for LMI households.
4	**Goal Name**	2B Affordable Housing Opportunity
	Goal Description	The City may provide affordable housing opportunities for low- to moderate-income households. These activities may include a down payment program and closing cost assistance for eligible first time homebuyers.
5	**Goal Name**	3A Provide Supportive Services for Special Needs
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.
6	**Goal Name**	3B Provide Vital Services for LMI Households
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, summer programs, youth services, health services and more.
7	**Goal Name**	4A Provide for Small Business Assistance

	Goal Description	The City will provide financial assistance to small businesses in LMI neighborhoods; provide technical assistance and marketing/advertising for small micro enterprises; provide job training and employment opportunities to residents in LMI neighborhoods; provide commercial facade grants for properties located in lower income deteriorated areas. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in Fort Pierce. These activities range from local art and cultural heritage to tourism with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates it will assist low- to moderate-income households with affordable programs in the 5-Year Consolidated Plan period:

Homeowner Housing Rehabilitated: 75 Household Housing Unit

Homeowner Housing Added: 10 Household Housing Unit

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects. The City will continue our collaborations with the FPHA and area supportive service providers to develop a transitional housing program for our growing number of homeless families in the City of Fort Pierce.

The City is collaborating with the local housing stakeholders, i.e., FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, to implement the creation of a Land Trust and affordable housing both to rent and own.

If there are persons with a disability identified for housing assistance, the FPHA will make reasonable accommodations to provide access to its programs.

Activities to Increase Resident Involvements

The City will continue to partner with the FPHA to promote our down payment and closing cost assistance programs that are offered through our SHIP grant for first time homebuyers and the workshops provided by the FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

FPHA provides the Family Self – Sufficiency Program for both its Section 8 Housing Choice Voucher and Public Housing Programs. This program is designed to mentor families and link them to services, training, education and childcare to help them eliminate the need for welfare.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

The FPHA is not designated as a troubled PHA.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In the city's 2016-20 Assessment of Fair Housing Choice, Fort Pierce identified several contributing factors that limited fair housing choice.

1. Access to proficient schools for persons with disabilities
2. Access to publicly supported housing for persons with disabilities
3. Access to transportation for persons with disabilities
4. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
5. Inaccessible buildings, sidewalks, pedestrian crossings, and other infrastructure
6. Lack of community revitalization strategies
7. Lack of local public fair housing enforcement
8. Lack of public investment in specific neighborhoods, including services or amenities
9. Lack of regional cooperation
10. Lack of state or local fair housing laws
11. Land use and zoning laws
12. Occupancy codes and restrictions
13. Quality of affordable housing information programs
14. Regulatory barriers to providing housing and supportive services for persons with disabilities
15. State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, or other integrated settings
16. Unresolved violations of fair housing or civil rights law

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

A severe shortage in affordable housing stock increases the pressure on the City's housing market. One of the biggest challenges in the City is the disproportionate disparity between housing costs and what households with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City will continue to develop policies that help foster the development of new affordable housing units.

The City currently provides housing rehab and weatherization activities with its CDBG funds, and minor home repair and other affordable housing activities with its SHIP funds.

Additionally, the City and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeting with potential developers, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The TCHSC serves as the Continuum of Care (CoC) for 3 counties, which include St. Lucie County (the City of Fort Pierce). The CoC conducts a yearly Point in Time (PIT) count, in relation to HUD's requirements. The TCHSC publishes the homeless numbers for St. Lucie County on their website, which includes an assessment of their individual needs. This information is submitted with annual grant applications to address our homeless issues. Unfortunately, all funding for the TCHSC is primarily utilized in Vero Beach, Florida, even after several attempts by the City of Fort Pierce to have the TCHSC re-evaluate their funding distribution for homeless services so that the City's service organizations could receive some much-needed financial support.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program for our growing number of homeless families; additionally, the City will allocate funding through our Public Facilities activity to help cover the costs associated with rehabilitating the showers and enlarging the kitchens in our existing emergency homeless shelters.

Addressing the emergency and transitional housing needs of homeless persons

As stated above, there are a few very small emergency shelters located within the City of Fort Pierce. These do not come close to meeting the needs of our homeless population. Additionally, the City is collaborating with the Fort Pierce Housing Authority to develop a transitional housing program using one of the HA properties - to provide assistance for some of our homeless families. Funding is limited; however, we are committed to seeing this through.

Once operational, the Transitional Housing Program will allow homeless families to enjoy clean, stable housing for up to two years while they work toward independence. Housed clients will participate in intensive case management, educational, career, and financial goals during their stay. All activities will be aimed at self-determination and eventual self-sufficiency. TH case managers will use a number of measures to track progress towards financial, educational and behavior modification goals. Case management appointments will schedule on a weekly basis and case managers will assist with day-to-day functioning. Families will live in 4–5-bedroom apartments that are completely furnished with donated furniture and housewares. The homes will be made ready for move-in by the Fort Pierce Housing Authority.

Families will receive vouchers for food and provisions at the Treasure Coast Food Bank and via other local nonprofits that will provide clothing and other housing staples. Medical needs, transportation costs and funding for additional needs such as tuition, school supplies, daycare and other expenses are yet to be

decided.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Homeless needs are addressed in the community through other organizations, including but not limited to In the Image of Christ emergency shelter for the homeless. The City of Fort Pierce is located within the boundaries of the Treasure Coast Homeless Services Council Continuum of Care, however, none of our homeless providers receive any financial support from the TCHSC.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority, St. Lucie County, and local supportive service organizations to develop a transitional housing program (as described above) for our growing number of homeless families.

The 211 Network Program provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, and other day-to-day needs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Fort Pierce is too small to be the lead agency for major social welfare programs. In order to ensure that residents of the City of Fort Pierce are referred to partner agencies for services, the City partners with counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211 Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

The 211 Network provides information and referral to persons experiencing the following problems or concerns: Abuse/Neglect/Crime; Basic Needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide;

Transportation; Veterans Services.

The 211 Network Program also provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, medical and day-to-day needs.

St. Lucie County Housing and Community Services Department**:** Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital, and nursing home funding, as well as the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid, and nursing home assistance and to search for employment.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Though no accurate geographic information about the incidence of lead-based paint (LBP) exists in the City of Fort Pierce on a house-by-house basis, the City realizes that lead-based paint poses a serious health hazard and must be addressed. The City will encourage residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG, and SHIP programs is screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb any surface containing lead, abatement procedures will be utilized before the repair can go forward. If lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

When rehabilitating homes, the City provides homeowners a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners what to do if they encounter lead-based paint in their home and informs that no paint used during the rehabilitation contains lead. If funds expended exceed $5,000 and old paint surfaces are disturbed, the City will take the position that the home contains lead-based paint if it was built prior to 1978 and will conduct abatement measures, per state and federal guidelines.

The St. Lucie County Health Department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high-elevated levels are reported to the Epidemiology Division and investigated by an Epidemiology nurse.

Funding through the State Housing Initiatives Partnership (SHIP) program will be used to remediate lead-based paint issues, as needed.

The City has allocated CDBG funding to promote an ongoing educational campaign designed to inform the public on Fair Housing and on the hazards of lead-based paint and on resources that are available to address this dangerous issue.

How are the actions listed above related to the extent of lead poisoning and hazards?

There is a need to address lead poisoning in the City of Fort Pierce. As mentioned earlier, according to data analysis in the MA-20, over half of the housing structures in Fort Pierce are very old. Approximately

61% of owner-occupied and 58% of renter-occupied housing was built before 1980. Older housing is more likely to have maintenance and repair issues as well a high risk for lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

See above. All housing proposed for rehabilitation under the City's CDBG, and SHIP programs is screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb any surface containing lead, abatement procedures will be utilized before the repair can go forward. If lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Fort Pierce addresses the problem of poverty through its strategic goals identified in this plan. Through a holistic approach that combines safe, decent affordable housing and housing preservation for low- to moderate-income households with vital public services, public improvements, and economic development opportunities the City strives to reduce the poverty rate. The City, as lead agency in the implementation of the Consolidated Plan, will coordinate with local organizations to ensure that goals are met.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Consolidated Plan will help provide the basis of goals and programs moving forward in the City as it relates with anti-poverty. Several of the established goals and activities in the plan coordinate to directly reduce poverty in Fort Pierce and these include; housing rehabilitation activities, which will maintain or improve conditions of housing for LMI households and help them avoid homelessness; public improvements to revitalize LMI areas and attract further investments; and provide supportive services for LMI households and the special needs populations to improve their quality of life in Fort Pierce. Economic development opportunities such as financial assistance and technical assistance to small businesses as well as job training will help reduce poverty in Fort Pierce.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continuously monitors to ensure programs are being carried out in accordance with all HUD statutory and regulatory requirements.

Monitoring covers HUD funded and SHIP funded programs. It also includes monitoring to ensure data submitted are correct and complete. The City also conducts onsite monitoring of sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

Project Monitoring: The goal of project monitoring is to ensure that HUD-funded projects and activities are implemented in a timely manner in accordance with Federal regulations and other statutory or regulatory requirements. The City's project monitoring process focuses on identifying deficiencies, promoting corrections, and providing technical assistance in order to improve the performance of the City and all its partners.

Project monitoring activities are comprised of desk reviews and/or on-site visits during which management procedures, goal establishment and achievement, record keeping, organizational financial status, construction and labor standards, procurement procedures, and many other areas are reviewed.

Desk Review: Desk review is an ongoing process. Materials used for this review includes, but is not limited to, monthly reports and receipts and proof of payment for expenditures, the executed sub recipient/ project sponsor agreement, requests for reimbursement, monthly, quarterly and annual reports, audits, and the certificate of liability insurance, client eligibility information, documentation from previous monitoring visits, and the original funding application.

On-Site Monitoring: On-site monitoring is a structured review conducted by the program representative at the locations where project activities are being carried out or project records are being maintained. In preparation of the on-site monitoring visit, the assigned monitor contacts the agency to explain the purpose of the visit, schedules a time and date, sends a confirmation letter, and performs a desk review.

Once on-site, the monitor reviews the sub recipient/project sponsor files, including source documentation, to ensure compliance with all regulations governing their administrative, financial, and programmatic operation. The monitor also verifies that their performance objectives are on target and that the activity or project is projected to be completed within budget. This information is utilized to complete the appropriate checklist and provide the sub recipient/project sponsor with tentative conclusions during the exit interview.

The City's Grants Administration Division is responsible for on-site monitoring. Staff also perform a monthly desk review and may conduct on-site monitoring visits, as needed, to ensure that sub recipients

are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City. Additional monitoring takes place when individual Requests for Reimbursement from grantees are received. Prior to approval, staff verifies client eligibility with regard to the criteria outlined in their agreements before releasing payments.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table below shows the PY2021 CDBG allocation. CDBG funds are used for a wide range of activities, including economic development, housing rehabilitation, public improvements, and public services within the City limits of Fort Pierce. Administrative costs are capped at 20% of the grant allocation and public services have a grant cap of 15%. The annual allocation is the amount revised noticed by HUD on May 13, 2021. This is the first year of the 5-Year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	574,173	0	0	574,173	2,296,692	The expected amount available remainder of ConPlan is 4x more years of the annual allocation. The annual allocation is the amount revised noticed by HUD on May 13, 2021.

Table 50 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Unlike some other federal grant programs, CDBG regulations do not require matching funds on behalf of the Grantee. While there are no federal match requirements for CDBG funds, the City of Fort Pierce highly recommends that organizations provide matching funds, if possible. Match fund sources include contributions derived from other eligible federal and nonfederal sources and the value of third party in-kind contributions, (i.e. volunteers, personnel, office space, materials, equipment, and supplies). However, while matching funds are not required, public service grant applications will receive more favorable scoring based on leveraging funds and/or in-kind donations.

The City leverages CDBG funds with the SHIP program to increase our ability to provide home rehabilitations to some of our poorest home owners. We also provide funding for rehabilitation work sponsored by the annual World Changers event and the City's Paint Our Town program. Both of these programs provide volunteers to paint and provide minor repairs to homes with the City purchasing the paint, paint supplies and materials. We also provide $20,000/year in CDBG for our Weatherization program, which leverages approximately $75,000 for the program from the Fort Pierce Utilities Authority.

CDBG funds will also be used to leverage costs associated with rehabilitation of empty historic facilities located in a very low income area in Fort Pierce to transform them into arts and cultural heritage center(s), open to the public, that will promote civic pride, deter crime, encourage economic investment, development and the creation of jobs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

We are currently collaborating with local investors and stakeholders toward creating a Land Trust here in Fort Pierce and are working toward developing affordable rental properties and affordable homes for sale for our citizens.

Discussion

The City will utilize funding received directly from the Housing Finance Corporation via the State Housing Initiatives Partnership (SHIP) program to fund down payment and closing cost assistance and owner-occupied housing rehabs for income-qualified citizens. An estimated 3 new homebuyers will receive up to $15,000 each and we continue to work toward the completion of 16 home rehabs occupied by very low-income citizens.

Collaborations and partnerships with the World Changers organization, Habitat for Humanity, the Florida Housing Finance Corporation, the Fort Pierce Housing Authority and Fort Pierce Utilities Authority will provide additional resources over the next years for home rehabilitations, improvements to historic neighborhoods and home purchases.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Expand and Improve Public Infrastructure	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: $47,848	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	1B Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: $47,848	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
3	2A Housing Rehabilitation	2021	2025	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: $76,556	Homeowner Housing Rehabilitated: 15 Household Housing Unit
5	3A Provide Supportive Services for Special Needs	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: $62,202	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	3B Provide Vital Services for LMI Households	2021	2025	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: $62,202	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	4A Provide for Small Business Assistance	2021	2025	Non-Housing Community Development		Economic Development	CDBG: $277,517	Jobs created/retained: 20 Jobs Businesses assisted: 50 Businesses Assisted

Table 51 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A Expand and Improve Public Infrastructure
	Goal Description	The City will work to expand and improve public infrastructure in Fort Pierce. These activities include improvements to infrastructure such as streets, sidewalks, ADA improvements, and storm water and water systems in low- to moderate-income neighborhoods.
2	**Goal Name**	1B Improve Access to Public Facilities
	Goal Description	The City will work to improve access to public facilities in Fort Pierce. These activities include improvements for neighborhood facilities, community centers and park and recreational facilities in low- to moderate-income neighborhoods.
3	**Goal Name**	2A Housing Rehabilitation
	Goal Description	The City will provide for housing rehabilitation activities such as a weatherization program for LMI homeowners aimed at improving housing to withstand the elements, and making it more energy efficient to decrease utility bills; and minor housing repairs to LMI households.
5	**Goal Name**	3A Provide Supportive Services for Special Needs
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services to the special needs population such as the elderly, persons with a disability, the homeless and victims of domestic violence.
6	**Goal Name**	3B Provide Vital Services for LMI Households
	Goal Description	The City will work to increase the capacity of local service providers that offer vital services that improve the quality of life for LMI households. Public Services that are intended to help assist LMI residents include activities such as a food pantry, summer programs, youth services, health services and more.
7	**Goal Name**	4A Provide for Small Business Assistance

	Goal Description	The City will provide financial assistance to small businesses in LMI neighborhoods; provide technical assistance and marketing/advertising for small micro enterprises; provide job training and employment opportunities to residents in LMI neighborhoods; provide commercial facade grants for properties located in lower income deteriorated areas. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in Fort Pierce. These activities range from local art and cultural heritage to tourism with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

Projects

AP-35 Projects – 91.220(d)

Introduction

The table below shows the PY 2021 projects for the City of Fort Pierce. Administrative costs may not exceed 20% of the CDBG grant fund allocation and public services has a grant cap of 15%.

Projects

#	Project Name
1	CDBG: Program Administration (2021)
2	CDBG: Public Facilities & Infrastructure (2021)
3	CDBG: Housing Programs (2021)
4	CDBG: Public Services (2021)
5	CDBG: Economic Development Activities (2021)

Table 52 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Fort Pierce has identified public facilities & infrastructure improvements, affordable housing preservation and development, vital public services and economic development opportunities as high priorities in assisting the LMI and special needs groups in the City.

Public improvements will help to create a decent living environment and invite more investments into LMI areas. It has been documented in this plan that the preservation and development of affordable housing is vital for LMI households in Fort Pierce. Over half of housing was built before 1980, and LMI households have a disproportionate burden with the cost of maintenance and repair of their homes. Public services that assist LMI and special needs persons are also a high need, however the CDBG allocation is capped, and can be no more than 15%. Finally, the City has a high need for economic development opportunities especially for LMI households and LMI areas in Fort Pierce. The City will also support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in Fort Pierce in the areas of local art, cultural heritage, and tourism.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG: Program Administration (2021)
	Target Area	
	Goals Supported	1A Expand and Improve Public Infrastructure 1B Improve Access to Public Facilities 2A Housing Rehabilitation 3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households 4A Provide for Small Business Assistance
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Economic Development
	Funding	CDBG: $114,835
	Description	Administration of the CDBG program.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Administration of the CDBG program (21A).
2	**Project Name**	CDBG: Public Facilities & Infrastructure (2021)
	Target Area	
	Goals Supported	1A Expand and Improve Public Infrastructure 1B Improve Access to Public Facilities
	Needs Addressed	Expand/Improve Public Infrastructure & Facilities
	Funding	CDBG: $57,417
	Description	The City will provide for public improvements in LMI areas of Fort Pierce.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted
	Location Description	Citywide low-mod.
	Planned Activities	Planned activities include improvements to streets (03K) and parks and recreation facilities (03F) in LMI areas.
3	**Project Name**	CDBG: Housing Programs (2021)
	Target Area	
	Goals Supported	2A Housing Rehabilitation
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: $57,417
	Description	The City will provide for housing rehabilitation activities such as a weatherization program for LMI homeowners aimed at improving housing to withstand the elements and making it more energy efficient to decrease utility bills; and minor housing rehab to LMI households.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 15 Household Housing Unit
	Location Description	Citywide
	Planned Activities	Planned activities include a weatherization program and minor housing rehab for LMI households (14A).
4	**Project Name**	CDBG: Public Services (2021)
	Target Area	
	Goals Supported	3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: $86,126
	Description	The City will provide for vital services that improve the quality of life for LMI households and special needs groups in the City.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
	Location Description	Citywide eligible
	Planned Activities	Planned activities are youth services and summer camps (05D), and services for the homeless (03T).
5	**Project Name**	CDBG: Economic Development Activities (2021)
	Target Area	
	Goals Supported	4A Provide for Small Business Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: $258,378
	Description	The City will provide assistance to small businesses in LMI neighborhoods and also support neighborhood revitalization activities that promote minority groups in Fort Pierce.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Jobs created/retained: 20 Jobs Businesses assisted: 50 Businesses Assisted
	Location Description	Citywide
	Planned Activities	Planned activities include assistance to small businesses in LMI neighborhoods; technical assistance and marketing/advertising for small micro enterprises; commercial facade grants for properties located in lower income deteriorated areas. Planned activities also include support neighborhood revitalization activities that promote economic development and small business assistance for minority groups in the Fort Pierce. These activities range from local art and cultural heritage to tourism with various projects designed to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City. HUD Matrix Codes, economic development (18A, 18B, 18C).

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Fort Pierce does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications in order to receive direct assistance from activities and services in the CDBG program. For eligible public facilities & infrastructure improvement activities the City will be targeting Low/Mod Block Group Tracts.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Fort Pierce does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, beneficiaries must meet income and residency requirements in order to receive assistance. CDBG program funds will be utilized to develop programs and activities that will provide assistance to low- and moderate-income residents and benefit the City as a whole in improving the quality of life for the residents.

The City has also identified public facility and infrastructure improvement activities as a need in Fort Pierce. These planned activities have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (51%).

To determine these tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Low/Mod Block Group Tracts: 3801001, 3802001, 3802002, 3802003, 3802004, 3803001, 3803002, 3803003, 3803004, 3803005, 3803006, 3804001, 3804002, 3804003, 3804005, 3805001, 3805002, 3805003, 3805004, 3805005, 3805006, 3806001, 3806002, 3806003, 3807002, 3807003, 3809011, 3809012, 3809021, 3809024, 3814011, 3814012, 3814014, 3814015 & 3814022.

Source: HUD LMISD 2021

See map in the SP-10 for Low/Mod Block Group Tracts in Fort Pierce.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For PY 2021, the City of Fort Pierce will implement the following affordable housing goals to benefit LMI residents, including homeless, non-homeless, and special-needs households. The City will utilize funds available for the specific activities of homeowner housing rehabilitation and weatherization assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 54 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeowner Housing Rehabilitated: 15 Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects.

Actions planned during the next year to address the needs to public housing

The City will continue our collaborations with the FPHA and area supportive service providers to develop a transitional housing program for our growing number of homeless families in the City of Fort Pierce.

The City is collaborating with the local housing stakeholders, i.e., FPHA, Council on Social Agencies, University of Florida/IFAS Extension office, Florida Housing Finance Corporation and Habitat for Humanity, to implement the creation of a Land Trust and affordable housing both to rent and own.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will continue to partner with the FPHA to promote our down payment and closing cost assistance programs that are offered through our SHIP grant for first time homebuyers and the workshops provided by the FPHA that teach and mentor on financial responsibility, improving credit scores, etc.

FPHA provides the Family Self – Sufficiency Program for both its Section 8 Housing Choice Voucher and Public Housing Programs. This program is designed to mentor families and link them to services, training, education and childcare to help them eliminate the need for welfare.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A. The FPHA is not designated as a troubled PHA.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeless prevention resources are available in Fort Pierce, however the limited resources available fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless. While gaps do exist, there are strong non-profit organizations working in coordination to ensure this population is served such as those provided by the Treasure Coast Homeless Services Council (TCHSC), which serves as the Continuum of Care for 3 counties, and includes St. Lucie County (the City of Fort Pierce).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The TCHSC serves as the Continuum of Care (CoC) for 3 counties, which include St. Lucie County (the City of Fort Pierce). The CoC conducts a yearly Point in Time (PIT) count, in relation to HUD's requirements. The TCHSC publishes the homeless numbers for St. Lucie County on their website, which includes an assessment of their individual needs. This information is submitted with annual grant applications to address our homeless issues. Unfortunately, all funding for the TCHSC is primarily utilized in Vero Beach, Florida, even after several attempts by the City of Fort Pierce to have the TCHSC re-evaluate their funding distribution for homeless services so that the City's service organizations could receive some much-needed financial support.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority and local supportive service organizations to develop a transitional housing program for our growing number of homeless families; additionally, the City will allocate funding through our Public Facilities activity to help cover the costs associated with rehabilitating the showers and enlarging the kitchens in our existing emergency homeless shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

As stated above, there are a few very small emergency shelters located within the City of Fort Pierce. These do not come close to meeting the needs of our homeless population. Additionally, the City is collaborating with the Fort Pierce Housing Authority to develop a transitional housing program using one of the HA properties - to provide assistance for some of our homeless families. Funding is limited; however, we are committed to seeing this through.

Once operational, the Transitional Housing Program will allow homeless families to enjoy clean, stable housing for up to two years while they work toward independence. Housed clients will participate in intensive case management, educational, career, and financial goals during their stay. All activities will be

aimed at self-determination and eventual self-sufficiency. TH case managers will use a number of measures to track progress towards financial, educational and behavior modification goals. Case management appointments will schedule on a weekly basis and case managers will assist with day-to-day functioning. Families will live in 4–5-bedroom apartments that are completely furnished with donated furniture and housewares. The homes will be made ready for move-in by the Fort Pierce Housing Authority.

Families will receive vouchers for food and provisions at the Treasure Coast Food Bank and via other local nonprofits that will provide clothing and other housing staples. Medical needs, transportation costs and funding for additional needs such as tuition, school supplies, daycare and other expenses are yet to be decided.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless needs are addressed in the community through other organizations, including but not limited to In the Image of Christ emergency shelter for the homeless. The City of Fort Pierce is located within the boundaries of the Treasure Coast Homeless Services Council Continuum of Care, however, none of our homeless providers receive any financial support from the TCHSC.

The City of Fort Pierce will continue to collaborate with the Fort Pierce Housing Authority, St. Lucie County, and local supportive service organizations to develop a transitional housing program (as described above) for our growing number of homeless families.

The 211 Network Program provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, and other day-to-day needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Fort Pierce is too small to be the lead agency for major social welfare programs. In order to ensure that residents of the City of Fort Pierce are referred to partner agencies for services, the City partners with counties on the Treasure Coast to sponsor the “Where to Turn” - 211 Network. The 211

Network provides computer and telephone information and referral for all social service needs. The network provides persons needing assistance a single point of contact for finding solutions to their problems. The 211 Network links all social service providers into a multi-county network providing solutions to individual and family needs. The 211 Network receives on average 1,500 calls per month from residents of St. Lucie County.

The 211 Network provides information and referral to persons experiencing the following problems or concerns: Abuse/Neglect/Crime; Basic Needs such as clothing, food, household goods, housing, shelter, utilities; Day Care/Child Care; Counseling/Support Groups; Credit Counseling; Disability Services; Education; Employment; Foreclosure Concerns; Financial Assistance; Health and Medical, including prescription assistance; Legal; Mental health Issues including substance abuse and suicide; Transportation; Veterans Services.

The 211 Network Program also provides referrals to supportive resources to help citizens connect to community services that will assist them in addressing their current housing, medical and day-to-day needs.

St. Lucie County Housing and Community Services Department**:** Beyond the 211 Network, the St. Lucie County Housing and Community Services Department serves as the lead agency for the three-county Treasure Coast Community Action Agency assisting low-income citizens with Community Services Block Grant (CSBG) funding. CSBG is focused on necessary support associated with successful employment or completion of education that can lead to self-sufficiency. All applicants for CSBG assistance must attend an Effective Budgeting workshop. Additional services provided are transit coordination for special needs individuals, veteran's services, coordination of volunteers and donations during a declared disaster and assistance with the Special Needs Shelter, assistance for indigent cremations, administration of a program that manages the State-mandated share of County Medicaid, hospital, and nursing home funding, as well as the Health Care Responsibility Act. The County also administers funds donated for utility payments through Florida Power and Light's Care to Share program and provides computer access for individuals seeking to complete applications for benefits such as food stamps, unemployment, Medicaid, and nursing home assistance and to search for employment.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The policies of the City of Fort Pierce and/or St. Lucie County Government may have a negative impact (barrier) to the expansion and creation of affordable housing for very low, low, and moderate-income persons in our community, are as follows:

Tax policy affecting land and other property - Real property tax values are down nearly 25% over the last five years throughout Florida, including Fort Pierce, having a temporary positive impact on cost burden for affordable units. Along with lower values comes a lower local property tax bill thereby reducing the cost burden for the potential homeowner.

Land use control and zoning ordinances - No discernible land use controls or zoning ordinances currently negatively impact affordable housing.

Building codes - A difficult and lengthy permitting process, which is common to nearly every local government, existed in the City of Fort Pierce. The Affordable Housing Advisory Committee was created to review and recommend changes to simplify the procedures. The expedited permit process for affordable housing units was the result of those efforts. For example, affordable housing unit building permits are now color coded for priority and must be acted upon by the Building Department within 3 business days. A periodic and ongoing review of building codes is unending.

Housing Barriers - The City will continue to address the negative effects that any policies or programs might have on the housing delivery systems in the City. The City has implemented the following policies in its Comprehensive Plan to address the issue: The provision of density bonuses as an incentive in moderate and high-density residential land uses for development of affordable housing; The establishment of guidelines for zero lot line and cluster home developments in redevelopment areas for affordable housing; The development of local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system; The review of existing ordinances, codes, regulations, and the permitting process for the purpose of amending, adding, or changing requirements in order to increase private and public sector and community based organization participation in meeting the housing codes; The provision of a fast-track processing and other incentives for proposed housing developments intended for persons with special needs, including low to moderate-income households, the elderly, handicapped, large families, and farm worker families; The provision of assistance to providers of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

A severe shortage in affordable housing stock increases the pressure on the City's housing market. One of

the biggest challenges in the City is the disproportionate disparity between housing costs and what households with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City. The City of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units.

The City currently provides housing rehab and weatherization activities with its CDBG funds, and minor home repair and other affordable housing activities with its SHIP funds.

Additionally, the City and its municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The City is currently working toward establishing a Land Trust which will be used to construct affordable housing. We are meeting with potential developers, consulting with financial institutions and private investors to push the Land Trust, affordable housing discussion further.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City of Fort Pierce and area non-profit's efforts in addressing the underserved needs, expanding, and preserving affordable housing, and developing institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with area agencies, the Fort Pierce Housing Authority, and other public and governmental agencies to find solutions that leverage the resources available and to meet program goals efficiently and effectively. Whenever possible, the city will work to leverage CDBG funds and continue to work to identify additional opportunities.

Actions planned to foster and maintain affordable housing

The shortage of affordable, decent housing in Fort Pierce increases the pressure on the City's housing market. One of the biggest challenges in the City is the large disparity between housing costs and what households with low- and moderate-incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the City.

The City of Fort Pierce will continue to develop policies that help foster the development of new affordable housing units. Additionally, the City will also continue to support the efforts of local non-profit housing providers who carry out strategies to retain and create affordable housing options throughout the region.

The Currently provides housing rehab and weatherization activities with its CDBG funds and minor housing repair and direct financial assistance to first-time homebuyers with its SHIP funds.

Actions planned to reduce lead-based paint hazards

Though no accurate geographic information about the incidence of lead-based paint (LBP) exists in the City of Fort Pierce on a house-by-house basis, the City realizes that lead-based paint poses a serious health hazard and must be addressed. The City will encourage residents and property owners to test for and abate lead paint.

All housing proposed for rehabilitation under the City's CDBG, and SHIP programs is screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. During the feasibility inspection, if the inspector identifies a potential lead-based paint problem, he notifies the owner and may test the suspect area with a swab or take a sample to be processed through the County Health Department. If the repair will disturb any surface containing lead, abatement procedures will be utilized before the repair can go forward. If

lead paint is detected, abatement costs are included in the rehabilitation. In every program where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or lead-based paint abatement guidelines as defined in 24 CFR Part 35.

When rehabilitating homes, the City provides homeowners a copy of the U.S. Department of Housing and Urban Development letter that informs homeowners what to do if they encounter lead-based paint in their home and informs that no paint used during the rehabilitation contains lead. If funds expended exceed $5,000 and old paint surfaces are disturbed, the City will take the position that the home contains lead-based paint if it was built prior to 1978 and will conduct abatement measures, per state and federal guidelines.

The St. Lucie County Health Department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high-elevated levels are reported to the Epidemiology Division and investigated by an Epidemiology nurse.

Funding through the State Housing Initiatives Partnership (SHIP) program will be used to remediate lead-based paint issues, as needed.

The City has allocated CDBG funding to promote an ongoing educational campaign designed to inform the public on Fair Housing and on the hazards of lead-based paint and on resources that are available to address this dangerous issue.

Actions planned to reduce the number of poverty-level families

The City of Fort Pierce is committed to reducing the number of households with incomes below the poverty level by supporting programs to motivate and assist them to move toward self-sufficiency. The City will continue to support the efforts of local agencies who are working with consumers who may be at the poverty level or below the poverty level. Jurisdictions work with various service providers and other units of local government to provide low-income citizens with supportive services.

The City continues to provide grants for programs to address human service needs in the community. These services and programs include children and family services, adult services, food and nutrition services, employment training programs, many others. These programs and services help to build a foundation upon which individuals and families can find a pathway to self-sufficiency. As a means of reducing the number of persons with incomes below the poverty line, the City will continue to coordinate efforts with other public and private organizations providing additional economic development and job training programs.

Actions planned to develop institutional structure

The City of Fort Pierce manages the institutional delivery structure surrounding the acceptance and allocation of federal grant funds for Consolidated Plan programs. The goals and objectives of the Strategic

Plan could not have been developed without residents' informed assistance. Implementation of CDBG funds is overseen by the Department of Finance, Grants Administration Division. The area non-profits will coordinate and assist in the implementation of approved projects, centered on delivering public improvements, economic development initiatives, neighborhood revitalization and better community facilities. The City of Fort Pierce City Commissioners approve projects and programs that meet the City's goals. The City of Fort Pierce will continually work to expand the departments and non-profit agencies involved in the institutional delivery system for the CDBG program.

Actions planned to enhance coordination between public and private housing and social service agencies

Coordination between providers is essential to improve the conditions and address gaps in services for Fort Pierce residents. Actions planned to enhance coordination between public and private housing and social service agencies include: encourage agencies to work together to apply for CDBG funds to leverage resources to the fullest extent; as requests align with the Consolidated Plan goals, provide CDBG funds to eligible projects for housing and social services; continue working with the area nonprofits and the Fort Pierce Housing Authority to address issues of poverty and homelessness; offer referrals to organizations that would benefit from the leadership, programs, services, or collaboration with other organizations.

The City will continue to work toward enhancing our relationships between local service providers and supportive social service agencies. Coordination and Collaboration with numerous public supportive service organizations allows the City to be able to help prevent the duplication of efforts and encourage smaller nonprofits to work with larger ones to enlarge service areas and identify areas where supportive services are needed and not available.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section outlines the program specific requirements of the CDBG program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2006-2010 ACS, 2015-2019 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Fort Pierce, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2006-2010 ACS, 2015-2019 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
2	**Data Source Name** 2015-2019 ACS 5-Yr Estimates
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.

	What was the purpose for developing this data set? Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Fort Pierce, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2015-2019 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
3	**Data Source Name** 2014-2018 ACS (Workers), 2018 LEHD (Jobs)
	List the name of the organization or individual who originated the data set. 2014-2018 ACS and 2018 Longitudinal Employee-Household Dynamics: United States Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than $400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas. The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.
	What was the purpose for developing this data set? ACS: Information from the ACS help determine how more than $400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs. LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.

	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Fort Pierce, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014-2018 ACS (Workers), 2018 LEHD (Jobs)
	What is the status of the data set (complete, in progress, or planned)? Complete
4	**Data Source Name** HUD 2020 FMR and HOME Rents
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.
	What was the purpose for developing this data set? Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? St. Lucie County
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
5	**Data Source Name** PIC (PIH Information Center)

	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.
	What was the purpose for developing this data set? IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Fort Pierce, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
6	**Data Source Name** 2020 Housing Inventory Count
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.
	What was the purpose for developing this data set? HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? COC

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
7	**Data Source Name** 2020 PIT Count
	List the name of the organization or individual who originated the data set. HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report
	Provide a brief summary of the data set. This Data is based on point-in-time information provided to HUD by the CoC. The PIT Count data is a snapshot of the homeless population in the area on any given night.
	What was the purpose for developing this data set? The PIT Count data is a snapshot of the homeless population in the area on any given night. This data will help services providers to identify the needs of the homeless population in the area.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? COC
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
8	**Data Source Name** 2013-2017 CHAS
	List the name of the organization or individual who originated the data set. US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

	What was the purpose for developing this data set? The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Fort Pierce, FL
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2017 CHAS
	What is the status of the data set (complete, in progress, or planned)? Complete

City Commission Regular Meeting - 4:30 pm **12. b.**

Meeting Date: 07/19/2021

Re: Rental Ordinance

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 21-019 establishing a registration program for vacation rentals, including standards, rules and enforcement. SECOND READING

SUMMARY:

In December, 2020, the Planning Commission recommended to the City Commission that a vacation rental task force be assembled to research how vacation rentals are handled in other areas and how that may apply within the City of Fort Pierce.

Staff initiated the work group made up of key department employees, a member of the planning board, a citizen and a real estate professional, with meetings beginning in February.

In June, 2021, the work group presented its findings to the City Commission; staff then drafted a proposed ordinance which incorporated task force findings, staff views, public and city commission feedback, and the practical and functional implementation.

RECOMMENDATION:

Adopt Ordinance.

ALTERNATIVES:

Adopt ordinance with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Short Term Rental Task Force

Fiscal Impact

OTHER INFORMATION:

There will be revenue to the city; the amount is undetermined at this time.

Attachments

Updated Ordinance 21-019 for Approval

Presentation

21-019

Fee Resolution
DBPR Guide to Vacation Rentals
Proof of Publication #1
City Manager Memo with Staff Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	06/17/2021 02:53 PM
City Manager	Nick Mimms	06/30/2021 02:19 PM

Form Started By: Linda Cox Started On: 06/17/2021 02:50 PM
Final Approval Date: 07/09/2021

ORDINANCE NO. 21-019

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CREATING **CHAPTER 22, ARTICLE X – SHORT TERM AND VACATION RENTAL REGULATIONS;** ESTABLISHING STANDARDS AND REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, Florida, desires to establish and enforce standards for vacation rental units and short-term rental units in the city in a manner which protects the character and quality of life in the neighborhood or area where the vacation rental units and short-term rentals are located while not unduly restricting the owner of the vacation rental units and short-term rentals from use of their property.

WHEREAS, on December 14, 2020, after hearing from the Planning Board, the City Commission suggested that staff assemble a working group comprised of residents, business owners and city staff to research and evaluate options for the regulation of short term and vacation rentals.

WHEREAS, at the June 14, 2021 Conference Agenda Meeting, the task force presented their findings to the City Commission, some of which are represented in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. Chapter 22, Article X of the Fort Pierce Code of Ordinances, is hereby created as follows:

ARTICLE X. – SHORT TERM AND VACATION RENTAL REGULATIONS

DIVISION 1 - GENERALLY

Section 22-500 – Title.

This article shall be known as “Short Term and Vacation Rental Regulations”

Section 22-501- Purpose and intent.

The purpose of this article is to establish and enforce standards for vacation rental units and short-term rentals in the city in a manner which protects the character and quality of life in the neighborhood or area where the vacation rental units and short-term rentals are located while not unduly restricting the owner of the vacation rental units and short-term rentals from use of their property. Further, this article shall be construed and implemented to achieve the following intent and purposes of the city commission:

1) To establish the regulations, procedures and standards for the review and approval of all vacation rental units and short-term rentals in the city;
2) To preserve and foster the public health, safety, aesthetics, and general welfare, and to aid in the harmonious and orderly development of the city;
3) To establish a registration process that is efficient in terms of time, administration, and enforcement; effective in addressing the impacts of vacation rental units and short-term rentals; and equitable with regard to regulations and procedures, while respecting the rights of property owners;
4) To implement, and be in compliance with, the goals and policies of the city's comprehensive plan;
5) To ensure the safety of structures that are used as vacation rental units and short-term rentals.

Section 22-502 - Interpretation.

In the interpretation and application of this article, all standards, criteria, and requirements shall be liberally construed in favor of the purposes and goals of the city as set forth in its comprehensive plan and deemed neither to limit nor repeal any other lawful regulatory powers of the city.

Where this article conflicts with or overlaps other articles or regulations, the more stringent shall prevail.

If any issue arises concerning the application of regulations, definitions, development criteria, performance standards, or any other provisions of this article, the code compliance manager shall be responsible for their interpretation. Responsibility for interpretation by the code compliance manager shall be limited to standards, regulations, and requirements of this article. Such responsibility shall not be construed to substitute for or abrogate any right or responsibilities specified to the mayor, or the city commission, or any board or official named in other sections of the city's code of ordinances. The code compliance manager shall rely upon the goals, objectives, and policies adopted in this article, the code of ordinances, and the city's comprehensive plan in making any such interpretation.

Section 22-503 - Definitions.

Advertising means any form of communication for marketing that is used to encourage, persuade or manipulate viewers, readers or listeners into contracting for goods and/or services as may be viewed through various media, including, but not limited to, newspapers, magazines, flyers, handbills, television commercials, radio, signage, direct mail, websites, emails, or text messages.

Commercial event is defined as an event with the purpose of making money or where a venue is hired for a commercial function where attendees are charged entry, which may include, but is not limited to, events such as parties, entertainment events, and attractions.

Good neighbor brochure means a document prepared by the city that summarizes the general rules of conduct, consideration, and other information including provisions of the code of ordinances, pertaining to the use and occupancy of a dwelling unit used or occupied as a short-term rental or vacation rental.

Maximum occupancy shall be calculated as one person for every 200 square feet, under air-conditioned space, of the rental unit if the building is being rented out in its entirety. If only a room (or rooms) is being rented, or the rental unit is also being concurrently occupied by the owner (or other), then the maximum occupancy shall be calculated as one person for every 150 gross square feet of the room (or rooms) being rented. For the purpose of this definition, a person shall mean any individual over the age of five (5) years.

Noise means any sound that annoys or disturbs humans or causes or tends to cause an adverse psychological or physiological effect on humans or that would unreasonably interfere with the enjoyment of life or property. See Fort Pierce Code of Ordinances, Chapter 26, Article II - Noise.

Owner means a person who is the owner of record of real property as documented by deed or other document evidencing ownership recorded at the St. Lucie County Property Appraiser and the Clerk of Court.

Rental unit. Rental unit(s) means any unit in a condominium, apartment, or cooperative, or any individually or collectively owned single-family, two-, three-, and four-family, or multi-family residence or dwelling unit. For purposes of this article, the term "rental unit(s)" is synonymous with the term "vacation rentals" and "short-term rentals" and is subject to all requirements imposed on vacation rentals or short-term rentals.

Repeat violation refers to a violation of a provision of a code or ordinance by a person who has been previously found through the special magistrate or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five (5) years prior to the violation, notwithstanding the violations occur at different locations.

Residency shall mean a person's true, fixed location of bona fide domicile. It is the place a person intends to remain and return to when one leaves without intending to establish domicile elsewhere. Residency for the purpose of this article may only be demonstrated by the address listed on a Florida state-issued driver's license or a Florida state-issued identification card.

Short-term rental refers to rental units being rented for greater than 1 month but less than 6 months.

Vacation rental shall mean any unit in a condominium or cooperative or any individually or collectively owned single-family, two-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.

Vehicle means any vehicle or conveyance which is designed to travel along the ground or water. The term " vehicle" includes, but is not limited to, automobiles, buses, mopeds, motorcycles, trucks, tractors, trailers, go-carts, golf carts, motor homes, boats, watercraft and recreational vehicles.

Violation means any violation of any provision of the code, or any provision of local, state, or federal law or regulation for which the city has enforcement responsibility and/or authority. All definitions contained in the city's code of ordinances shall apply to this article; however, in the event of any conflict, the more stringent shall prevail.

Violator means the person or entity, natural or otherwise, in violation of those portions of the city's code of ordinances which are within the jurisdiction of the special magistrate. The term "violator" shall include each of the following: the owner of the property where the violation exists; the person in immediate control of the property where the violation exists, such as tenant or current resident; the person or entity that manages the property where the violation exists, such as a property management company or landlord, if separate from the owner; or manager or person in charge of the property where the violation exists. Multiple violators may be cited for a single violation. Any violation that is enforced against a violator as set forth in this section does not preclude the enforcement of the same violation against other violators.

Reserved 22-504 - 22-505.

DIVISION 2 - STANDARDS AND REQUIREMENTS

Section 22-506. - Standards and requirements.

1) *Generally.* All vacation rental units and short-term rentals, whether single-family homes, duplexes, condominium units, three or more unit complexes, or multiple family complexes, must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code, the Federal Emergency Management Agency laws and regulations, and the Code of Ordinances, subject to legal nonconformities.
2) *Registration.* All vacation rentals and short-term rentals shall be required to have an updated rental unit registration issued by the city clerk’s office. A rental unit registration is nontransferable between owners. A change of ownership of the rental unit shall require the new owner or his agent to obtain a new rental unit registration for the vacation rental or short-term rental.
3) *Swimming pool, spa, and hot tub safety.* An in-ground or above-ground swimming pool, spa, or hot tub offered or made available as an amenity at

a vacation rental unit shall comply with current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

4) *Swimming pool, spa, and hot tub screening.* All in-ground and above-ground swimming pools, spas, and hot tubs at rental units shall meet the requirements contained in the Florida Building Code.

5) *Smoke and carbon monoxide (CO) detection and notification system.* A working smoke alarm and carbon monoxide (CO) alarm system shall be present within the rental unit and maintained on a continuing basis consistent with the requirements of Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code.

6) *Fire extinguisher.* A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected, and maintained in accordance with NFPA 10 on each floor of a rental unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location of the fire extinguisher.

7) *Emergency egress maintenance and lighting.* Halls, entrances, and interior stairways within a rental unit shall be clean and lit. Hall and stair runners shall be kept in good condition. Rails shall be installed on all stairways. A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the exit. The means of egress shall comply with the International Fire Code.

8) *Local phone service.* At least one land line telephone or cellular telephone with the ability to call 911 or the local emergency number shall be available in the main level common area in the rental unit.

9) *Parking.*

a) The minimum required on-site parking for dwelling rentals shall be one (1) 9'6" x 19' space.

b) The maximum allowed on-site parking for each rental single-family dwelling shall be based on the number of dedicated 9'6" x 19' spaces on the lot in which the dwelling rental occupies.

c) In multi-family residential instances, the maximum number of parking spaces allowed for each dwelling rental shall be limited to those spaces which are specifically assigned to the rental unit and not those which would be shared by all of the building tenants' guests.

d) No overnight on-street parking shall be allowed by the responsible person/entity, renters, or their guests.

e) On-street parking shall only be allowed in marked and designated on-street parking areas.

f) No on-site parking shall be allowed on grassed surfaces, including boats, recreational vehicles, and other vehicles as defined in section in this article.

g) All on-site parking spaces and maneuvering areas shall comply with the surface material requirements set forth in section 125-315.

10) *Elevators.* Any rental unit with an elevator shall meet the applicable requirements of the Florida Building Code, Florida Statutes, and any other required regulatory agency.

11) *Solid waste handling and containment.* Vacation rental and short-term rental owners shall supply city-approved carts for containment of solid waste, etc. The owner or manager of a rental unit shall place the waste containers at a clearly marked location specified by the city and shall comply with the requirements of the Florida Building Codes and the code of ordinances.

~~12) *Noise.* Notwithstanding any other provision of this article, and in addition thereto, it shall be unlawful for any person to make, or cause or permit to be made, any noise disturbance. A person affected by a noise disturbance may include residents, law enforcement or code enforcement officials, or others who may be reasonably disturbed in the general conduct of their affairs.~~

~~a) Daytime noise regulations. Radios, tape player, or other mechanical or electronic sound making device or instrument, and similar devices, shall be prohibited in the following manner:~~

~~1. The operating or amplifying of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which produces or reproduces sound on the public rights-of-way in such a manner as to be plainly audible to any person other than the operator of the device.~~

~~2. The operating or amplifying of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which produces or reproduces sound in such a manner that it is unreasonably loud, raucous, jarring, disturbing, or a nuisance to reasonable persons of normal sensitivities within the area of audibility.~~

~~3. The operating or playing of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which causes physical vibration that is perceptible to reasonable persons of normal sensitivities within the closed confines of a residence.~~

~~4. The operating or playing of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which produces or reproduces sound in a motor vehicle in a manner as to be plainly audible at a distance of 25 feet.~~

~~b) Nighttime noise regulations. Noise which is plainly audible from beyond the rental unit's property line, between the hours of 11 PM and 7 AM, shall constitute a violation of this section.~~

13) *Commercial events.* No rental unit may be leased as a location for a commercial event. It shall be prima facie evidence of a violation of this article for anyone to advertise or hold out the property to be used as a location for a commercial event.

~~14) *Guests.* Each rental unit may host guests who are not counted towards the maximum occupancy of the unit. Guests may only park in code-permitted parking spaces and must vacate the premises between the hours of 12 AM (midnight) and 8 AM.~~

~~15) *Tents.* Camping tents shall only be allowed on single-family lots and residences. Their placement shall be limited to the rear yards of these lots and shall be used exclusively by the individual tenants of the rental unit agreement.~~

16) *Fireworks.* Fireworks shall only be permitted ~~for a 24-hour period on December 31st and July 4th.~~ in accordance with Fort Pierce Code of Ordinances, Chapter 18, Article II and Florida Statutes.

~~17)~~ *Domesticated animals.* ~~Rental units which may allow domesticated animals to stay on-premises shall require that each animal wear a collar with an identification tag displaying, at minimum, the animal's name, the owner's name, and the owner's phone number or a microchip with the same information. Renters must be able to provide, upon request by any city or county official, a copy of proof of valid rabies vaccination for each animal. Such animals shall be at all times secured within the property lines or on a leash, but shall not be tethered. Continual nuisance barking by the animals is prohibited. The keeping of animals shall be subject to the regulations of this section and chapter 6 of the code regarding animals.~~ All domesticated animals permitted in the rental unit shall comply with Fort Pierce Code of Ordinances, Chapter 6 - Animals.

18) *Advertising requirement.* All advertising for rental units shall identify the city-issued business tax receipt number associated with the advertised rental property. The vacation business tax receipt number shall be included on all advertising, including, but not limited to print and internet-based advertising. Advertisements that do not contain this information or that contain inaccurate information shall be deemed a violation of this section for each

day that the advertisement runs. Advertisements shall be consistent with section 22-511 of this article.

19) *Evacuation.* All occupants of the rental unit shall be required to promptly evacuate from the premises upon ~~posting~~ declaration of any evacuation order issued by state or local authorities.

20) *Sexual offenders.*

a) In addition to general compliance with all federal, state, county, and local laws, it is the affirmative duty and responsibility of the property owner and rental unit responsible person, individually and collectively, to ensure that sexual offenders, as defined by state law, register with the St. Lucie County Sheriff's Department ("SLCSD"), in accordance with state law, as may be amended from time to time.

b) Notification of sexual offender status. At the time of reservation, the property owner or rental unit responsible person shall inquire if any rental unit occupant is a sexual offender, as defined by state law. If any rental unit occupant is a sexual offender as defined by state law, the property owner, rental unit agent, or both shall notify SLCSD within twenty-four (24) hours of being informed.

c) Non-compliance. A property owner's failure to comply with the provisions of this subsection shall constitute a violation of this section, and may subject the property owner to revocation of the rental unit registration.

21) *Posted or displayed information (interior).* There shall be provided, in the unit within ten (10) feet of the front door, all of the following information. This information shall be made available for inspection by county or city staff.

a) The name, address, and phone number of the responsible person(s);

b) The maximum occupancy of the unit;

c) The maximum number of vehicles that can be parked at the unit, along with a sketch of the location of the parking spaces;

d) The days of trash pick-up, including type (i.e. bulk, recyclables, etc.). Trash shall not be placed for pick-up except after 6:00 pm on the day prior to pick-up, and the trash containers shall be removed from the curb no later than 6:00 pm on the day of pick-up, if applicable;

e) The location and contact information of the nearest hospital and police station, including non-emergency numbers;

f) A legible copy of the rental unit registration;

g) A legible copy of the rental unit business tax receipt;

h) A legible copy of this article; and

i) A legible copy of the agreement between the owner and the rental unit occupant(s), for the duration of the rental period covered by that agreement.

~~22) *Posted or displayed information (exterior).* Unless prohibited by association, condominium or similar restrictions, there shall be posted, in an easily visible manner, outside the rental unit within ten (10) feet of the front door, or the exterior of any fence, or in a common area provided for multi-unit dwellings, and encased in a weatherproof display, the contact information for the property owner or responsible person.~~

Section 22-507. - Existing legal nonconformities.

1) Throughout the city there exist rental units with valid Business Tax Receipts (BTRs) that are legal nonconformities from various ordinances. Notwithstanding the Florida Building Code, the Florida Fire Code, and the Florida Life Safety Code, it is not the intent of this article that these legal nonconformities be corrected as a condition of receipt of a rental unit registration. However, it shall be the responsibility of each rental unit to

come into compliance with all of the minimum standards and requirements set forth in this article, as applicable.

2) For properties with existing BTRs, legal existing nonconformities shall be identified by the property owner and inventoried by the code enforcement department with the initial issuance of a rental unit registration. The final decision of whether a legal nonconformity exists shall be determined by the code enforcement department. The code enforcement department's decision may be appealed to the city's special magistrate within 30 days after the department's decision. Issuance of a rental unit registration is affirmative assent of existing legal nonconformities. Change of ownership of property shall not invalidate existing nonconformities associated with the initial rental unit registration.

3) Upon issuance of subsequent rental unit registration, if it is the determination of the code enforcement department that there are nonconformities not identified and inventoried with the original rental unit registration, the code enforcement department shall require nonconformities to come into compliance prior to issuing a new rental unit registration. Appeals of the code enforcement department's decision may be appealed to the city's special magistrate.

Section 22-508. - Exemption for pre-existing rental agreements.

1) Notwithstanding any other provision of this article, rental agreements with prospective occupants for rental units that were pre-existing as of December 31, 2022, (hereinafter "pre-existing agreements") are exempt from the occupancy provisions of this chapter for maximum occupancy limits. Any pre-existing agreements for occupancy through 2022, shall be disclosed to the city by October 1, 2021. All advertising must be compliant for occupancy limits no later than October 1, 2021.

2) If a rental unit is cited for a violation of this article, (that would not be a violation if it were not for this section), when the rental unit is occupied under the terms of a pre-existing agreement, the rental owner may defend such violation based on the fact that the rental unit was exempt from this section due to it being occupied pursuant to a pre-existing agreement. Such defense shall be determined based upon the following information, and upon any additional information supplied by the rental unit owner or otherwise determined by the fact finder:
   a) Copy of deposit or payment information evidencing that the agreement was a pre-existing agreement.
   b) Copy of e-mail or other communication evidencing a binding pre-existing agreement.
   c) Information from the occupant confirming that there was a binding agreement in a time frame to make the agreement as pre-existing agreement under this section.

3) If it is reasonably determined by the city staff, and confirmed by the city's special magistrate, that any information supplied to the city in support of an application for exemption, or in support of a defense based upon pre-existing agreement, was intentionally false or fraudulent, the person supplying the false or fraudulent information shall be subject to the penalties contained in this article.

Section 22-509. - Management company or responsible person.

1) An owner of a rental unit may designate a management company or responsible person to manage the unit on his/her behalf.

2) ~~Said management company shall have an office located within St. Lucie County.~~ The responsible person shall officially reside in a dwelling unit located within St. Lucie County. Proof of residency shall be demonstrated

to the city clerk's office in the form of a Florida Driver's License or Florida Identification Card only.

3) The city will provide a form for such purpose which must be completed and submitted to the city. The designation of management company or responsible person does not relieve the owner of the responsibility to comply with all state and local statutes and ordinances.

4) Upon a change of ownership or a transfer of management company or responsible person of a rental unit, the owner shall notify the city of the new owner, manager, and/or responsible person within ten (10) business days of such change. A vacation rental or short-term rental owner may change this authorization by submitting a new, properly executed authorization form. The new owner, management company, or responsible person shall comply with all procedural requirements of the code of ordinances and the conditions of the registration for the rental unit being transferred.

5) The management company or responsible person shall respond to any and all calls within one (1) hour. The failure of a management company or responsible person to respond within one (1) hour, three (3) times within a twelve-month period shall result in the revocation of the entity's ability to manage the rental unit on behalf of the property owner for a period of twelve months from the time that their management abilities are rescinded.

Section 22-510. - Application for rental unit registration.

The application shall contain all information relevant to review and approval of a rental unit registration, including but not limited to, the following information:

1) Property owner.
   a) Name.
   b) Address.
   c) Mailing address (if different).
   d) Telephone number.
   e) E-mail address.
2) Property management or responsible person.
   a) Name.
   b) Address.
   c) Mailing address (if different).
   d) Telephone number.
   e) Local emergency and contact phone with 24-hour availability for receiving notice of violations.
   f) E-mail address.
3) Property and rental unit address and telephone number.
   a) Number and street address, including individual unit numbers or letters.
   b) The name of the rental unit property (e.g., "Mermaid's Hideaway"), if one is used.
   c) The cell phone or landline number for the rental unit.
4) Proof of ownership. The following proofs of ownership must be submitted:
   a) Copy of recent profile from property appraiser.
   b) Active Sunbiz registration for corporate ownership, if applicable.
5) Parcel identification number (assigned by the county property appraiser).
6) Property description type.
   a) Single-family unit.
   b) Duplex unit.
   c) Triplex unit, quadraplex unit, or similar.
   d) Condominium unit.
7) Maximum occupancy.
8) Parking.
   a) Number of onsite parking spaces.
   b) Location of onsite parking spaces.
9) Exterior site sketch.

10) Interior building sketch (including all bedrooms, extinguishers, alarms, ingress/egress, living spaces, etc.).
11) Florida Department of Business & Professional Regulation license number (if applicable).
12) Florida Sales Tax Identification Number.
13) St. Lucie County Tourist Development Tax Account Number.
14) St. Lucie County Business Tax Receipt (if applicable).
15) Payment of all applicable fees.
16) Verification of no pending Code Enforcement proceedings for the rental unit.
17) Proof of no outstanding balance due to the city for the rental unit.

Section 22-511. - Rental unit advertising requirement.

All advertising for rental units shall indicate the city rental unit Business Tax Receipt number, the maximum occupancy limit of the rental unit, and the maximum parking available on the property as specified on the rental unit registration on file with the city clerk. The advertisement shall also include the following:

1) A reference to rental unit regulations as found in Chapter 22, Article X;
2) A reference to sea turtle protection requirements (for coastal areas only) as found in Section 16-82;
3) A reference to domestic animal regulations as found in Chapter 6;
4) A reference to limited pet-friendly parks and beaches in the area; and
5) A link to the city's code of ordinances found at: https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances.

Advertisements that do not contain this information or that contain inaccurate information shall be deemed a violation of this article and subject to the penalties contained in this article.

Section 22-512. - Modification of rental unit registration.

An amendment of a rental unit registration shall be required in the event that any of the following changes to the dwelling rental are proposed:

1) An increase in the maximum occupancy of the rental unit;
2) An increase or decrease in the number of parking spaces, or a change in the location of parking spaces for the rental unit; or
3) A change in ownership, management company, or responsible person of the rental unit.

Section 22-513. - Duration of rental unit registration.

Rental unit registrations shall expire on September 30 of each year.

Section 22-514. - Renewal of rental unit registration.

1) Rental unit registrations must be renewed annually prior to the expiration date of September 30.
2) The renewal shall consist of the following:
   a. A completed renewal application;
   b. Copy of current state required licenses;
   c. Updated management company or responsible person information;
   d. Verification of no pending code enforcement proceedings for the rental unit;
   e. Verification of no outstanding balance due to the city for the rental unit;
   f. Attestation that no modifications have been made to the unit;
   g. All applicable fees;
~~3) In the event the renewal is not completed within the specified timeframe, a written request for an extension must be submitted to the city clerk no later than fifteen (15) days prior to the expiration date. The request for an~~

~~extension must specify the reason for the extension and the extension period being requested. The decision of the city clerk shall be in writing and may approve the request as submitted, modify the request, or deny the request. If denied, an explanation for the denial shall be provided.~~

Section 22-516. - Denial and revocation of rental unit registration.

1) The city clerk may revoke or deny the issuance of a rental unit registration if it is determined that an applicant:
    a) Has obtained the registration by fraud, false statement, misrepresentation, or failure to truthfully answer any question in the required registration application;
    b) Has failed to satisfy the standards and requirements contained in this article;
    c) Has failed to obtain required approvals from the state or obtain a city business tax receipt; or
    d) Has received three (3) orders of violation as determined by the special magistrate within the same fiscal year.
2) Not later than 30 days after the filing of a completed application for a rental unit registration, the applicant shall be notified by the city clerk's office of the decision on the issuance or denial of the registration. If the issuance of the rental unit registration is approved, the city clerk shall issue the registration. If the registration is denied, the applicant shall be provided with a statement of the reasons for denial, which reasons shall be entered in writing on the application. Failure of the city clerk to place notification of said decision in the mail or personally notify the applicant with acknowledgment shall require immediate issuance of the requested registration to the applicant.
3) Any person aggrieved by the denial or revocation of a registration as provided in this article shall have the right to appeal to the city commission. Such appeal shall be taken by filing with the city clerk’s office, within 14 days after notice of the action complained of has been mailed to such person's last-known address, a written statement setting forth specifically the ground of the appeal. The city clerk shall set a date and the time and place of hearing of such appeal. Such notice shall be mailed, postage prepaid, to the applicant at his last-known address at least five days prior to the date set for hearing. The decision and order of the city commission on such appeal shall be final and conclusive.
4) Applications which have been denied or revoked that remain under the same ownership, may reapply after a period of 12 months has elapsed from the date of the denial or revocation.

Reserved 22-517 – 22-520.

DIVISION 3. - ENFORCEMENT

Section 22-521. - Enforcement of rental units.

1) The police department's officers, code enforcement officers, and any other city employees designated by the city manager shall enforce this article; complaints may be filed with the City using all available and acceptable methods.
2) Provisions of this article may be enforced by the city as a civil violation pursuant to chapter 1, article II, division 2 or chapter 1, article II, division 3.
    a) Violations of this article addressed by chapter 1, article II, division 3 shall be addressed via a citation and shall:
        1. Be issued directly to the violator (tenant/occupant).
        2. Be issued for each individual and separate violation.
        3. Be considered a class II violation.

b) Violations of this article addressed by chapter 1, article II, division 2 shall be addressed via notice of violation and shall:
   1. Be issued to the property owner, per state statute 162.12(1)(a), with additional copies provided to the management company or responsible person.
   2. Be issued as a result of any violation of any provision of this section or be issued as a result of the issuance of a citation to a tenant or occupant.
   3. Shall be considered irreversible and, per state statute 162.09(2)(a), may result in a fine of up to $5,000 per violation.

3) Each consecutive day that a violation continues may be considered a separate violation.

4) Copies of all enforcement activities shall be provided to the city clerk's office.

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 of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance shall be and become effective on this 19th day of July, 2021.

APPROVED AS TO FORM & 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. 21-019 was duly advertised by title only in the St. Lucie News Tribune on June 26, 2021 and July 9, 2021; 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 July 6, 2021; and was duly introduced, read by title only, and passed on second and final reading July 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, this 19th day of July, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

_____
Linda W. Cox, City Clerk

City of Fort Pierce Vacation Rental Ordinance

History

In December, 2020, the Planning Commission recommended to the City Commission that a vacation rental task force be assembled to research how vacation rentals are handled in other areas and how that may apply within the City of Fort Pierce.

Staff initiated the work group made up of key department employees, a member of the planning board, a citizen and a real estate professional, with meetings beginning in February.

In June, 2021, the work group presented its findings to the City Commission; staff then drafted a proposed ordinance which incorporated task force findings, staff views, public and city commission feedback, and the practical and functional implementation.

Important definitions

Vacation rentals are rental units being rented for 30 days or less and are regulated by the Florida Department of Business and Professional Regulation (DBPR).

Short-term rentals (often called seasonal rentals) are rental units being rented for greater than 1 month but less than 6 months but are not regulated nor licensed by the DBPR. They are required to collect and remit sales tax and bed tax.

Task Force Research Findings

Established Standards and Requirements for vacation and short-term rentals.

- All units must be registered with the City and renew annually.
- Must meet Florida Building, Fire and Life Safety Codes
- Responsible Person available 24/7 to respond to complaints
- Parking requirements and limitations
- Maximum occupancy
- Events and Noise requirements
- Sexual offender registration with St. Lucie County Sheriff’s Dept.
- Advertising requirements
- Interior and Exterior information posting requirements

Task Force Research Findings

- Management company or responsible person requirements.
- Application components
- Conditions for denial and revocation of rental unit registration.
- Code enforcement provisions
- Initial and bi-annual unit inspections required:
  - Swimming pools must be inspected by state licensed contractor
  - Presence of required safety equipment, smoke and carbon monoxide alarms and fire extinguishers.
  - Inspections by Code Enforcement to verify compliance with established standards and requirements

- Registration Fee of $1200 to include city inspection.
- Fee to fund two Code Enforcement Officers

Staff Recommendations

- Rental unit registration shall be required of each individual unit.
- Pool and Rental Unit inspections will not be required by the City; any inspections would be conducted by the state.
- All other standards and requirements along with the enforcement of such remain in effect.
- Registration Fee should be $250.00 per unit annually with the elimination of the inspections.
- One Code Enforcement Officer funded by the registration fee to ensure proactive enforcement of requirements and identifying unregistered rental units.

Possible Actions of the City Commission

- APPROVE the ordinance with the Task Force findings establishing Standards, Requirements, and Enforcement and incorporating the staff recommendation to remove all inspections. (Ordinance as attached)
- APPROVE the ordinance with CHANGES.
- DISAPPROVE the ordinance and request the Task Force to continue its research.

Questions?

ORDINANCE NO. 21-019

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CREATING **CHAPTER 22, ARTICLE X – SHORT TERM AND VACATION RENTAL REGULATIONS;** ESTABLISHING STANDARDS AND REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, Florida, desires to establish and enforce standards for vacation rental units and short-term rental units in the city in a manner which protects the character and quality of life in the neighborhood or area where the vacation rental units and short-term rentals are located while not unduly restricting the owner of the vacation rental units and short-term rentals from use of their property.

WHEREAS, on December 14, 2020, after hearing from the Planning Board, the City Commission suggested that staff assemble a working group comprised of residents, business owners and city staff to research and evaluate options for the regulation of short term and vacation rentals.

WHEREAS, at the June 14, 2021 Conference Agenda Meeting, the task force presented their findings to the City Commission, some of which are represented in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. Chapter 22, Article X of the Fort Pierce Code of Ordinances, is hereby created as follows:

ARTICLE X. – SHORT TERM AND VACATION RENTAL REGULATIONS

DIVISION 1 - GENERALLY

Section 22-500 – Title.

This article shall be known as “Short Term and Vacation Rental Regulations”

Section 22-501- Purpose and intent.

The purpose of this article is to establish and enforce standards for vacation rental units and short-term rentals in the city in a manner which protects the character and quality of life in the neighborhood or area where the vacation rental units and short-term rentals are located while not unduly restricting the owner of the vacation rental units and short-term rentals from use of their property. Further, this article shall be construed and implemented to achieve the following intent and purposes of the city commission:

1) To establish the regulations, procedures and standards for the review and approval of all vacation rental units and short-term rentals in the city;
2) To preserve and foster the public health, safety, aesthetics, and general welfare, and to aid in the harmonious and orderly development of the city;
3) To establish a registration process that is efficient in terms of time, administration, and enforcement; effective in addressing the impacts of vacation rental units and short-term rentals; and equitable with regard to regulations and procedures, while respecting the rights of property owners;
4) To implement, and be in compliance with, the goals and policies of the city's comprehensive plan;
5) To ensure the safety of structures that are used as vacation rental units and short-term rentals.

Section 22-502 - Interpretation.

In the interpretation and application of this article, all standards, criteria, and requirements shall be liberally construed in favor of the purposes and goals of the city as set forth in its comprehensive plan and deemed neither to limit nor repeal any other lawful regulatory powers of the city.

Where this article conflicts with or overlaps other articles or regulations, the more stringent shall prevail.

If any issue arises concerning the application of regulations, definitions, development criteria, performance standards, or any other provisions of this article, the code compliance manager shall be responsible for their interpretation. Responsibility for interpretation by the code compliance manager shall be limited to standards, regulations, and requirements of this article. Such responsibility shall not be construed to substitute for or abrogate any right or responsibilities specified to the mayor, or the city commission, or any board or official named in other sections of the city's code of ordinances. The code compliance manager shall rely upon the goals, objectives, and policies adopted in this article, the code of ordinances, and the city's comprehensive plan in making any such interpretation.

Section 22-503 - Definitions.

Advertising means any form of communication for marketing that is used to encourage, persuade or manipulate viewers, readers or listeners into contracting for goods and/or services as may be viewed through various media, including, but not limited to, newspapers, magazines, flyers, handbills, television commercials, radio, signage, direct mail, websites, emails, or text messages.

Commercial event is defined as an event with the purpose of making money or where a venue is hired for a commercial function where attendees are charged entry, which may include, but is not limited to, events such as parties, entertainment events, and attractions.

Good neighbor brochure means a document prepared by the city that summarizes the general rules of conduct, consideration, and other information including provisions of the code of ordinances, pertaining to the use and occupancy of a dwelling unit used or occupied as a short-term rental or vacation rental.

Maximum occupancy shall be calculated as one person for every 200 square feet, under air-conditioned space, of the rental unit if the building is being rented out in its entirety. If only a room (or rooms) is being rented, or the rental unit is also being concurrently occupied by the owner (or other), then the maximum occupancy shall be calculated as one person for every 150 gross square feet of the room (or rooms) being rented. For the purpose of this definition, a person shall mean any individual over the age of five (5) years.

Noise means any sound that annoys or disturbs humans or causes or tends to cause an adverse psychological or physiological effect on humans or that would unreasonably interfere with the enjoyment of life or property.

Owner means a person who is the owner of record of real property as documented by deed or other document evidencing ownership recorded at the St. Lucie County Property Appraiser and the Clerk of Court.

Rental unit. Rental unit(s) means any unit in a condominium, apartment, or cooperative, or any individually or collectively owned single-family, two-, three-, and four-family, or multi-family residence or dwelling unit. For purposes of this article, the term "rental unit(s)" is synonymous with the term "vacation rentals" and "short-term rentals" and is subject to all requirements imposed on vacation rentals or short-term rentals.

Repeat violation refers to a violation of a provision of a code or ordinance by a person who has been previously found through the special magistrate or any other quasi-

judicial or judicial process, to have violated or who has admitted violating the same provision within five (5) years prior to the violation, notwithstanding the violations occur at different locations.

Residency shall mean a person's true, fixed location of bona fide domicile. It is the place a person intends to remain and return to when one leaves without intending to establish domicile elsewhere. Residency for the purpose of this article may only be demonstrated by the address listed on a Florida state-issued driver's license or a Florida state-issued identification card.

Short-term rental refers to rental units being rented for greater than 1 month but less than 6 months.

Vacation rental shall mean any unit in a condominium or cooperative or any individually or collectively owned single-family, two-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.

Vehicle means any vehicle or conveyance which is designed to travel along the ground or water. The term " vehicle" includes, but is not limited to, automobiles, buses, mopeds, motorcycles, trucks, tractors, trailers, go-carts, golf carts, motor homes, boats, watercraft and recreational vehicles.

Violation means any violation of any provision of the code, or any provision of local, state, or federal law or regulation for which the city has enforcement responsibility and/or authority. All definitions contained in the city's code of ordinances shall apply to this article; however, in the event of any conflict, the more stringent shall prevail.

Violator means the person or entity, natural or otherwise, in violation of those portions of the city's code of ordinances which are within the jurisdiction of the special magistrate. The term "violator" shall include each of the following: the owner of the property where the violation exists; the person in immediate control of the property where the violation exists, such as tenant or current resident; the person or entity that manages the property where the violation exists, such as a property management company or landlord, if separate from the owner; or manager or person in charge of the property where the violation exists. Multiple violators may be cited for a single violation. Any violation that is enforced against a violator as set forth in this section does not preclude the enforcement of the same violation against other violators.

Reserved 22-504 - 22-505.

DIVISION 2 - STANDARDS AND REQUIREMENTS

Section 22-506. - Standards and requirements.

1) *Generally.* All vacation rental units and short-term rentals, whether single-family homes, duplexes, condominium units, three or more unit complexes, or multiple family complexes, must meet the minimum standards for habitable structures set forth in the Florida Building Code, the Florida Fire Code, the Florida Life Safety Code, the Federal Emergency Management Agency laws and regulations, and the Code of Ordinances, subject to legal nonconformities.
2) *Registration.* All vacation rentals and short-term rentals shall be required to have an updated rental unit registration issued by the city clerk’s office. A rental unit registration is nontransferable between owners. A change of ownership of the rental unit shall require the new owner or his agent to obtain a new rental unit registration for the vacation rental or short-term rental.
3) *Swimming pool, spa, and hot tub safety.* An in-ground or above-ground swimming pool, spa, or hot tub offered or made available as an amenity at a vacation rental unit shall comply with current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

4) *Swimming pool, spa, and hot tub screening.* All in-ground and above-ground swimming pools, spas, and hot tubs at rental units shall meet the requirements contained in the Florida Building Code.
5) *Smoke and carbon monoxide (CO) detection and notification system.* A working smoke alarm and carbon monoxide (CO) alarm system shall be present within the rental unit and maintained on a continuing basis consistent with the requirements of Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code.
6) *Fire extinguisher.* A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected, and maintained in accordance with NFPA 10 on each floor of a rental unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location of the fire extinguisher.
7) *Emergency egress maintenance and lighting.* Halls, entrances, and interior stairways within a rental unit shall be clean and lit. Hall and stair runners shall be kept in good condition. Rails shall be installed on all stairways. A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the exit. The means of egress shall comply with the International Fire Code.
8) *Local phone service.* At least one land line telephone or cellular telephone with the ability to call 911 or the local emergency number shall be available in the main level common area in the rental unit.
9) *Parking.*
    a) The minimum required on-site parking for dwelling rentals shall be one (1) 9’6” x 19’ space.
    b) The maximum allowed on-site parking for each rental single-family dwelling shall be based on the number of dedicated 9’6” x 19’ spaces on the lot in which the dwelling rental occupies.
    c) In multi-family residential instances, the maximum number of parking spaces allowed for each dwelling rental shall be limited to those spaces which are specifically assigned to the rental unit and not those which would be shared by all of the building tenants’ guests.
    d) No overnight on-street parking shall be allowed by the responsible person/entity, renters, or their guests.
    e) On-street parking shall only be allowed in marked and designated on-street parking areas.
    f) No on-site parking shall be allowed on grassed surfaces, including boats, recreational vehicles, and other vehicles as defined in section in this article.
    g) All on-site parking spaces and maneuvering areas shall comply with the surface material requirements set forth in section 125-315.
10) *Elevators.* Any rental unit with an elevator shall meet the applicable requirements of the Florida Building Code, Florida Statutes, and any other required regulatory agency.
11) *Solid waste handling and containment.* Vacation rental and short-term rental owners shall supply city-approved carts for containment of solid waste, etc. The owner or manager of a rental unit shall place the waste containers at a clearly marked location specified by the city and shall comply with the requirements of the Florida Building Codes and the code of ordinances.
12) *Noise.* Notwithstanding any other provision of this article, and in addition thereto, it shall be unlawful for any person to make, or cause or permit to be made, any noise disturbance. A person affected by a noise disturbance may include residents, law enforcement or code enforcement officials, or others who may be reasonably disturbed in the general conduct of their affairs.
    a) Daytime noise regulations. Radios, tape player, or other mechanical or electronic sound making device or instrument, and similar devices, shall be prohibited in the following manner:

1. The operating or amplifying of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which produces or reproduces sound on the public rights-of-way in such a manner as to be plainly audible to any person other than the operator of the device.
2. The operating or amplifying of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which produces or reproduces sound in such a manner that it is unreasonably loud, raucous, jarring, disturbing, or a nuisance to reasonable persons of normal sensitivities within the area of audibility.
3. The operating or playing of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which causes physical vibration that is perceptible to reasonable persons of normal sensitivities within the closed confines of a residence.
4. The operating or playing of any radio, tape player, or other mechanical or electronic sound making device or instrument or similar device which produces or reproduces sound in a motor vehicle in a manner as to be plainly audible at a distance of 25 feet.

b) Nighttime noise regulations. Noise which is plainly audible from beyond the rental unit's property line, between the hours of 11 PM and 7 AM, shall constitute a violation of this section.

13) *Commercial events.* No rental unit may be leased as a location for a commercial event. It shall be prima facie evidence of a violation of this article for anyone to advertise or hold out the property to be used as a location for a commercial event.

14) *Guests.* Each rental unit may host guests who are not counted towards the maximum occupancy of the unit. Guests may only park in code-permitted parking spaces and must vacate the premises between the hours of 12 AM (midnight) and 8 AM.

15) *Tents.* Camping tents shall only be allowed on single-family lots and residences. Their placement shall be limited to the rear yards of these lots and shall be used exclusively by the individual tenants of the rental unit agreement.

16) *Fireworks.* Fireworks shall only be permitted for a 24-hour period on December 31st and July 4th.

17) *Domesticated animals.* Rental units which may allow domesticated animals to stay on-premises shall require that each animal wear a collar with an identification tag displaying, at minimum, the animal's name, the owner's name, and the owner's phone number or a microchip with the same information. Renters must be able to provide, upon request by any city or county official, a copy of proof of valid rabies vaccination for each animal. Such animals shall be at all times secured within the property lines or on a leash, but shall not be tethered. Continual nuisance barking by the animals is prohibited. The keeping of animals shall be subject to the regulations of this section and chapter 6 of the code regarding animals.

18) *Advertising requirement.* All advertising for rental units shall identify the city-issued business tax receipt number associated with the advertised rental property. The vacation business tax receipt number shall be included on all advertising, including, but not limited to print and internet-based advertising. Advertisements that do not contain this information or that contain inaccurate information shall be deemed a violation of this section for each day that the advertisement runs. Advertisements shall be consistent with section 22-511 of this article.

19) *Evacuation.* All occupants of the rental unit shall be required to promptly evacuate from the premises upon posting of any evacuation order issued by state or local authorities.

20) *Sexual offenders.*

a) In addition to general compliance with all federal, state, county, and local laws, it is the affirmative duty and responsibility of the property owner and rental unit responsible person, individually and collectively, to ensure that sexual offenders, as defined by state law, register with the St. Lucie County Sheriff's Department ("SLCSD"), in accordance with state law, as may be amended from time to time.

b) Notification of sexual offender status. At the time of reservation, the property owner or rental unit responsible person shall inquire if any rental unit occupant is a sexual offender, as defined by state law. If any rental unit occupant is a sexual offender as defined by state law, the property owner, rental unit agent, or both shall notify SLCSD within twenty-four (24) hours of being informed.

c) Non-compliance. A property owner's failure to comply with the provisions of this subsection shall constitute a violation of this section, and may subject the property owner to revocation of the rental unit registration.

21) *Posted or displayed information (interior).* There shall be provided, in the unit within ten (10) feet of the front door, all of the following information. This information shall be made available for inspection by county or city staff.

a) The name, address, and phone number of the responsible person(s);
b) The maximum occupancy of the unit;
c) The maximum number of vehicles that can be parked at the unit, along with a sketch of the location of the parking spaces;
d) The days of trash pick-up, including type (i.e. bulk, recyclables, etc.). Trash shall not be placed for pick-up except after 6:00 pm on the day prior to pick-up, and the trash containers shall be removed from the curb no later than 6:00 pm on the day of pick-up, if applicable;
e) The location and contact information of the nearest hospital and police station, including non-emergency numbers;
f) A legible copy of the rental unit registration;
g) A legible copy of the rental unit business tax receipt;
h) A legible copy of this article; and
i) A legible copy of the agreement between the owner and the rental unit occupant(s), for the duration of the rental period covered by that agreement.

22) *Posted or displayed information (exterior).* Unless prohibited by association, condominium or similar restrictions, there shall be posted, in an easily visible manner, outside the rental unit within ten (10) feet of the front door, or the exterior of any fence, or in a common area provided for multi-unit dwellings, and encased in a weatherproof display, the contact information for the property owner or responsible person.

Section 22-507. - Existing legal nonconformities.

1) Throughout the city there exist rental units with valid Business Tax Receipts (BTRs) that are legal nonconformities from various ordinances. Notwithstanding the Florida Building Code, the Florida Fire Code, and the Florida Life Safety Code, it is not the intent of this article that these legal nonconformities be corrected as a condition of receipt of a rental unit registration. However, it shall be the responsibility of each rental unit to come into compliance with all of the minimum standards and requirements set forth in this article, as applicable.

2) For properties with existing BTRs, legal existing nonconformities shall be identified by the property owner and inventoried by the code enforcement department with the initial issuance of a rental unit registration. The final decision of whether a legal nonconformity exists shall be determined by the code enforcement department. The code enforcement department's

decision may be appealed to the city's special magistrate within 30 days after the department's decision. Issuance of a rental unit registration is affirmative assent of existing legal nonconformities. Change of ownership of property shall not invalidate existing nonconformities associated with the initial rental unit registration.

3) Upon issuance of subsequent rental unit registration, if it is the determination of the code enforcement department that there are nonconformities not identified and inventoried with the original rental unit registration, the code enforcement department shall require nonconformities to come into compliance prior to issuing a new rental unit registration. Appeals of the code enforcement department's decision may be appealed to the city's special magistrate.

Section 22-508. - Exemption for pre-existing rental agreements.

1) Notwithstanding any other provision of this article, rental agreements with prospective occupants for rental units that were pre-existing as of December 31, 2022, (hereinafter "pre-existing agreements") are exempt from the occupancy provisions of this chapter for maximum occupancy limits. Any pre-existing agreements for occupancy through 2022, shall be disclosed to the city by October 1, 2021. All advertising must be compliant for occupancy limits no later than October 1, 2021.
2) If a rental unit is cited for a violation of this article, (that would not be a violation if it were not for this section), when the rental unit is occupied under the terms of a pre-existing agreement, the rental owner may defend such violation based on the fact that the rental unit was exempt from this section due to it being occupied pursuant to a pre-existing agreement. Such defense shall be determined based upon the following information, and upon any additional information supplied by the rental unit owner or otherwise determined by the fact finder:
   a) Copy of deposit or payment information evidencing that the agreement was a pre-existing agreement.
   b) Copy of e-mail or other communication evidencing a binding pre-existing agreement.
   c) Information from the occupant confirming that there was a binding agreement in a time frame to make the agreement as pre-existing agreement under this section.
3) If it is reasonably determined by the city staff, and confirmed by the city's special magistrate, that any information supplied to the city in support of an application for exemption, or in support of a defense based upon pre-existing agreement, was intentionally false or fraudulent, the person supplying the false or fraudulent information shall be subject to the penalties contained in this article.

Section 22-509. - Management company or responsible person.

1) An owner of a rental unit may designate a management company or responsible person to manage the unit on his/her behalf.
2) Said management company shall have an office located within St. Lucie County. The responsible person shall officially reside in a dwelling unit located within St. Lucie County. Proof of residency shall be demonstrated to the city clerk's office in the form of a Florida Driver's License or Florida Identification Card only.
3) The city will provide a form for such purpose which must be completed and submitted to the city. The designation of management company or responsible person does not relieve the owner of the responsibility to comply with all state and local statutes and ordinances.
4) Upon a change of ownership or a transfer of management company or responsible person of a rental unit, the owner shall notify the city of the new

owner, manager, and/or responsible person within ten (10) business days of such change. A vacation rental or short-term rental owner may change this authorization by submitting a new properly executed authorization form. The new owner, management company, or responsible person shall comply with all procedural requirements of the code of ordinances and the conditions of the registration for the rental unit being transferred.

5) The management company or responsible person shall respond to any and all calls within one (1) hour. The failure of a management company or responsible person to respond within one (1) hour, three (3) times within a twelve-month period shall result in the revocation of the entity's ability to manage the rental unit on behalf of the property owner for a period of twelve months from the time that their management abilities are rescinded.

Section 22-510. - Application for rental unit registration.

The application shall contain all information relevant to review and approval of a rental unit registration, including but not limited to, the following information:

1) Property owner.
   a) Name.
   b) Address.
   c) Mailing address (if different).
   d) Telephone number.
   e) E-mail address.
2) Property management or responsible person.
   a) Name.
   b) Address.
   c) Mailing address (if different).
   d) Telephone number.
   e) Local emergency and contact phone with 24-hour availability for receiving notice of violations.
   f) E-mail address.
3) Property and rental unit address and telephone number.
   a) Number and street address, including individual unit numbers or letters.
   b) The name of the rental unit property (e.g., "Mermaid's Hideaway"), if one is used.
   c) The cell phone or landline number for the rental unit.
4) Proof of ownership. The following proofs of ownership must be submitted:
   a) Copy of recent profile from property appraiser.
   b) Active Sunbiz registration for corporate ownership, if applicable.
5) Parcel identification number (assigned by the county property appraiser).
6) Property description type.
   a) Single-family unit.
   b) Duplex unit.
   c) Triplex unit, quadraplex unit, or similar.
   d) Condominium unit.
7) Maximum occupancy.
8) Parking.
   a) Number of onsite parking spaces.
   b) Location of onsite parking spaces.
9) Exterior site sketch.
10) Interior building sketch (including all bedrooms, extinguishers, alarms, ingress/egress, living spaces, etc.).
11) Florida Department of Business & Professional Regulation license number (if applicable).
12) Florida Sales Tax Identification Number.
13) St. Lucie County Tourist Development Tax Account Number.
14) St. Lucie County Business Tax Receipt (if applicable).
15) Payment of all applicable fees.

16) Verification of no pending Code Enforcement proceedings for the rental unit.
17) Proof of no outstanding balance due to the city for the rental unit.

Section 22-511. - Rental unit advertising requirement.

All advertising for rental units shall indicate the city rental unit Business Tax Receipt number, the maximum occupancy limit of the rental unit, and the maximum parking available on the property as specified on the rental unit registration on file with the city clerk. The advertisement shall also include the following:

1) A reference to rental unit regulations as found in Chapter 22, Article X;
2) A reference to sea turtle protection requirements (for coastal areas only) as found in Section 16-82;
3) A reference to domestic animal regulations as found in Chapter 6;
4) A reference to limited pet-friendly parks and beaches in the area; and
5) A link to the city's code of ordinances found at: https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances.

Advertisements that do not contain this information or that contain inaccurate information shall be deemed a violation of this article and subject to the penalties contained in this article.

Section 22-512. - Modification of rental unit registration.

An amendment of a rental unit registration shall be required in the event that any of the following changes to the dwelling rental are proposed:

1) An increase in the maximum occupancy of the rental unit;
2) An increase or decrease in the number of parking spaces, or a change in the location of parking spaces for the rental unit; or
3) A change in ownership, management company, or responsible person of the rental unit.

Section 22-513. - Duration of rental unit registration.

Rental unit registrations shall expire on September 30 of each year.

Section 22-514. - Renewal of rental unit registration.

1) Rental unit registrations must be renewed annually prior to the expiration date of September 30.
2) The renewal shall consist of the following:
   a. A completed renewal application;
   b. Copy of current state required licenses;
   c. Updated management company or responsible person information;
   d. Verification of no pending code enforcement proceedings for the rental unit;
   e. Verification of no outstanding balance due to the city for the rental unit;
   f. Attestation that no modifications have been made to the unit;
   g. All applicable fees;
3) In the event the renewal is not completed within the specified timeframe, a written request for an extension must be submitted to the city clerk no later than fifteen (15) days prior to the expiration date. The request for an extension must specify the reason for the extension and the extension period being requested. The decision of the city clerk shall be in writing and may approve the request as submitted, modify the request, or deny the request. If denied, an explanation for the denial shall be provided.

Section 22-516. - Denial and revocation of rental unit registration.

1) The city clerk may revoke or deny the issuance of a rental unit registration if it is determined that an applicant:

a) Has obtained the registration by fraud, false statement, misrepresentation, or failure to truthfully answer any question in the required registration application;
b) Has failed to satisfy the standards and requirements contained in this article;
c) Has failed to obtain required approvals from the state or obtain a city business tax receipt; or
d) Has received three (3) orders of violation as determined by the special magistrate within the same fiscal year.

2) Not later than 30 days after the filing of a completed application for a rental unit registration, the applicant shall be notified by the city clerk's office of the decision on the issuance or denial of the registration. If the issuance of the rental unit registration is approved, the city clerk shall issue the registration. If the registration is denied, the applicant shall be provided with a statement of the reasons for denial, which reasons shall be entered in writing on the application. Failure of the city clerk to place notification of said decision in the mail or personally notify the applicant with acknowledgment shall require immediate issuance of the requested registration to the applicant.
3) Any person aggrieved by the denial or revocation of a registration as provided in this article shall have the right to appeal to the city commission. Such appeal shall be taken by filing with the city clerk's office, within 14 days after notice of the action complained of has been mailed to such person's last-known address, a written statement setting forth specifically the ground of the appeal. The city clerk shall set a date and the time and place of hearing of such appeal. Such notice shall be mailed, postage prepaid, to the applicant at his last-known address at least five days prior to the date set for hearing. The decision and order of the city commission on such appeal shall be final and conclusive.
4) Applications which have been denied or revoked that remain under the same ownership, may reapply after a period of 12 months has elapsed from the date of the denial or revocation.

Reserved 22-517 – 22-520.

DIVISION 3. - ENFORCEMENT

Section 22-521. - Enforcement of rental units.

1) The police department's officers, code enforcement officers, and any other city employees designated by the city manager shall enforce this article; complaints may be filed with the City using all available and acceptable methods.
2) Provisions of this article may be enforced by the city as a civil violation pursuant to chapter 1, article II, division 2 or chapter 1, article II, division 3.
   a) Violations of this article addressed by chapter 1, article II, division 3 shall be addressed via a citation and shall:
      1. Be issued directly to the violator (tenant/occupant).
      2. Be issued for each individual and separate violation.
      3. Be considered a class II violation.
   b) Violations of this article addressed by chapter 1, article II, division 2 shall be addressed via notice of violation and shall:
      1. Be issued to the property owner, per state statute 162.12(1)(a), with additional copies provided to the management company or responsible person.
      2. Be issued as a result of any violation of any provision of this section or be issued as a result of the issuance of a citation to a tenant or occupant.

3. Shall be considered irreversible and, per state statute 162.09(2)(a), may result in a fine of up to $5,000 per violation.

3) Each consecutive day that a violation continues may be considered a separate violation.

4) Copies of all enforcement activities shall be provided to the city clerk's office.

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 of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance shall be and become effective on this 19th day of July, 2021.

APPROVED AS TO FORM & 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. 21-019 was duly advertised by title only in the St. Lucie News Tribune on June 26, 2021; 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 July 6, 2021; and was duly introduced, read by title only, and passed on second and final reading July 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, this 19th day of July, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

_____
Linda W. Cox, City Clerk

RESOLUTION NO. 21-R36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING BY RESOLUTION THE **ANNUAL VACATION RENTAL REGISTRATION FEE;** AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida has enacted Ordinance No. 21-019 to provide for the registration of vacation and short-term rentals within the city limit; and

WHEREAS, the City of City Pierce establishes all fees by resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

Section 1. The City Commission hereby establishes the annual registration fee for short term and vacation rentals at $250.00 annually.

Section 2. This Resolution shall take effect on July 19, 2021

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of July, 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

APPROVED AS TO FORM
AND CORRECTNESS

_____
Peter J. Sweeney
City Attorney

Vacation Rentals & Timeshare Projects

The Division of Hotels and Restaurants is responsible for regulating public lodging establishments in Florida, which includes licensing and inspecting Vacation Rentals and Timeshare Projects [see Chapter 509, Florida Statutes (FS), and Chapter 61C, Florida Administrative Code (FAC)].

Florida law defines a "Public lodging establishment" as transient public lodging establishments and non-transient public lodging establishments. [Section 509.013(4), FS]

Transient public lodging establishment means "any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests."

Vacation Rental: Vacation rentals are transient public lodging establishments defined in s. 509.242(1)(c), FS, as: any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family or four-family house or dwelling unit that is also a transient public lodging establishment, but that is not a timeshare project**.**

Timeshare Project: A timeshare property (as defined in Chapter 721, F.S.) that is located in Florida and is also a transient public lodging establishment. (E.g., a timeshare property that rents by the week to guests outside the timeshare community.) (509.242(1)(g), F.S.)

License Classifications

Vacation rentals and timeshare project licenses have three different classifications (61C-1.002(4)(a), F.A.C.):

- **Single License**: May include one single home or townhome, or a unit or group of units within a single building that are operated by the owner.
- **Group License**: Covers all units within a building or group of buildings in a single complex that are licensed to a licensed agent. (Multiple group licenses may be issued to different licensed agents for units located on the same property.)
- **Collective License**: Issued to a group of houses or units found in separate locations that are represented by the same licensed agent. (A collective license may have a maximum of 75 houses or units per license and is restricted to counties within one district.)

If you operate both vacation rental condominiums and vacation rental dwellings, you may not combine them on the same license in any of the three licensing categories.

Licensed Agent

A licensed agent is someone that the property owner has authorized, through a rental agreement or contract, to hold out the property for rent on a transient basis. The licensed agent does not have to hold a license from the Division of Real Estate.

Only a licensed agent can hold a group or collective license. A licensed agent may not hold a single license. The licensed agent is responsible for all violations cited during an inspection if the violations occurred while the unit or dwelling was listed under the licensed agent (or if the division records list the property under the licensed agent).

Licensing

To obtain a Vacation Rental or Timeshare Project license you need to fill out an Application for Vacation Rental or Timeshare Project License. The application packet is available at **https://www.myfloridalicense.com/intentions2.asp?chBoard=true&boardid=200&SID**.

The Application for License must be submitted along with the following items:

- A list of all units or houses to be licensed.
- A completed DBPR HR-7020, Certificate of Balcony Inspection if the units or houses are 3 or more stories in height and the railings, stairwells and/or balconies are not in common areas.
- Appropriate Fees: Fees are based on the number of units to be licensed. An automated fee calculator and fee tables are provided on our website at **http://www.myfloridalicense.com/dbpr/hr/licensing/Apply-License.html**. You also can contact the Customer Contact Center at 850.487.1395 to obtain the correct license fee. In addition to the license fee, there is a one-time application processing fee of $50.

Licensing Exclusions

The definition of a public lodging establishment does not include (509.013(4)(b), F.S.):

- Any dormitory or other living or sleeping facility maintained by a public or private school, college, or university for the use of students, faculty, or visitors.
- Any facility certified or licensed and regulated by the Agency for Health Care Administration (AHCA) or the Department of Children and Families (DCF) or other similar place regulated under s. 381.0072, F.S. E.g., hospitals, nursing homes, assisted living facilities, sanitariums and day care centers.
- Any place renting four rental units or less, unless the rental units are advertised or held out to the public to be places that are regularly rented to transients.
- Any vacation rental or timeshare project that is rented for periods of at least 30 days or 1 calendar month, whichever is less; AND is not advertised or held out to the public as a place regularly rented for periods of less than 1 calendar month, provided that no more than four rental units within a single complex of buildings are available for rent.
- Any migrant labor camp or residential migrant housing permitted by the Department of Health (DOH); under Chapters 381.008-381.00895, F.S. or any mobile home park inspected by the Department of Health (DOH) and regulated under Chapter 513, F.S.
- Any nonprofit organization that operates a facility providing housing only to patients, patients' families, and patients' caregivers and not to the general public.
- Any apartment building inspected by the U.S. Department of Housing and Urban Development (HUD) that is designated primarily as housing for persons at least 62 years of age. This exclusion applies to individual buildings, not entire complexes (unless every building in the complex fits the criteria).
- Any roominghouse, boardinghouse, or other living or sleeping facility that may not be classified as a hotel, motel, apartment, timeshare project, vacation rental, nontransient apartment, bed and breakfast inn, or transient apartment under s. 509.242, F.S.

Sanitation

- Halls, entrances, hall/stair runners and stairways (unless common) shall be clean, ventilated, and well-lighted day and night.
- Kitchen appliances and refrigeration equipment shall be kept clean, free from odors and in good repair.
- If dishes and glassware are provided, you must sanitize them between guests. (Proper warewashing requires a three-compartment sink or commercial dishmachine; OR the operator must post a notice informing guests that the dishes and glassware have not been sanitized according to public food service establishment standards. The notice must include the specific language on the notice available from the division website at **http://www.myfloridalicense.com/dbpr/hr/forms/lodging-publications.html**.)
- Toxic items must be properly stored and labeled.

- Potable water shall be supplied and adequate sanitary facilities for guests. E.g., showers, handwash sinks and toilets that are connected to approved plumbing.
- Water from a nonpublic system (e.g., well) shall be sampled and tested at least annually and as required by state water quality regulations.
- The most recent sample report for the nonpublic water system shall be available upon request.
- The kitchen sink is required to have hot and cold running water under pressure.
- Ice making machines must use water from an approved source and shall be constructed, located, installed, operated, and maintained to prevent contamination of the ice.
- Ice machines for customer self-service shall be protected from contamination and equipped so the ice can be automatically dispensed.
- Units must be kept free of vermin.
- If provided:
  - Bedding and linens, sheets and pillowcases, and bedding items (e.g., mattresses, comforters and pillows) must be kept clean and in good condition.
  - Soap must be available either individually wrapped or from a dispenser.
  - Ice buckets shall be cleaned and sanitized between each guest or be provided with a sanitary single-service food-grade liner that is changed daily.

Safety

- A current Certificate of Balcony Inspection (DBPR HR 7020) must be filed with the division every three years, unless exterior balconies and stairwells are "common" elements of a condominium. (For exemption to this requirement, the licensee must provide proof to the division that these areas are common elements.) The balcony certificate is available from the Division of Hotels and Restaurants website at **http://www.myfloridalicense.com/dbpr/hr/forms/lodging-publications.html;** by e-mail request submitted at **www.myfloridalicense.com/contactus**; or by phone request to 850.487.1395.
- Railings shall be installed on all stairways and around all porches and steps.
- Heating and ventilation must be kept in good repair or installed to maintain a minimum of 68 degrees Fahrenheit throughout the building.
- Boiler Certificate required, if needed. (Not required if boiler is located in common area.) A water heating device is considered a boiler if it exceeds any one of the following limits: maximum heat input of 400,000 BTUH; water temperature of 210 degrees Fahrenheit; water capacity of 120 gallons.
- High hazard areas like boiler rooms and laundry rooms shall be kept clean and free of debris and flammables.
- At least one (1) approved locking device is required that cannot be opened by a non-master guest room key on all outside and connecting doors. (Cannot be a sliding chain or hook and eye type of locking device.)
- Smoke alarms must be installed in every living unit.
- Electrical wiring must be in good repair.
- A fire extinguisher must be present, properly charged and accessible.
- If present, fire alarm panel must have power and be maintained.
- Automatic fire sprinklers may be required in Vacation Rental condominiums if the majority of the rental units are located within a single building of three stories or more or greater than 75 feet in height. (If 50% or fewer of the units within the building are rented transiently, a fire sprinkler system is not required.)
- Specialized smoke alarms for the hearing impaired shall be available at a rate of one per every fifty rental units with a maximum of five required.
- Specialized smoke alarms for the hearing impaired shall be available upon request without charge.
- Must meet all local fire authority requirements.

General

- License must be current and renewed annually.
- License shall be conspicuously displayed in the office or lobby (if available) or made available upon request.
- Any change in the number of units must be reported to the division.
- License is not transferrable from one place or individual to another.
- If provided, baby cribs must meet safety standards established by the Consumer Products Safety Commission.

GUIDE TO

Vacation Rentals and Timeshare Projects

For Florida's Public Lodging Establishments

Division of Hotels and Restaurants

Florida Department of Business & Professional Regulation

www.MyFloridaLicense.com/dbpr/hr

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.

06/26/2021

Amy Kolnott

Subscribed and sworn to before on June 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: $112.32
Ad No: 0004791713
Customer No: 1309463
PO #:

# of Affidavits 1

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 Tuesday, July 6, 2021 at 4:30 p.m. and Monday, July 19, 2021 at 6:00 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. 21-019 -- AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CREATING CHAPTER 22, ARTICLE X – VACATION RENTAL REGULATIONS; ESTABLISHING STANDARDS AND REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendment of the Code of Ordinances. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #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 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: June 26, 2021
TCN4791713

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., ICMA-CM, City Manager NCM

RE : **Ordinance No. 21-019, Creating Short Term and Vacation Rental Regulations – Staff's Comments**

DATE : July 16, 2021

Following the meeting on July 6, 2021, the proposed ordinance creating short term and vacation rental regulations was revised in accordance with the directions of the City Commission. The revised proposed ordinance was sent to the Code Compliance Manager and Chief of Police for their comments.

The Code Compliance Manager provided the following comments along with possible recommendations regarding the proposed amendments to Chapter 22, Article X, Short Term and Vacation Rental Regulations.

NOISE

The City's noise ordinance is quite detailed, covers a multitude of noise violations and is very challenging to read (possibly requires a re-write). As one of the most likely complaints for my department to receive, I recommend retaining a portion of the noise code in this ordinance, which is easy to understand, along with the reference to the full code:

1. Retain the existing definition of noise, which is the same as is currently listed in Sec. 26-38 of our Code of Ordinances.
2. Replace Section 22-506(12), which was copied from other jurisdictions' codes, with the following, which is copied directly from our current noise ordinance:

   (12) Noise.

   a. It shall be unlawful for any person to make, continue or cause to be made or continued within that portion of the city which has been designated as a residential or mixed use area of the city, between the hours of 11 :00 p.m. and 7:00 a.m. of each day, and on Sunday from 7:00 a.m. to 1 :00 p.m. any unreasonably loud, excessive, unnecessary, or unusual noise in such manner that noise produced, or the vibration made, by the same would be obvious, or cause

discomfort and annoyance to an ordinary, reasonable prudent person at a distance greater than 50 feet from the real property line of the nearest receiving property. A sound level meter or sound level reading shall not be necessary for the enforcement of this subsection.

b. All other noise levels and issues shall be subject to the regulations of Chapter 26, Article II – Noise.

GUESTS

The Commission recommended deleting this section and Code Enforcement agrees, as it will be incredibly difficult to enforce. Additionally, this can be addressed through other codes, such as parking or noise if needed.

TENTS

The Commission recommended changing this to reflect the City's code, however, the City does not have a code for tents or camping. This section was copied from other jurisdictions' codes. As an issue not regulated anywhere else in the City, Code Enforcement recommends deleting the section.

FIREWORKS

The Commission recommended changing this to reflect the City's code, however, the approved use of fireworks on New Year's and July 4th are via state statute. As many of the tenants for a vacation/short term rental are from another state, it would be beneficial for this regulation to be clearly provided. Code Enforcement recommends keeping the section as presented.

DOMESTICATED ANIMALS

Similar to the noise ordinance, Chapter 6 - Animals covers a broad variety of topics, many of which are intended for full-time residents. While most of the common animal control issues can be addressed in the "good neighbor brochure", it is Animal Control's opinion that the need for a valid proof of rabies, and proper notification to the occupants of such need, should be made clear in the ordinance. Code recommends retaining a portion of the domesticated animals section, along with a reference to the full code:

17) Domestic Animals.

a) Rental units which may allow domesticated animals to stay on premises shall require their tenants to provide, upon request by any city or county official, a copy of proof of valid rabies vaccination for each animal.

b) All other animal related issues shall be subject to the regulations of Chapter 6 - Animals.

POSTED OR DISPLAYED INFORMATION (EXTERIOR)

The Commission recommended deleting this section and Code Enforcement agrees. The information is available to us online and if needed, inside the unit.

MANAGEMENT COMPANY

1. The Commission deleted the requirement for management companies to be located in St. Lucie County. Code Enforcement does not have any comments.
2. The Commission engaged in a discussion regarding the requirement of a management company/responsible party to respond in one (1) hour, which Code Enforcement strongly recommends.
    a. From Code Enforcement's point of view, prior to initiating a code enforcement action for "failure to respond", we would require either a complaint (name and address required) from an individual that they attempted to contact the management company/responsible party and did not receive any response OR personal knowledge by attempting to contact the management company/responsible party and not receiving a response.
    b. As in any other code case, the facts presented to us will determine the course of action. If the management company/responsible party provides proof of their response and it satisfies the complaint, the matter is closed with no further action taken.
    c. City Clerk Linda Cox clearly stated that this would require three (3) findings of violation by the Special Magistrate, and she was completely accurate. To reach the status of revocation, all of the following steps must be met - three (3) times in twelve (12) months:
        i. Complaint or Code's personal knowledge of a failure to respond.
        ii. Code case initiated and a Notice of Violation sent to both the owner of record and the management company/responsible party.
        iii. Failure of the either party to provide evidence to Code management of a proactive step or attempt to respond. Based on the nature of complaint, examples of proactive steps or proof of response include:
            1) E-mails or texts where a response was made
            2) A signed contract for service to correct a problem
            3) Notice to the tenant of a violation or notice to vacate

iv. Hearing before the Special Magistrate, who after reviewing any evidence submitted and hearing testimony finds the violation exists.

RENEWAL OF RENTAL UNIT REGISTRATION - REQUEST FOR EXTENSION

The Commission recommended deleting this section. Code Enforcement does not have any comments.

In addition to the comments and recommendations regarding the proposed ordinance, the Code Compliance Manager also provided the following comment.

Due to the transient nature of the occupants, it was the task force's opinion that a copy of the actual ordinance for vacation and short term rentals be provided in the unit for review by the occupants. See Section 22-506(21)(h). The ordinance would provide the basic codes the occupants are expected to follow without requiring the tenant to go online to find that actual text of the code.

Most of the codes referenced (i.e. animal ordinance, noise ordinance, fireworks) are scattered throughout different chapters of the City's Code of Ordinances and are not easy to locate. Additionally, from an officer's point of view (both code and police), when responding to a complaint - for example noise - during our conversation it is easy to ask the occupant for the copy of the ordinance (which must be provided within 10 feet of the door), where the officer can then show the occupant the relevant section.

The Police Department is concerned about the type of citation that will be utilized for violators and whether a specific form will be created for this purpose.

If you have any questions or need additional information, please contact my office.

NCM:jdr

c: City Clerk
City Attorney
Code Compliance Manager
Police Chief

City Commission Regular Meeting - 4:30 pm **12. c.**

Meeting Date: 07/19/2021

Re: Vendor Ordinance

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 21-021 modifying the existing vendor code to eliminate the requirement for a Vendor Permit, Application and the payment of the fee as a result of the preemption by Florida Statute 509.102. SECOND READING

SUMMARY:

Florida Statute 509.102 has preempted the city's ability to charge a fee or require a permit for mobile food vendors other than what is required by the State of Florida.

RECOMMENDATION:

Adopt the ordinance.

ALTERNATIVES:

Adopt with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Peggy Arraiz, Code Compliance Manager
Tanya Earley, Assistant City Attorney

Fiscal Impact

OTHER INFORMATION:

There will be a loss of revenue to the city in the estimate amount of $5,000.00 annually.

Attachments

21-021
Presentation
Proof of Publication #1

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	06/17/2021 02:50 PM
City Manager	Nick Mimms	06/26/2021 09:19 AM

Form Started By: Linda Cox Started On: 06/17/2021 02:42 PM

Final Approval Date: 07/09/2021

ORDINANCE NO. 21-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE VIII, "VENDORS, SOLICITORS AND CANVASSERS", SECTIONS 22-358 THROUGH 22-440 DELETING ALL REFERENCES AND REQUIREMENTS FOR AN APPLICATION, PERMIT OR A FEE; CLARIFYING GENERAL REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Code of Ordinances of the City of Fort Pierce, Florida currently regulates the sale of goods and merchandise by persons operating as vendors or solicitors; and

WHEREAS, Florida Statute 509.102 preempts the city's ability to require a permit or fee for operation of mobile food dispensing vehicles within the City.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 22, Article VIII VENDORS, SOLICITORS AND CANVASSERS of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

~~*DIVISION 1. GENERALLY*~~

Sec. 22-358. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Canvasser~~, vendor~~ or *solicitor* means ~~any individual soliciting or traveling either by foot, or conveyance, from place to place, from house to house or from street to street, taking or attempting to take orders for sale of goods, wares and merchandise, personal property of any nature whatsoever for future delivery, or for services to be furnished or performed at said time or in the future, whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether he is collecting advance payments on such sales or not.~~ any person who sells or offers for sale within the City any goods or chattels of any kind or description by going from house to house or from place to place through the streets of the City, taking such goods or chattels with him or her, or any person who sells such goods or chattels by subscription or by taking orders for future

delivery of the same. This definition shall not apply to any minor under the age of eighteen years.

~~*Commissary* means a state-approved facility that provides support services for specific required functions to any mobile food vendor, including, but not limited to, a mobile food vehicle or a mobile food cart. Services required of the commissary are based upon the food sold and the mobile food vendor type. A private residence may not be used as a commissary.~~

~~*Forcible felony* means treason, murder, manslaughter, sexual battery, carjacking, home-invasion robbery, robbery, burglary, arson, kidnapping, aggravated assault, aggravated battery, aggravated stalking, aircraft piracy, unlawful throwing, placing or discharging of a destructive device or bomb, and any other felony which involves the use or threat of physical force or violence against an individual. See F.S. § 776.08.~~

Itinerant retail produce vendor means any person going from place to place who engages in a business, by selling or offering for sale to consumers, any seafood, peanuts, fruit, vegetables, or other garden produce, which are sold in their whole, natural and unaltered state.

Mobile food dispensing vehicle (MFDV) means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal. ~~a vehicle-mounted public food service establishment, self-propelled or otherwise movable from place to place. Such vehicles must be self-sufficient for utilities (e.g., gas, water, electricity, and liquid waste disposal). Each MFDV is required to have a state approved commissary that they report to at least once a day. MFDVs may also be referred to as mobile food establishments.~~

~~*Hot dog carts* mean MFDVs that limit food preparation to hotdogs and sausages only and the sale of limited pre-packaged food.~~

Ice cream vendors mean MFDVs that limit food sales to pre-packaged individually portioned frozen novelties, soft served or hand dipped frozen dairy products or frozen water based products.

~~*Lunch trucks* mean MFDVs that are transient in nature and specifically authorized to cater to customers on private commercial or industrial property for a short period of time not to exceed 60 minutes.~~

~~*Mobile food carts* mean any non-motorized MFDV used to store, prepare, cook and/or serve food and beverages for immediate consumption.~~

~~*Mobile food vehicles* mean any motorized MFDV used to store, prepare, cook and/or serve food and beverages for immediate consumption.~~

~~*Mobile merchant sales* mean and include any vendor selling non-food products.~~

~~*Mobile merchant vehicle* means any vehicle mounted establishment, which is self-propelled or otherwise movable from place to place, utilized for mobile merchant sales.~~

Mobile vendor means a person who peddles, vends, sells, displays or offers for sale goods, wares or merchandise, seafood, produce, prepared food, packaged food or

beverages out of a motor vehicle, cart, trailer, tent, table, or other temporary structure that is capable of being set up and taken down in one day and is readily moveable.

Mobile vending unit means any motor vehicle, MFDV, cart, trailer, tent, table, or other temporary structure utilized by a mobile vendor for the purpose of mobile vending.

~~*Place of business* means and includes any mixed use districts, industrial or commercial zoned off-street location, lot, or premises where any truck, wagon, automobile, trailer, cart, or vehicle is parked, with written permission from the property owner, wherein there shall be kept for sale, or to be offered for sale, any prepared food, beverages, fruit, vegetable, or garden produce.~~

~~*Seasonal sales vendor* means outside vendors of products traditionally associated with seasonal sales or holidays.~~

~~(Code 1983, § 9-76; Ord. No. 14-019, § 1, 9-15-2014 ; Ord. No. 17-004 , § 1, 2-21-2017)~~

Sec. 22-359. Penalties.

(a) Unless otherwise stated, violations of this article are class II violations as defined in section 1-106 and shall be addressed as provided for in Chapter 1, Article II, Division 3.

~~(b) Permits issued under the provisions of this article may be revoked by the city clerk after notice for any of the following causes:~~

~~(1) Fraud, misrepresentation or false statement contained in the application for permit;~~

~~(2) Fraud, misrepresentation or false statement made in the course or conduct of a business or activities for which the city has issued a permit under this article;~~

~~(3) Two or more violations of this article;~~

~~(4) Operating outside vending locations approved under the permit issued;~~

~~(5) Conducting the business of soliciting, canvassing or vending in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public; or~~

~~(6) Failure to comply with any conditions included in the permit.~~

(Code 1983, § 9-95; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-360. Duty to enforce.

It shall be the duty of any police officer or code enforcement officer of the city to enforce the provisions of this article against any person found to be violating the same.

(Code 1983, § 9-77; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-361. Records.

All violations of this article shall be reported to the code compliance division, which shall maintain a record for each permit issued and record the reports of violations therein.

(Code 1983, § 9-78; Ord. No. 14-019, § 1, 9-15-2014)

Secs. 22-362—22-417. Reserved.

DIVISION 2. PERMIT

Sec. 22-381. Permit.

(a) It shall be unlawful for any person to sell or attempt to sell any commodity by means of vending such commodity upon any street, sidewalk, public right-of-way or private property in the city, without first securing a permit and paying the annual permit fee, such fee to be set by resolution of the city commission. Such fees and the maximum number of permits for commercial zoned districts to be set by resolution of the city commission.

(b) Permits shall be for a term of 12 months, beginning on October 1 and expiring on September 30 of the following year.

(c) Existing businesses, otherwise in compliance with all state and local code, are eligible for a single reduced fee vendor permit, to be utilized in the same name as it currently operates under.

(d) Violations of this section shall be a Class III violation.

(Code 1983, § 9-80; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-382. Application.

Applicants for permit required under this article must file with the city clerk a sworn application in writing which shall give the following information:

(1) Name of the applicant.

(2) Permanent home address and valid telephone number of the applicant.

(3) A brief description of the nature of the business and the goods, food or beverages to be sold.

(4) E-mail address of the applicant.

(5) The address of the planned vending site, including the property owner's name and telephone number.

(6) For mobile food dispensing vehicles:

a. Copy of current license from the state department of business and professional regulation or department of agriculture.

b. Copy of the vehicle or unit plans as submitted to the state department of business and professional regulation or department of agriculture.

c. Copy of the notarized commissary agreement as submitted to the state department of business and professional regulation or department of agriculture.

(7) For mobile merchant sales, submit a plan of the proposed vehicle or unit.

a. The plan does not need to be drawn by a professional, but must be to scale and clear for review.

b. The plan should show both a top view and front view of the vehicle or unit.

c. The plan should include, but is not limited to, all equipment, shelving, windows, wheels, umbrellas, or awnings.

(8) Copy of a valid vehicle registration for any motorized unit.

(9) For use of any private mixed use district, industrial or commercial property, a limited site plan must be submitted.

a. The plan does not need to be drawn by a professional, but must be to scale and clear for review. A general survey or sketch will be acceptable. For large properties, only a drawing of the immediate area is required.

b. The plan must show all existing structures or significant features.

c. Diagram of all available parking, identifying both required parking and additional parking spaces and proposed location of unit.

d. Identify appropriate setbacks for accessory structures.

e. A notarized affidavit of permission to vend from the property owner, if different from the applicant.

(10) For door-to-door solicitors or vendors:

a. If employed, the name and address of the employer, together with credentials establishing the exact relationship.

b. The length of time for which the right to do business is desired.

c. Minors conducting home solicitation sales under the supervision of an adult, or solicitors, salespersons, or agents making calls or soliciting orders on behalf of a religious, charitable, scientific, educational, or veterans' institution or other nonprofit organization are exempt from this section.

(11) A photograph of the applicant, taken within 60 days immediately prior to the date of the filing of the application, which picture shall be two inches by two inches showing the head and shoulders of the applicant in a clear and distinguishing manner.

(12) Photographs of the vehicle or unit, showing front, side and back views.

(13) A sworn affidavit as to whether or not the applicant has been convicted of any felony and the nature of the offense.

(14) Proof of general liability insurance, such proof in a form acceptable to the city, issued by an insurance company that is licensed to do business in the state, protecting the applicant from all claims for damages to property or bodily injury, including death, which may arise from operations under or in connection with mobile vending.

(15) For all motorized mobile vending units, proof of auto liability insurance, such proof in a form acceptable to the city, issued by an insurance company that is licensed to do business in the state, protecting the applicant from all claims for damages to property or bodily injury, which may arise from the use of a motor vehicle in connection with mobile vending and shall be in an amount no less than $500,000.00 per occurrence.

(16) Any permit application and/or review fee that may be assessed by resolution of the city commission.

(Code 1983, § 9-91; Ord. No. 14-019, § 1, 9-15-2014 ; Ord. No. 17-004 , § 2, 2-21-2017)

Sec. 22-383. Issuance.

(a) The city clerk may revoke, suspend, or deny the issuance of any vendor's permit if it is determined that an applicant has:

(1) Been convicted of a felony within two years prior to the date of application.

(2) Has ever been convicted of a "forcible felony," child abuse or any sexual offense.

(3) Has been placed on the state's sexual offenders or sexual predators lists.

(4) Has obtained a permit by fraud, false statement, misrepresentation, or failure to truthfully answer any question in the required permit application.

(5) Has failed to obtain required approvals from the state or obtain a city business tax receipt.

(6) Has failed in any material respect to comply with the provision of section 22-382.

(b) Not later than 30 days after the filing of a completed application for a vendor's license, the applicant shall be notified by the city clerk's office of the decision on the issuance or denial of the license. If the issuance of the license is approved, the city clerk shall issue the license. If the license is denied, the applicant shall be provided with a statement of the reasons therefor, which reasons shall be entered in writing on the application. Failure of the city clerk to place notification of said decision in the mail or personally notify the applicant with acknowledgment shall require immediate issuance of the requested license to the applicant.

(Code 1983, § 9-92; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-384. Fees.

(a) All fees required for permit application review and the annual permit fee shall be established by resolution by the city commission.

(b) Permit fees collected under this article are fees paid for the purpose of defraying the cost of administration of this article and are declared to be regulatory fees in addition to and not in lieu of the business tax receipt imposed by section 22-19. The payment of a permit fee under this article shall not relieve any person of liability for and the responsibility of paying a business tax where it is required by section 22-19 and for doing such acts and providing such information as may be required by this article.

(Code 1983, § 9-93; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-385. Exhibition of permit.

Approved vendors of food or merchandise are required to exhibit their permits at all times in a prominent location, no lower than 40 inches and no higher than 65 inches above the ground. Approved canvassers or solicitors must show their permit upon the request of any person being solicited or by any representative of the city.

(Code 1983, § 9-94; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-386. Appeal.

Any person aggrieved by the denial or revocation of a permit as provided in this article shall have the right to appeal to the city manager. Such appeal shall be taken by filing with the city manager's office, within 14 days after notice of the action complained of has been mailed to such person's last-known address, a written statement setting forth specifically the ground of the appeal. The city manager shall set a date and the time and place of hearing of such appeal. Such notice shall be mailed, postage prepaid, to the licensee at his last-known address at least five days prior to the date set for hearing. The decision and order of the city manager on such appeal shall be final and conclusive.

(Code 1983, § 9-96; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-387. Request for waiver.

Any person who wishes to obtain a mobile vending permit that does not comply with section 22-418 must petition the city commission for a waiver.

(1) Application for a waiver shall be made by the owner of the property and applicant where the waiver is requested by filing an application on a form prescribed by the city and submitted to the city clerk's office.

(2) The applicant is responsible for submitting the waiver request fee, which shall be set by resolution as well as all advertising costs.

(3) The city commission shall hold a public hearing prior to acting on the waiver request.

(4) Before consideration of a request for waiver by the city commission, public notice shall be given as follows:

a. At least 15 days prior to public hearing, notice thereof shall be given in a newspaper having general circulation in the city.

b. Notice by mail. Before a public hearing required by this article takes place for a waiver, notice by mail shall be given to each owner of the property located, or having any part thereof situated within 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.

c. All notices by mail shall contain the legal description of the affected property, an indication of the nature of the request, and time and place of any public hearing which has been scheduled concerning the request.

(5) In permitting a waiver, the city commission may impose, in addition to those standards and requirements expressly specified in this article, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

(Code 1983, § 9-97; Ord. No. 14-019, § 1, 9-15-2014 ; Ord. No. 17-004 , § 3, 2-21-2017)

Secs. 22-388—22-417. Reserved.

DIVISION 3. – MOBILE VENDING

Sec. 22-361 418. General regulations.

(a) The telephone number included on the permit application must remain valid and active at all times. The vendor is responsible for notifying the city of any changes to their contact information.

(b a) Mobile vending units must comply with the following minimum distance requirements, unless participating with permission by the organizer of a special event. which shall be measured from the approved vending location to the nearest point of an established property line:

(1) 300 feet from a school, church, or any city or county park.

(2) 1,000 feet from an approved special event.

(c b) Mobile vending units must comply with the following requirements:

(1) May not block the ingress/egress to any property, sidewalk or street.

(2) May not block or impede pedestrian or vehicular traffic.

(3) May not be located in or on city property, city park, city right-of-way or public street.

(3) May only operate at the approved location, clearly identified on the permit.

(4) May have one menu sign with a maximum size of nine square feet.

(5) No amplified sounds, music or other loud noises, except as provided for in section 22-420 323, ice cream vendors.

(6) A trash receptacle must be provided and must be removed by the operator daily. Trash may not be placed within public street side trash receptacles.

(7) Mobile vendors are responsible for picking up all litter and waste within 25 feet of their unit.

(8) No wastewater leakage or any other leakage is allowed.

(9) A single umbrella is permitted provided it is maintained in good condition and does not impede traffic or block clear vision areas.

(10) No mobile vending unit shall remain ~~at approved location~~ at the same location for more than three consecutive days.

~~(11) A temporary use permit, pursuant to section 125-320, shall not be required if a vendor permit under this article is issued.~~

(11) Display a copy of a current license issued pursuant to section 509.241, Florida Statutes, if applicable.

(12) Tents or canopies larger than 900 square feet or as required under section 103-2 are prohibited, unless a supplemental tent permit is obtained. Application for such permit shall be made with the building department. A sketch of the property showing the location of the tent or canopy on the property and a certificate of flame resistance shall be required to be submitted with the application.

(13) All vending must occur on properties with a mixed use, commercial or industrial zoning classification.

(Code 1983, § 9-111; Ord. No. 14-019, § 1, 9-15-2014 ; Ord. No. 17-004 , § 4, 2-21-2017; Ord. No. 19-042 , § 1, 10-21-2019)

Sec. 22-362 ~~419~~. Itinerant retail produce vendor.

~~(a) Every person who engages in the business of an itinerant retail produce vendor within the corporate limits of the city, before engaging in such business, shall apply for and obtain a mobile vending permit from the city pursuant to this division.~~

(~~b~~ a) A business tax receipt is not required for itinerant retail produce vendors.

(~~c~~ b)All products and produce offered for sale under this article must be clean, wholesome and in good sanitary condition and their state and condition shall comply with the pure food laws of the state.

(~~d~~ c) Itinerant retail produce vendors are permitted to vend from any truck, wagon, automobile, trailer or other vehicle provided that the vehicle is properly registered with the state. ~~A copy of such registration shall be submitted with the permit application.~~

(~~e~~ d) All other regulations as outlined in section 22-418 shall apply.

(Code 1983, § 9-112; Ord. No. 14-019, § 1, 9-15-2014)

Sec. 22-<u>363</u> ~~420~~. Ice cream vendors.

(a) *General.* The rules in this section shall apply to ~~each person lawfully permitted as an~~ ice cream vendor<u>s</u>.

(b) *Prohibited sales.* It shall be unlawful for any ice cream vendor to sell or attempt to sell any commodity:

(1) By means of any outcry, sound, speaker or amplifier, or any instrument or device which can be heard for a distance greater than 300 feet, or when passing a hospital, church or other place of worship during the hours when services are being held.

(2) Within 500 feet of any school during the school year.

(c) *Noise—Vehicle stopped.* It shall be unlawful for any such vendor to use, play or employ the use of any sound, outcry, amplifier, loudspeaker, radio, phonograph with a loudspeaker or amplifier or any other instrument or device when the vehicle such vendor is using is stopped for the purpose of making a sale.

(d) *Noise—Hours.* The use by the vendor of any such noise, instrument or device which emits a loud sound shall be prohibited before the hours of 9:00 a.m. on weekdays and 1:00 p.m. on Sundays, or after 7:00 p.m. on any day.

(e) *Traffic.* It shall be unlawful for any vendor to:

(1) Exceed a speed of 15 miles an hour when cruising neighborhoods seeking sales or when attempting to make a sale.

(2) Stop anywhere within 25 feet of an intersection when making a sale or attempting to make a sale.

(3) Double-park, or park in any manner contrary to any ordinance relating to parking, when attempting a sale or when making a sale.

(4) Make a U-turn on any block in a residential zone.

(5) Drive his vehicle backwards to make or attempt to make a sale.

(6) Sell to any person who is standing in the street.

(7) Permit any person to hang on the vehicle or permit any person to ride in or on the vehicle except a bona fide assistant.

(8) Remain standing or stopped at any place for a period of time exceeding five minutes.

(9) Sell or attempt to sell along any particular route more than one time during a 24-hour period.

(Code 1983, § 9-113; Ord. No. 14-019, § 1, 9-15-2014)

~~**Sec. 22-421. Seasonal sale vendors.**~~

~~The rules of this section shall apply to each person lawfully permitted as a seasonal sales vendor.~~

~~(1) Every person who engages in the business of seasonal sales within the corporate limits of the city, before engaging in such business, shall apply for and obtain a mobile vending permit from the city pursuant to this division.~~

~~(2) Tents or canopies larger than 900 square feet or as required under section 103-2 are prohibited, unless a supplemental tent permit is obtained. Application for such permit shall be made with the building department. A sketch of the property showing the location of the tent or canopy on the property and a certificate of flame resistance shall be required to be submitted with the application.~~

~~(3) Seasonal sales permits will be issued no sooner than 30 days prior to the associated holiday and shall expire seven days following the holiday.~~

~~(Code 1983, § 9-114; Ord. No. 14-019, § 1, 9-15-2014 ; Ord. No. 17-004 , § 5, 2-21-2017)~~

~~**Secs. 22-4212—22-440. Reserved.**~~

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 of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

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)
ST. LUCIE COUNTY)SS

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. 21-021 was duly advertised by title only in the St. Lucie News Tribune on June 26, 2021; 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 July 7, 2021; and was duly introduced, read by title only, and passed on second and final reading on July 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, this the 19th day of July, 2021.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

City of Fort Pierce
Vendor Ordinance

Florida Statute 509.102
Mobile food dispensing vehicles

509.102 Mobile food dispensing vehicles; preemption.—

(1) As used in this section, the term "mobile food dispensing vehicle" means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

(2) Regulation of mobile food dispensing vehicles involving licenses, registrations, permits, and fees is preempted to the state. A municipality, county, or other local governmental entity may not require a separate license, registration, or permit other than the license required under s. 509.241, or require the payment of any license, registration, or permit fee other than the fee required under s. 509.251, as a condition for the operation of a mobile food dispensing vehicle within the entity's jurisdiction. A municipality, county, or other local governmental entity may not prohibit mobile food dispensing vehicles from operating within the entirety of the entity's jurisdiction.

(3) This section may not be construed to affect a municipality, county, or other local governmental entity's authority to regulate the operation of mobile food dispensing vehicles other than the regulations described in subsection (2).

(4) This section does not apply to any port authority, aviation authority, airport, or seaport.

History.—s. 75, ch. 2020-160.

General Regulations Remain

Applicable to: canvasser, solicitor, mobile food dispensing unit, hot dog cart, lunch truck, ice cream truck, mobile vendors and itinerant retail produce vendors.

- Minimum distance requirements:
  - 300 feet from school, church, city or county park
  - 1,000 feet from an approved special even
- Must display state license.
- May not block the ingres/egress to any property, sidewalk or street.
- May not impede pedestrian or vehicular traffic.
- May not be located in or on city property, city park, city right-of-way or public street.
- All vending must occur on properties with a mixed use, commercial or industrial zoning classification.

Questions?

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.

06/26/2021

Amy Kolott

Subscribed and sworn to before on June 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: 0004792714
Customer No: 1309463
PO #:

# of Affidavits 1

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 Tuesday, July 6, 2021 at 4:30 p.m. and Monday, July 19, 2021 at 6:00 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. 21-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE VIII, "VENDORS, SOLICITORS AND CANVASSERS", SECTIONS 22-358 THROUGH 22-440 DELETING ALL REFERENCES AND REQUIREMENTS FOR AN APPLICATION, PERMIT OR A FEE; CLARIFYING GENERAL REGULATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendment of the Code of Ordinances. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #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 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: June 26, 2021
TCN4792714

City Commission Regular Meeting - 4:30 pm **12. d.**

Meeting Date: 07/19/2021

Re: Text Amendment - Section 125-187 Conditional Uses For Dwelling Rentals

---

SUBJECT:

POSTPONED FROM 7/6/2021 MEETING Legislative Hearing - Ordinance 21-020 - Text Amendment to Section 125-187: "Use Table" in order to allow for Dwelling Rentals to be permitted by right in every zoning district. FIRST READING

SUMMARY:

Text Amendment - Section 125-187: "Use Table" - Conditional Uses For Dwelling Rentals

RECOMMENDATION:

Approval.

ALTERNATIVES:

Dissaproval.

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Short Term Rental / Vacation Rental Task Force

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Proposed Text Amendment
Draft Ordinance
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/30/2021 02:19 PM

Form Started By: Rebeca Guerra Started On: 06/24/2021 03:24 PM

Final Approval Date: 07/09/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Text Amendment to Section 125-187: Use Table
MEETING DATE:	July 6, 2021

STAFF REPORT

Text Amendment
Section 125-187: Use Table
Conditional Uses for Dwelling Rentals

The City of Fort Pierce Planning Department is seeking to modify the Use Table found within Section 125-187 in order to eliminate the Conditional Use approval requirement for Dwelling Rentals in the E-2, E-3, R-1, R-2, R-3, R-4, R-4A, and R-5 districts. Instead, Dwelling Rentals are proposed to be permitted, by right, in every zoning district of the City.

The proposed text amendment would effectively eliminate restrictions on Dwelling Rentals relating to their use within a zoning district, which would be consistent with State Statute § 509.032(7).

On June 13, 2021, the Planning Board recommended approval of the proposed Amendment by a vote of 6-1.

Attachment:
Proposed text amendment

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	P -	P C	P C	P C	P C	P C	P C	P C	P C	P -	P -	P -	P	P	P -	P -	P -	P -	P -	P -	P -	P -	P -
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-

ORDINANCE NO. 21-020

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE IV, SECTION 125-187, AMENDING THE USE TABLE TO ALLOW DWELLING RENTALS TO BE PERMITTED BY RIGHT IN EVERY ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on November 4, 2013, approved Ordinance L-295 that created Section 22-22, Allowed Uses; and

WHEREAS, the City Commission of the City of Fort Pierce re-codified Section 125-187, Allowed Uses via Ordinance No. 20-022 enacted on September 21, 2020; and

WHEREAS, uses listed are only allowed in each zoning district in accordance with the Use Table; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on June 14, 2021, to consider the Land Development Code amendment and recommended approval of the amendment by a vote of 6 to 1; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 125-187 is hereby amended as follows:

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	~~P~~ -	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ C	~~P~~ -	~~P~~ -	~~P~~ -	P	P	~~P~~ -	~~P~~ -	~~P~~ -	~~P~~ -	~~P~~ -	~~P~~ -	~~P~~ -	~~P~~ -	~~P~~ -
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-

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 shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & 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. 20-020 was duly advertised by title only in the St. Lucie News Tribune on Sunday, June 20, 2021, and Sunday, July 4, 2021; 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 July 6, 2021; and was duly introduced, read by title only, and passed on second and final reading July 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, this 19th day of July, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Text Amendment For Conditional Uses Associated With Dwelling Rentals

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 & Section 166.041(3)(a) Florida State Statute

NOTICE BY NEWSPAPER: 6/20/21 & 7/4/21

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Rebeca A. Guerra **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** 6/24/2021

Timestamp
6/17/2021 10:23:49

Final Publication Date
7/4/2021

Ad Number
GCI0673297

Publication
St Lucie News Tribune

Special Requests
include tear sheet

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City of Fort Pierce-Legals

Name
Linda Cox

Street
100 North U.S. 1

City
Fort Pierce

State
FL

ZIP Code
34950

Your Name
Jennifer Peterson

Email Address
jpeterson@localiq.com

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
100 NORTH US 1
FORT PIERCE, FL 34950
ATTN LIND COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager 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.

6/20/2021; 7/4/2021

Subscribed and sworn to before on the 4nd day of July, 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: $630.00
Ad No: GCI0673297
Customer No: CITY OF FORT PIERCE LEGALS
PO#: PUBLIC NOTICE

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, and Sections 166.041(3)(a) of the Florida State Statutes, will on Tuesday, July 6, 2021, at 6:00 p.m., and Monday, July 19, 2021, at 4:30 p.m., hold Public Hearings on the enactment of the proposed ordinance 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:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE IV, SECTION 125-187, AMENDING THE USE TABLE TO ALLOW DWELLING RENTALS TO BE PERMITTED BY RIGHT IN EVERY ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinances. Said ordinances will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #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: 6/20/2021 & 7/4/2021

TR-GCI0673297-01

11 men in custody after standoff

ASSOCIATED PRESS

WAKEFIELD, Mass. – An hourslong standoff with a group of heavily armed men that partially shut down Interstate 95 ended Saturday with 11 suspects in custody, Massachusetts state police said.

Police initially reported nine suspects were taken into custody, but two more were taken into custody in their vehicle later Saturday morning.

Two suspects were hospitalized, but police said it was for preexisting conditions that had nothing to do with the standoff.

Massachusetts State Police Col. Christopher Mason said the suspects surrendered after police tactical teams used armored vehicles to tighten the perimeter around them.

The standoff shut down a portion of I-95 for much of the morning, causing major traffic problems. Authorities said the interstate is now reopened and the shelter-in-place orders for Wakefield and Reading were lifted.

Wakefield is just east of where Interstate 95 and 93 meet north of Boston.

The standoff began around 2 a.m. when police noticed two cars pulled over on I-95 with hazard lights on after they had apparently run out of fuel, authorities said at a Saturday press briefing.



Police say a group of heavily-armed men refused to comply with law enforcement officers on Interstate 95 near Wakefield, Mass.

MASSACHUSETTS STATE POLICE VIA AP

At least some of the suspects were clad in military-style gear with long guns and pistols, Mason said.

He added that they were headed to Maine from Rhode Island for "training."

NATION & WORLD WATCH FROM WIRE REPORTS

Biden picks Penn president for ambassador to Germany

WASHINGTON – President Joe Biden on Friday announced he's nominating University of Pennsylvania President Amy Gutmann to serve as U.S. ambassador to Germany. Gutmann has served since 2004 as president of the Ivy League university in Philadelphia where Biden had established a foreign policy center after his vice presidency. She is the first U.S. ambassador pick to a Group of Seven nation. Her nomination comes less than two weeks before German Chancellor Angela Merkel is set to make a final visit to the White House.

At least 43 migrants drown off Tunisia; 84 others rescued

TUNIS, Tunisia – At least 43 migrants drowned off the coast of Tunisia on Saturday and 84 others were rescued after their boat capsized overnight, the Tunisian Red Crescent said. Mongi Slim, head of the organization, said the boat, which was carrying 127 migrants when it left Libya's coastal city of Zuwara on Friday, was headed to Italy. He said 46 Sudanese, 16 Eritreans and 12 Bengalis were among the migrants. The defense ministry's spokesperson, Mohamed Zekri, confirmed only that 84 migrants were rescued by fishermen.

Elsa falls back to tropical storm while racing toward Haiti

PORT-AU-PRINCE, Haiti – Hurricane Elsa fell back to tropical storm force as it raced toward Haiti and the Dominican Republic on Saturday, but it still threatened to unleash flooding and landslides before taking aim at Cuba and Florida. The storm was moving west-northwest and had maximum sustained winds of 70 mph, slower than required for a Category 1 hurricane. The long-term forecast track showed it heading toward Florida as a tropical storm by Tuesday morning, but some models would carry it into the Gulf or up the Atlantic Coast.

Undersea gas pipeline rupture causes fire in Gulf of Mexico

MEXICO CITY – Mexico's state-owned oil company said Friday it suffered a rupture and fire in an undersea gas pipeline in the Gulf of Mexico. Petroleos Mexicanos said it had dispatched fire control boats to spray the flames. The leak near dawn Friday occurred about 150 yards from a drilling platform in the offshore Ku-Maloob-Zaap field. The company said it had brought the leak under control about five hours later. But the accident gave rise to the strange sight of roiling balls of flame boiling up from below the surface of the gulf.

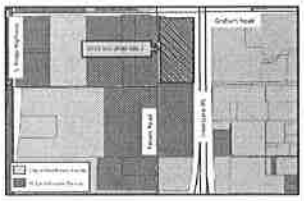
PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184, F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Wednesday, July 14, 2021, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. Highway 1, Fort Pierce, Florida. The public hearing will be on a parcel of land 17.83 +/- acres in total, to change the Future Land Use designation for parcel ID 2313-432-0000-000-4 from Residential Single Family two (2) units per acre (E-2), to General Commercial (C-3).

Legal description of the parcel is as follows:

THAT PORTION OF THE WEST ½ OF THE SW ¼ OF THE SE ¼, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY FOR I-95; GRAHAM ROAD; COPENHAVER ROAD AND LESS CANAL RIGHTS OF WAY FOR NSLRDD CANAL NO. 37 ON SOUTH LINE.

Display Map of Subject Property



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any 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.

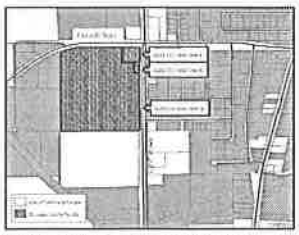
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

Dated this 4th day of July 2021.

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Monday, July 19, 2021, at 4:30 p.m. and Monday, August 2, 2021, at 6:00 p.m. hold Public Hearings at their meeting on the enactment of the proposed Ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida; said ordinance entitled:

ORDINANCE NO. 21-022 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS AT OR NEAR 3171 MORNING DEW LANE, 3051 SOUTH 25TH STREET, AND 2503 EDWARDS ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

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 ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

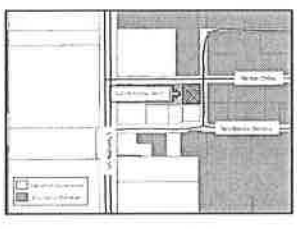
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/4/2021 and 7/11/2021

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Monday, July 19, 2021, at 4:30 p.m. and Monday, August 2, 2021, at 6:00 p.m. hold Public Hearings at their meeting on the enactment of the proposed Ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida; said ordinance entitled:

ORDINANCE NO. 21-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A PARCEL AT OR NEAR 186 MELTON DRIVE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE



All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

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 ensure that a verbatim record of the proceedings is made, which record includes 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: 7/4/2021 and 7/11/2021

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, and Sections 166.041(3)(a) of the Florida State Statutes, will on Tuesday, July 6, 2021, at 6:00 p.m., and Monday, July 19, 2021, at 4:30 p.m., hold Public Hearings on the enactment of the proposed ordinance 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:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE IV, SECTION 125-187, AMENDING THE USE TABLE TO ALLOW DWELLING RENTALS TO BE PERMITTED BY RIGHT IN EVERY ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinances. Said ordinances will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #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: 6/20/2021 & 7/4/2021

City Commission Regular Meeting - 4:30 pm **12. e.**

Meeting Date: 07/19/2021

Re: Annexation - Edwards Landing - 3 Properties

SUBJECT:

Legislative Hearing - Ordinance 21-022 - extending the territorial limits of the City of Fort Pierce, to include three (3) properties at or near 3171 Morning Dew Lane, 3051 South 25th Street, and 2503 Edwards Road in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of three (3) parcels of land along with a Future Land Use Designation of Medium Density Residential (RM) and a Zoning designation of Planned Development (PD).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, these combined parcels have a Taxable Value of $2,746,349.

Attachments

Ordinance 21-022
Staff Presentation
Staff Packet
FPUA Annexation Agreement
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:43 AM

Form Started By: Linda Cox Started On: 07/09/2021 07:20 AM
Final Approval Date: 07/09/2021

ORDINANCE NO. 21-022

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THREE (3) PARCELS AT OR NEAR **3171 MORNING DEW LANE, 3051 SOUTH 25TH STREET, AND 2503 EDWARDS ROAD IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce though a Fort Pierce Utilities Authority Annexation Agreement, as depicted on Exhibit “C;” and

WHEREAS, the application bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regards to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 14, 2021 meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator’s Office on June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on June 20, 2021, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 2429-111-0003-000-5, 2429-111-0002-000-8, & 2429-111-0001-000-1

THAT CERTAIN PARCEL SITUATE LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 35 SOUTH RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

LESS ALL OF THE FOLLOWING:

PARCEL "C"
A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00''06'35'' EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89''59'07'' WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89''59'07'' WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89''59'07'' WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29,A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18''41'28'' SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST, ¼ OF THE NORTHEAST ¼ OF SAID SECTION 29; THENCE SOUTH 00''07''41'' WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE EAST OF SAID WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 29; AND CURVE CONCAVE TO THE SOUTH EAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18''58'34'', NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89''59'07'' EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74; THENCE NORTH 00''06'35 WEST PARALLEL WITH SAID EAST LINE OF SECTION 29, A

DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL “D”
A STRIP OF LAND LAYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00’’06’35’’ EAST, ALONG THE AT LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89’59’07’’ WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89’’59’07’ WEST, ALONG SAID SOUTH RIGHT OF WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00’’06’35’’ EAST PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET’ THENCE NORTH 89’’59’07 EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29 A DISTANCES OF 290.00 FEET; THENCE SOUTH 00’06’35 EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 238.80 FEET’ THENCE NORTH 89’’59’07’’ EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29 A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT OF WAY OF SOUTH 25TH STREET’ THENCE NORTH 00’’06’35’’ WEST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL “E”
A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00’06’35’’ EAST. ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89’’59’07’’ WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 06’06’35 EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00’’06’35’’ EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89’59’07’’ WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 80’’06’35’’ WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89’’59’07’’ EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING

PARCEL “F”
A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS.

DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR STATE ROAD 615 (SOUTH 25TH STREET) AND THE POINT OF BEGINNING OF THE FOLLOW DESCRIBED PARCEL 117;
THENCE SOUTH 00’’06’21’’ WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 00’’37’36’’ WEST, A DISTANCE OF

57.42 FEET; THENCE NORTH07’’56’38’’ EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF BEGINNING.

SAID PROPERTIES CONTAINING APPROXIMATELY 35.26 ACRES SAID AND BEING GENERALLY LOCATED AT OR NEAR 3171 MORNING DEW LANE, 3051 SOUTH 25TH STREET, AND 2503 EDWARDS ROAD IN FORT PIERCE, FLORIDA.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit “A” hereof as of January 1, 2022, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser’s tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit “A” and annexed into the territorial limits of the City of Fort Pierce shall be zoned Planned Development (PD) and assigned a Future Land Use Designation of Medium Density Residential (RM), as depicted on Exhibit “B” attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. 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 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete 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. 21-022 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, July 4, 2021 and Sunday, July 11, 2021; 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 July 19, 2021; and was duly introduced, read by title only, and passed on second and final reading August 2, 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, this 2nd day of August, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

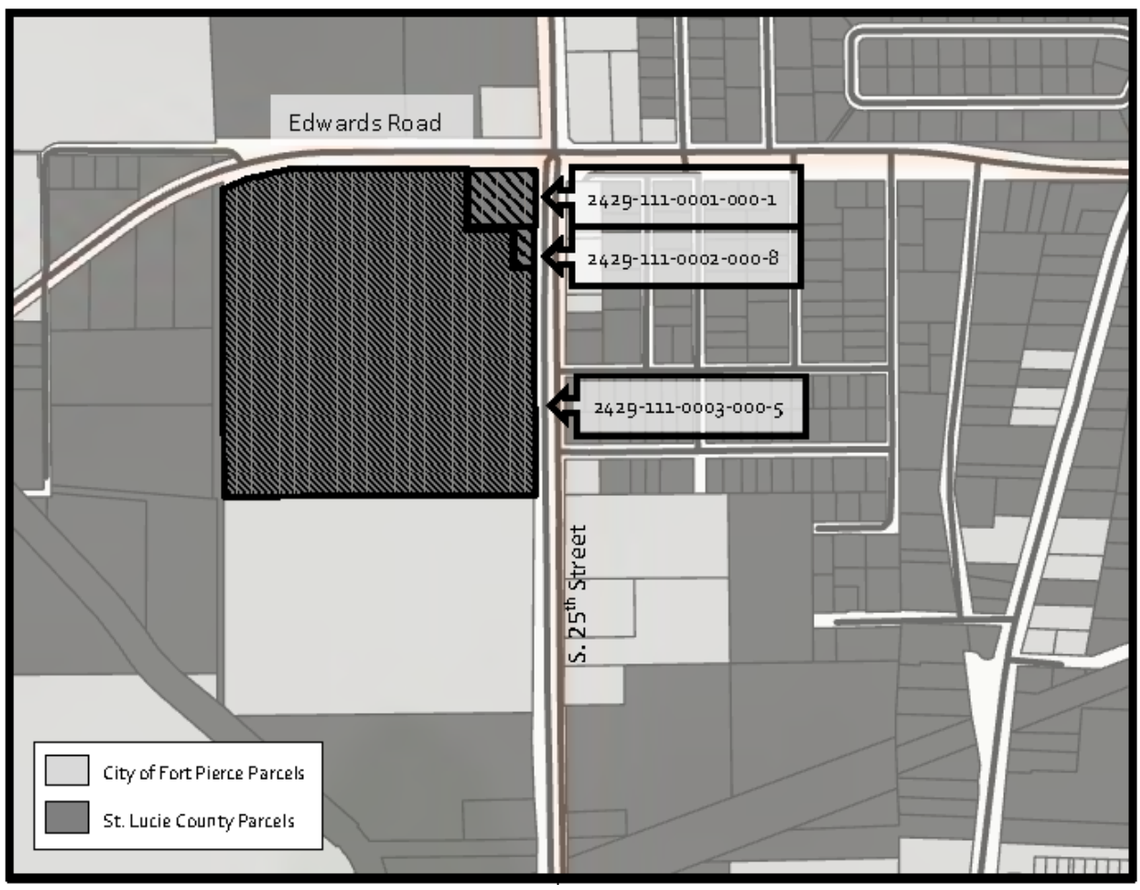
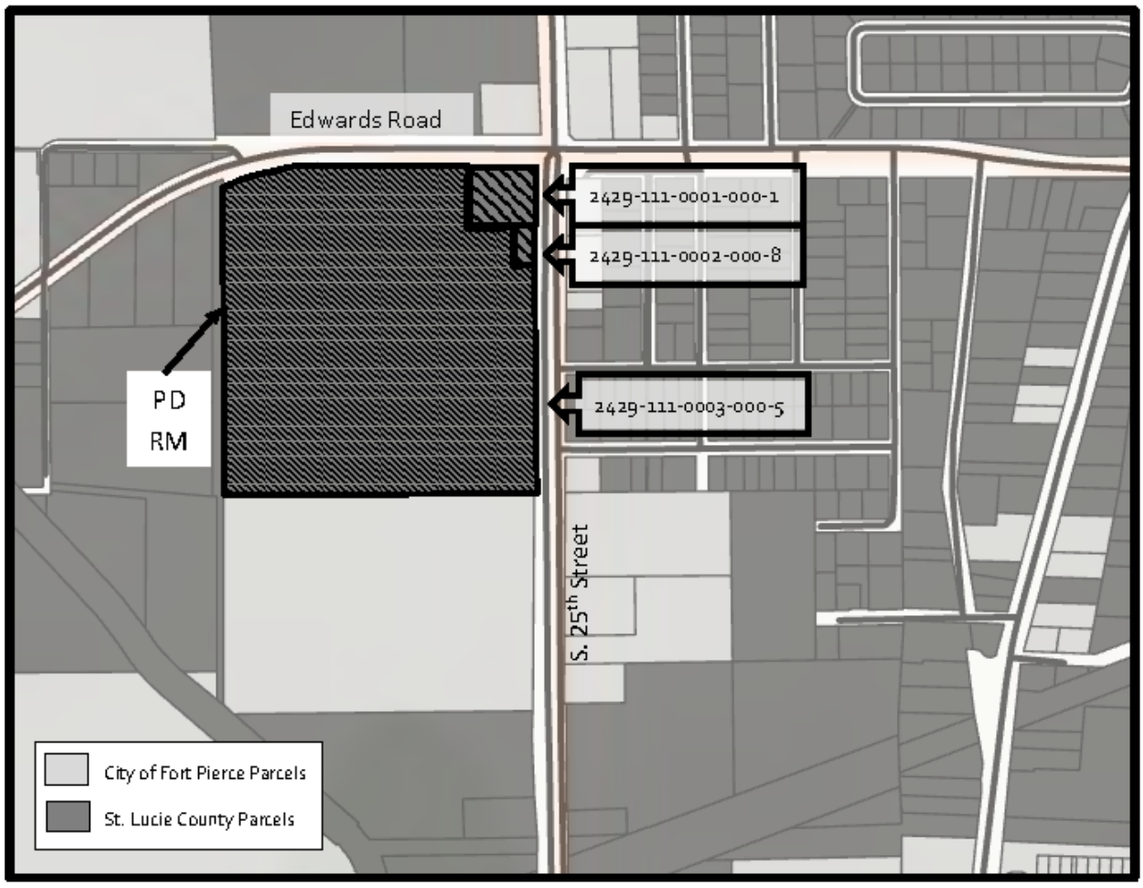


EXHIBIT B
Zoning & Future Land Use Designation Assignment



*The property to be annexed currently has a zoning of Planned Unit Development (PUD) with a Future Land Use of Residential Medium, 9 du/ac (RM). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Planned Development (PD) and have a Future Land Use Designation of Medium Density Residential (RM).

EXHIBIT C
Fort Pierce Utilities Authority Annexation Agreement

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4359020 OR BOOK 4051 PAGE 2653, Recorded 10/12/2017 01:35:11 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	**ANNEXATION AGREEMENT** **CORPORATE**
This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** *Fort Pierce, FL 34950*	**GREGG R. WEXLER, MANAGING MEMBER** **EDWARD'S LANDING, LLC** **2324 SOUTH CONGRESS AVENUE** ***STE. 2E*** **WEST PALM BEACH, FLORIDA 33406**
Property Appraisers Parcel Identification (Folio) Number(s): 2429-111-0002-000-8 2429-111-0001-000-1 2429-111-0003-000-5	
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3051 S. 25TH STREET, FT. PIERCE ,FLORIDA 32561 2503 EDWARDS ROAD, FT. PIERCE, FLORIDA 32560 EDWARDS ROAD, FT. PIERCE, FLORIDA 32562 Location Addresses 2324 SOUTH CONGRESS AVENUE, STE. 2E, WPB, FLORIDA 33406 *Mailing Address (if different from location address)*

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS - MARKED AS EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a *Chapter 171 interlocal service boundary agreement* where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 9 *day of* October, 2017.

Attest:

Secretary

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
J. Rios
Printed Witness Signature
Tanya Rios

Witness Signature
Steven Reichel
Printed Witness Signature

Gregg R. Wexler, Managing Member (*Signature*)
Gregg Wexler
Printed Signature
2324 S Congress Ave #2E
Address
West Palm Beach, FL 33406
City, State, Zip

STATE OF Florida
COUNTY OF Palm Beach

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gregg R. Wexler, known to me to be the Managing Member of the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

DANIELLE A. ROBITAILLE
MY COMMISSION # GG 077751
EXPIRES: June 26, 2021
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 9 *day of* October *A.D. 2017.*

Notary Signature
Danielle Robitaille
Notary Printed Signature

EXHIBIT C (Cont.)
Fort Pierce Utilities Authority Annexation Agreement

OR BOOK 4051 PAGE 2654

OR BOOK 3748 PAGE 2582

Exhibit "A"

Legal Description

THAT CERTAIN PARCEL SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS :

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

LESS ALL OF THE FOLLOWING:

PARCEL "C"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF- WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'28" SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET, AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°07'41" WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE, EAST OF SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'34", NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CH-3253424 v1

EXHIBIT C (Cont.)
Fort Pierce Utilities Authority Annexation Agreement

OR BOOK 4051 PAGE 2655

OR BOOK 3748 PAGE 2583

PARCEL "D"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 290.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 230.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE NORTH 00°06'35" WEST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "E"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89°59'07" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89°59'07" EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "F"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

CR-1253904 v1

EXHIBIT C (Cont.)
Fort Pierce Utilities Authority Annexation Agreement

OR BOOK 4051 PAGE 2656

OR BOOK 3748 PAGE 2585

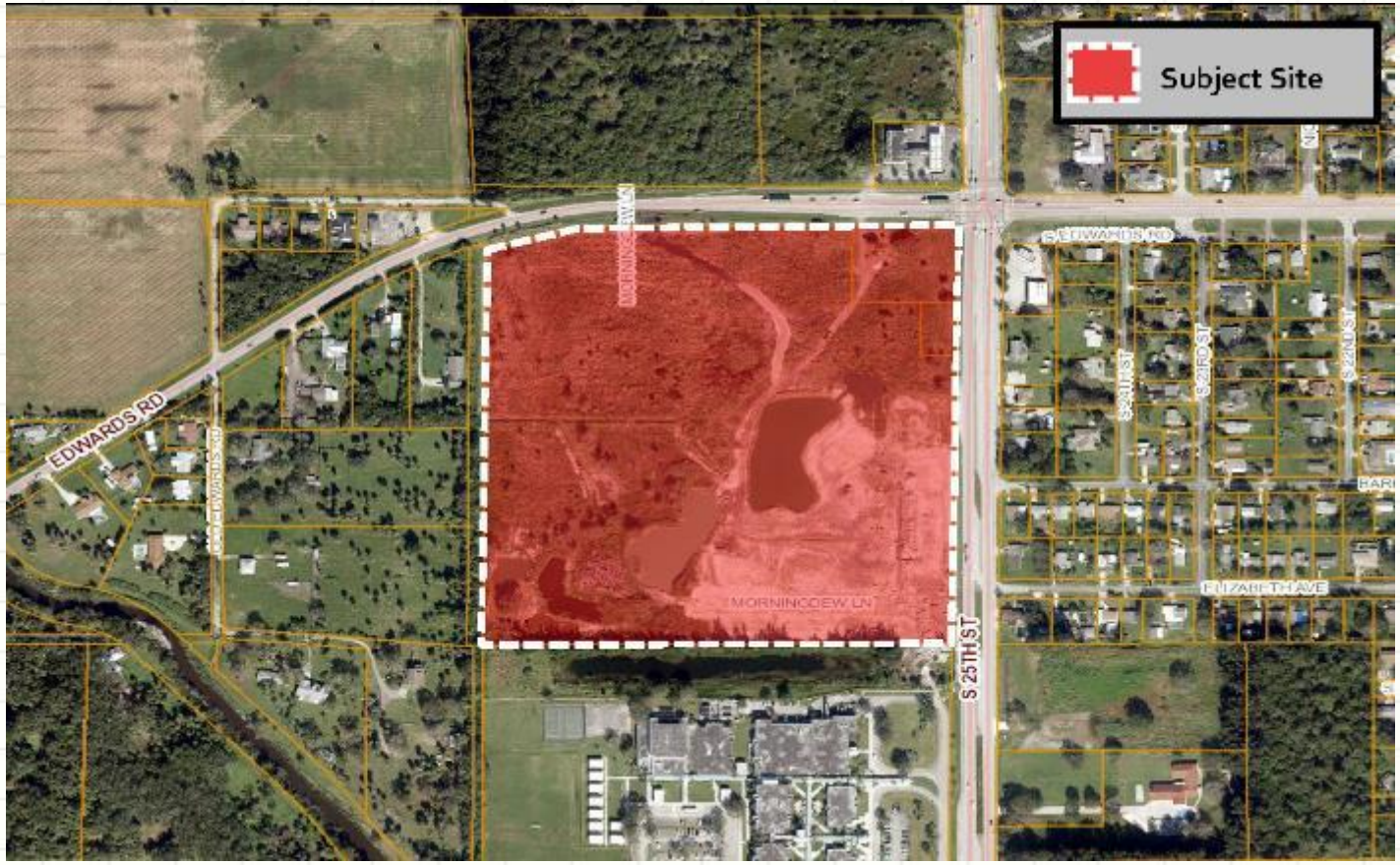
DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR *STATE ROAD 615 (SOUTH 25TH STREET)* AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 117;

THENCE SOUTH 00°06'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.57 FEET; THENCE NORTH 11°56'09" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 09°37'36" WEST, A DISTANCE OF 57.42 *FEET; THENCE NORTH 07°56'38" EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF* BEGINNING.

6

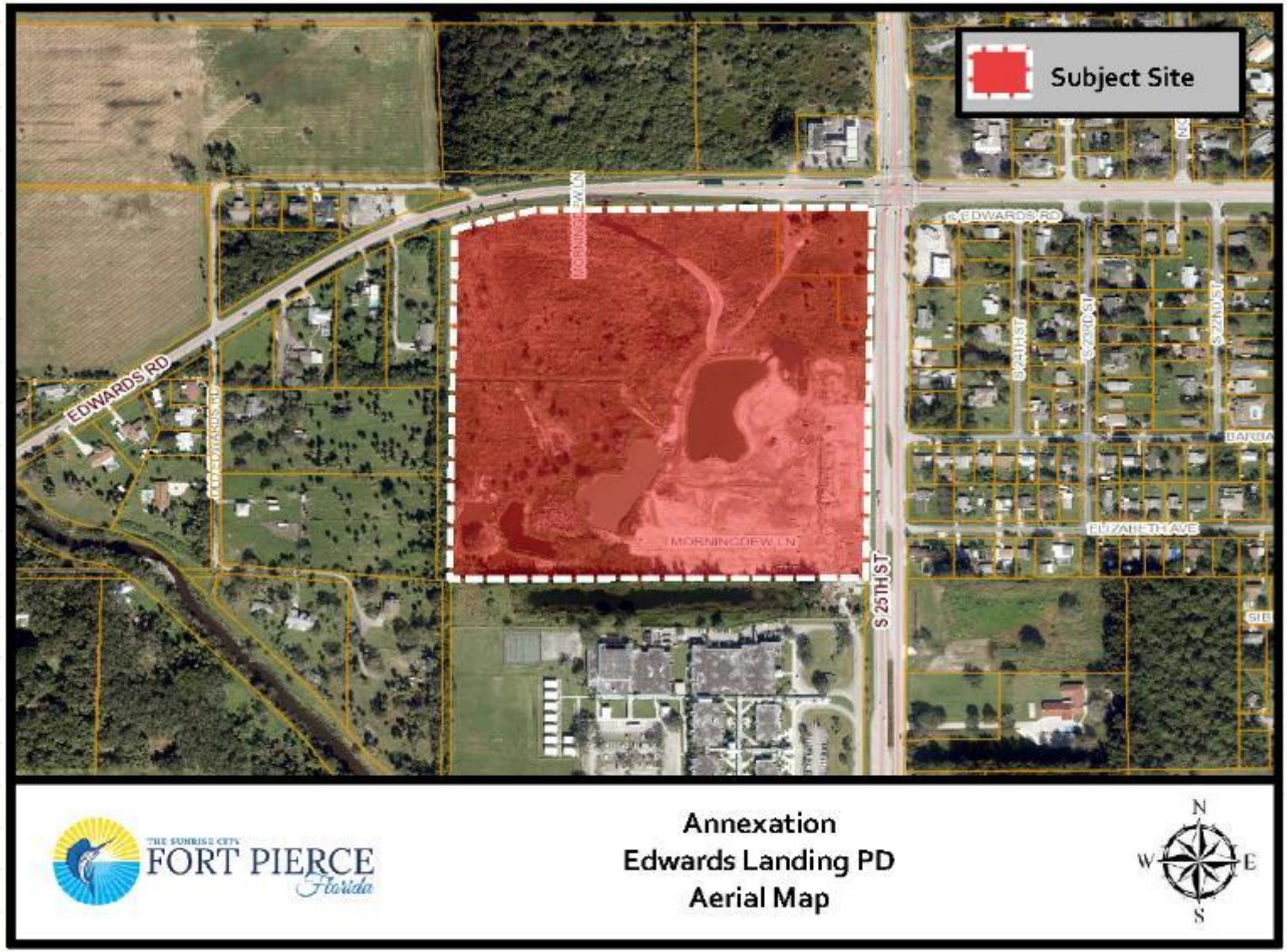
CM-3252424 v1

Application for Annexation

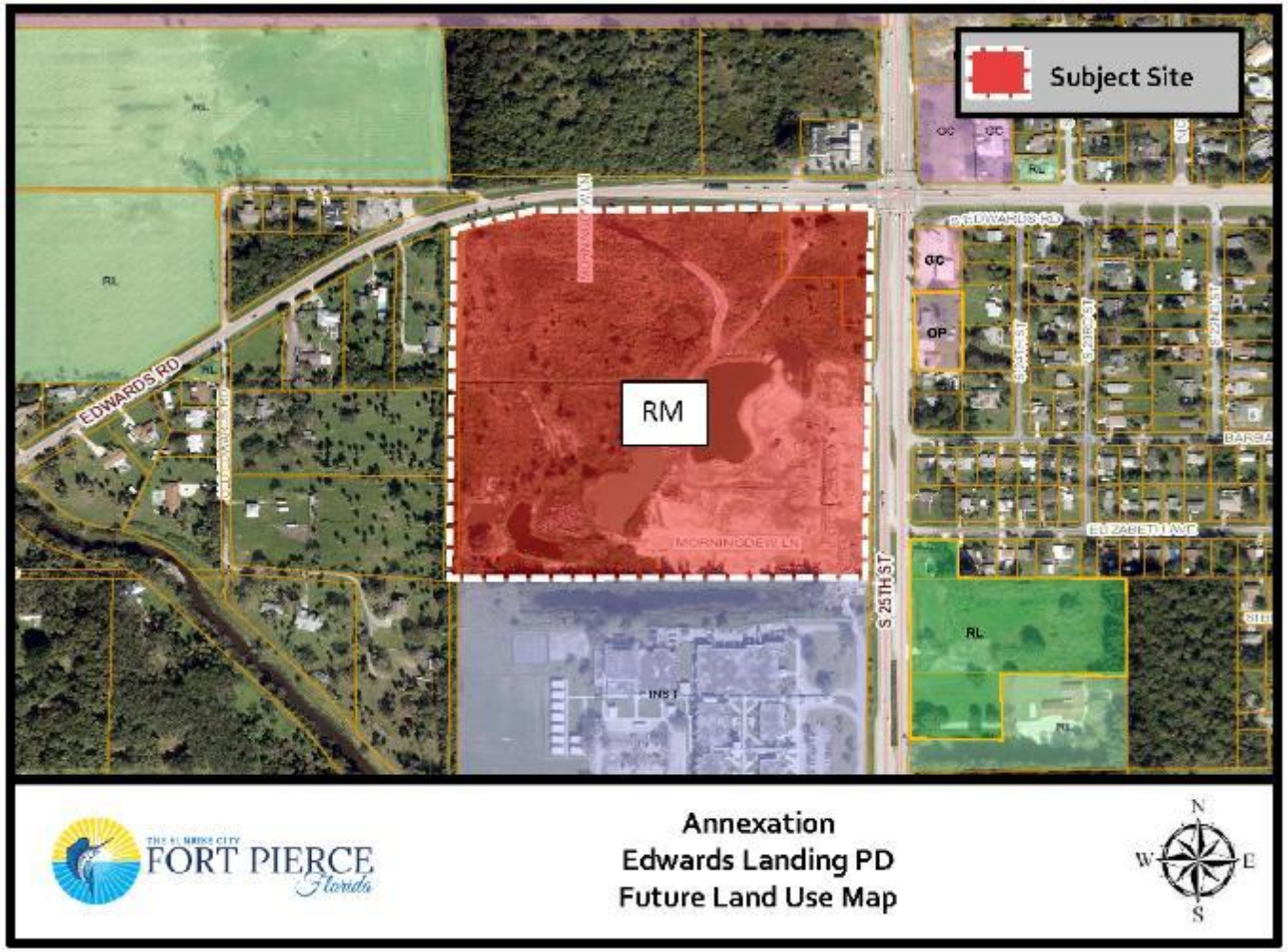


Edwards Landing
3 Parcels

Site Aerial Map

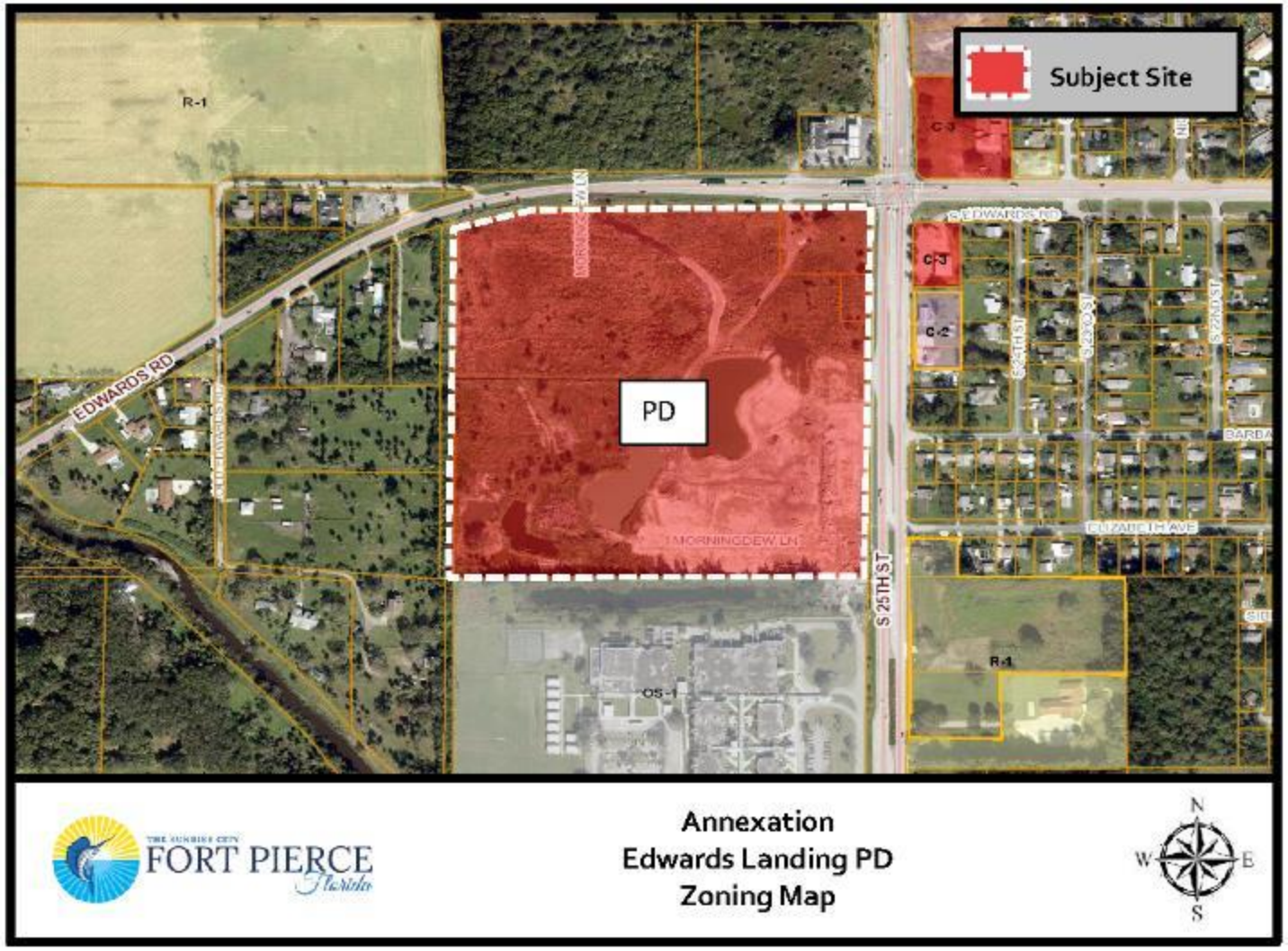


Future Land Use Map



- Current County FLU: Residential Medium, 9 du/ac (RM)
- Proposed City FLU: Medium Density Residential (RM)

Zoning Map



- Current County Zoning: Planned Unit Development (PUD)
- Proposed City Zoning: Planned Development (PD)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval of the proposed annexation.

Planning Board Recommendations

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

CC Recommendations

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 7-0 recommend approval
- Recommend **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

Edwards Landing
3 Parcels

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner
RE:	**Application for Annexation** **Edwards Landing (3 Parcels)**
BOARD DATE:	July 19, 2021

STAFF REPORT

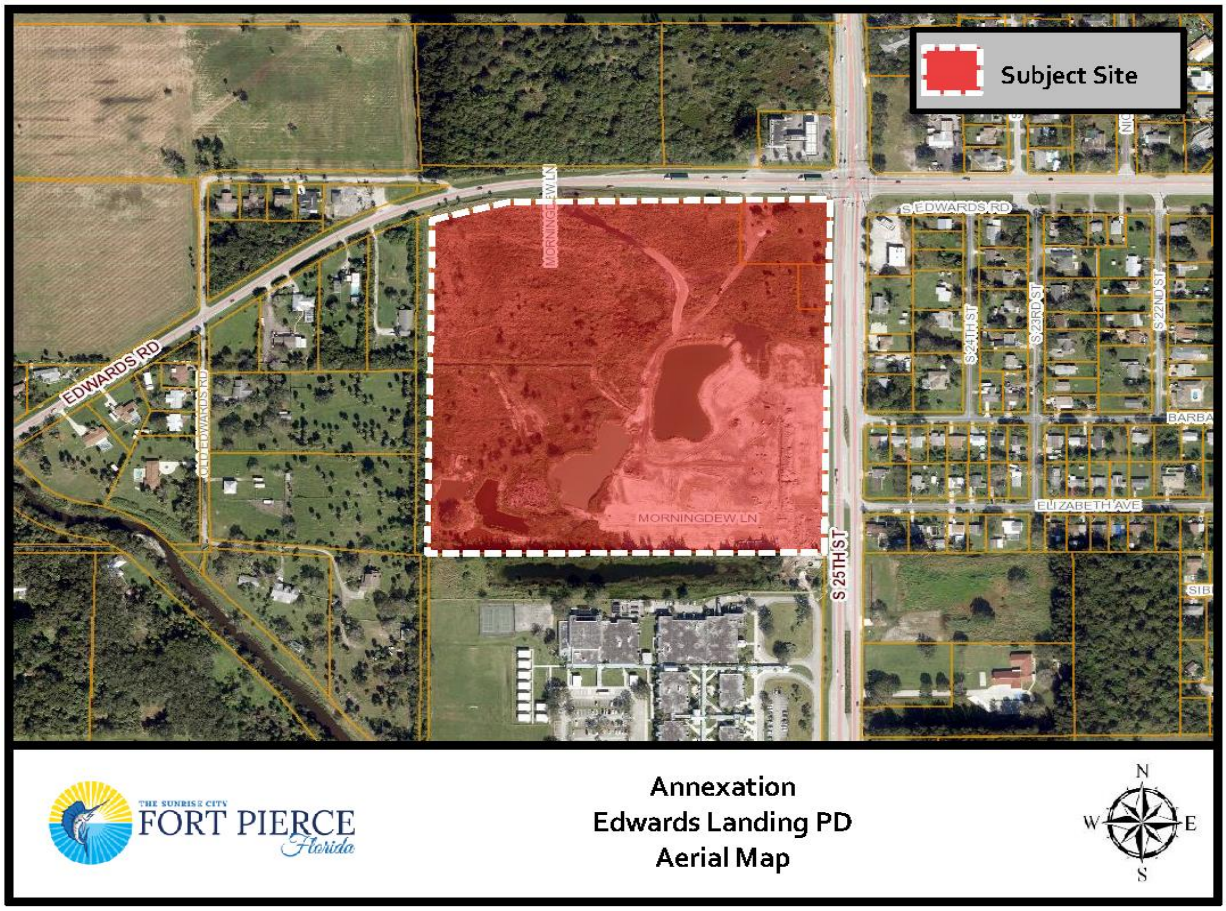
Property Owner	Edwards Landing 2324 South Congress Avenue, Suite 2E West Palm Beach, Florida 33406 Edwards Landing 1732 South Congress Avenue, Unit 343 Palm Springs, FL 33461
Requested Action:	Approval of a Voluntary Application for Annexation for three (3) parcels of land
Site Location:	3171 Morning Dew Lane, 3051 South 25th Street, & 2503 Edwards Road in Fort Pierce, Florida
Parcel ID:	2429-111-0003-000-5, 2429-111-0002-000-8, 2429-111-0001-000-1
Parcel Size:	35.26 Acres Combined
Current Future Land Use:	Residential Medium, 9 du/ac (RM)
Current Zoning:	Planned Unit Development (PUD)
Proposed Future Land Use:	Medium Density Residential (RM)
Proposed Zoning:	Planned Development (PD)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	GC (FP) COM/RM (SLC)	OP/GC (FP) RU (SLC)	INST (FP)	RU (SLC)
Surrounding Zoning:	C-3 (FP) CG/PUD (SLC)	C-2/C-3 (FP) RS-4 (SLC)	OS-1 (FP)	RS-3 (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of three (3) properties at 3171 Morning Dew Lane, 3051 South 25th Street, & 2503 Edwards Road in Fort Pierce, Florida. The parcel IDs are 2429-111-0003-000-5, 2429-111-0002-000-8, 2429-111-0001-000-1.



The subject property has a St. Lucie County Future Land Use designation of Residential Medium, 9 du/ac (RM) and a zoning designation of Planned Unit Development (PUD). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Medium Density Residential (RM) with a zoning classification of Planned Development (PD).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to

the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current combined taxable value of the properties is $2,746,349. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if further developed, depending on the millage rate per year, which currently is 6.9000. Currently one of the properties is developed with residential property and the other two properties are vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, south and east that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The parcels are being annexed though the Fort Pierce Utilities Authority Annexation Agreement process and the requested Future Land Use and Zoning Designations of RM and PD, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

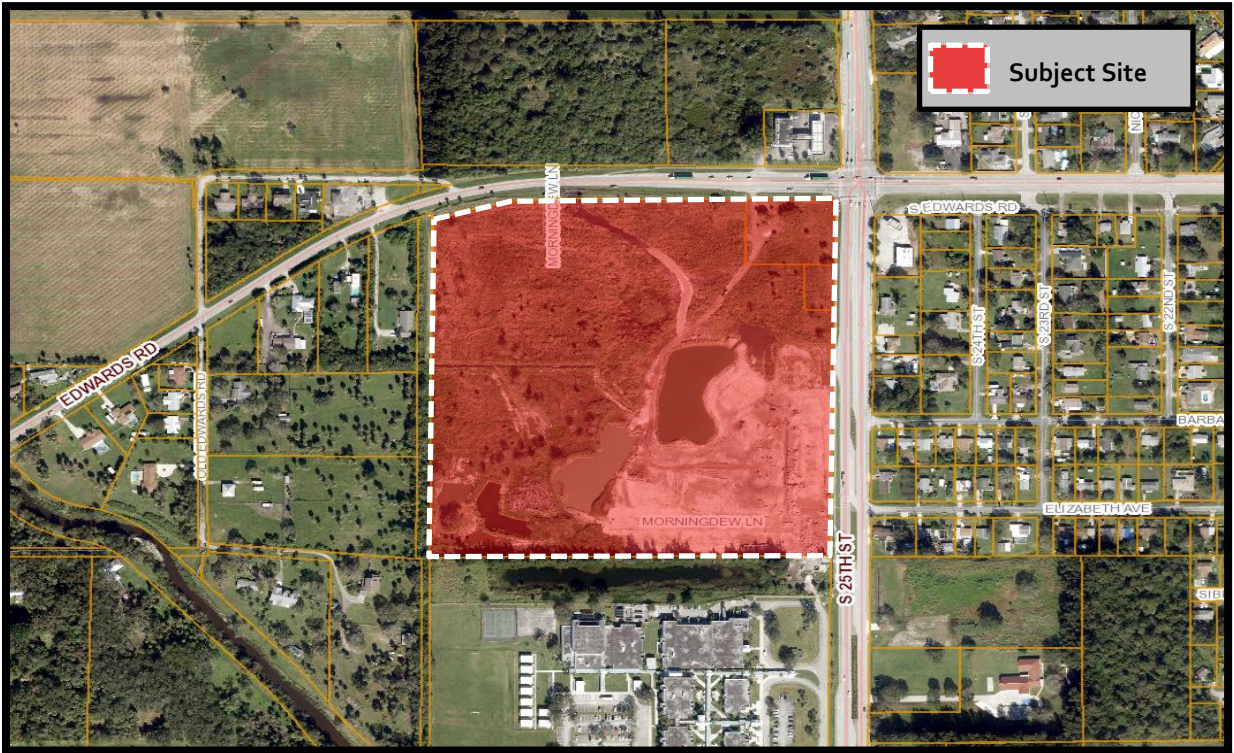
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

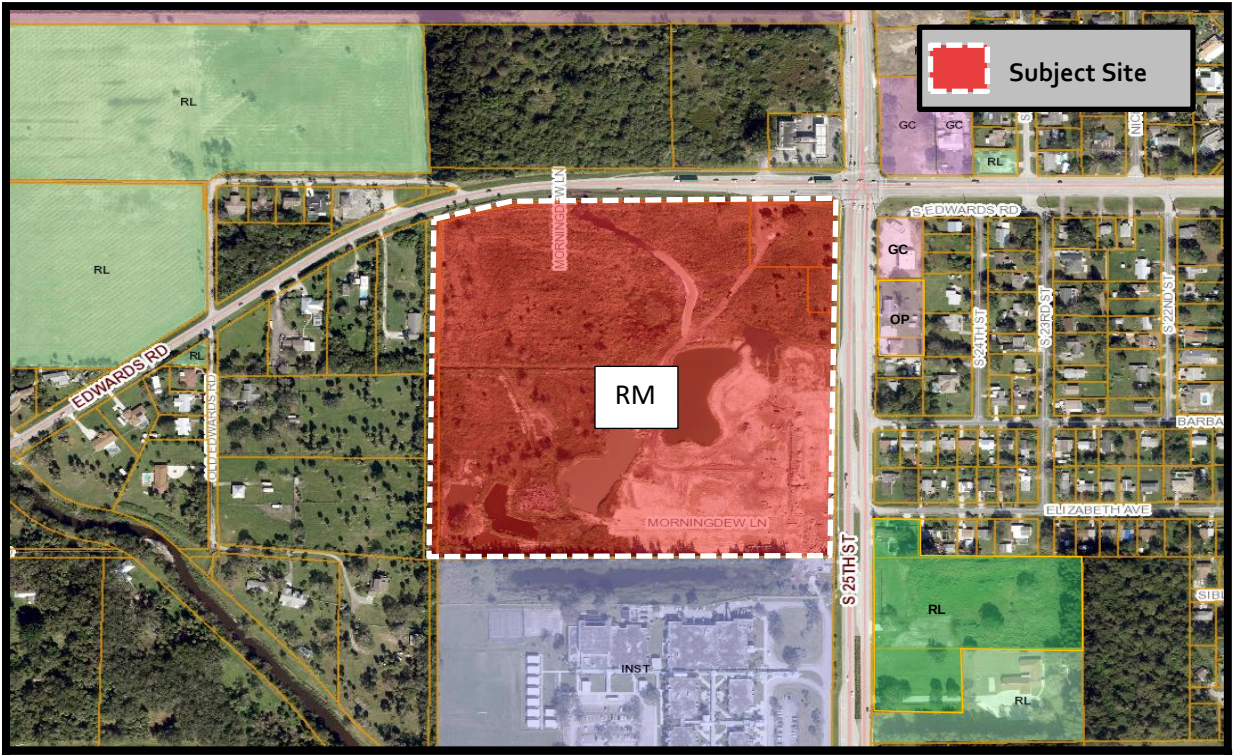
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of Medium Density Residential (RM)and the Zoning designation of Planned Development (PD).



THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
Edwards Landing PD
Aerial Map

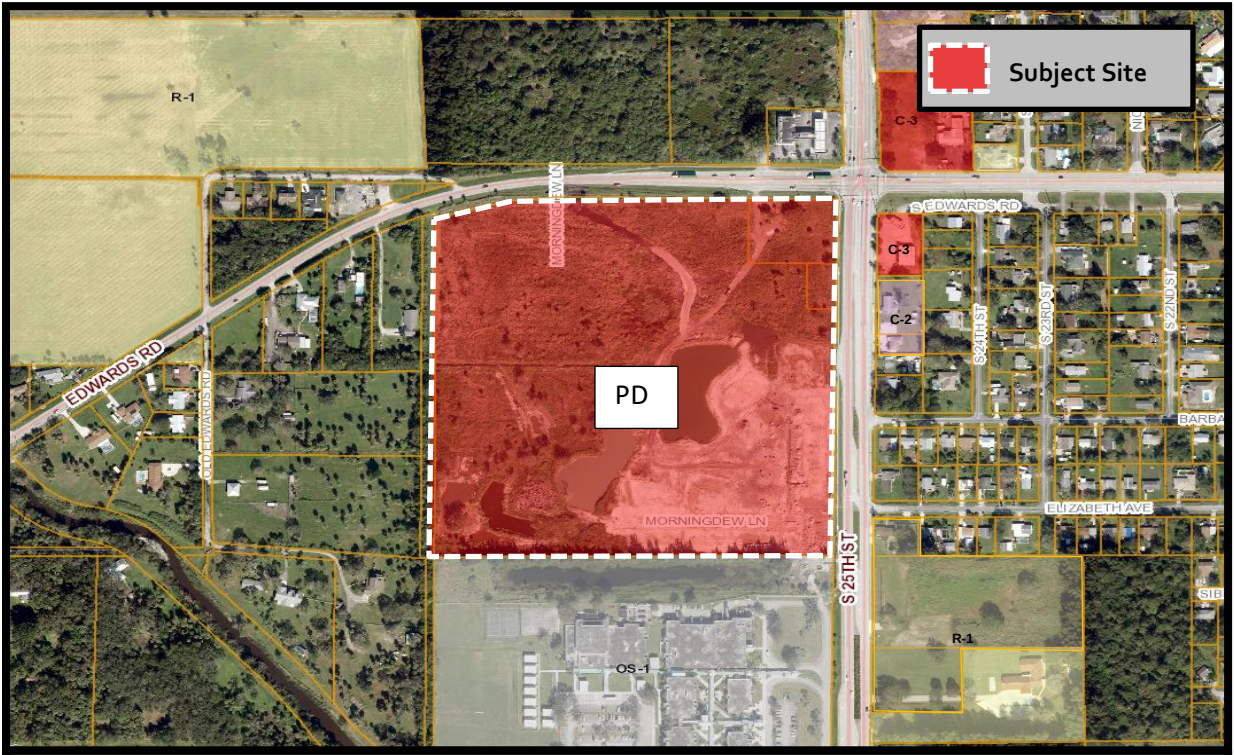
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THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
Edwards Landing PD
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
Edwards Landing PD
Zoning Map

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4359020 OR BOOK 4051 PAGE 2653, Recorded 10/12/2017 01:35:11 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2429-111-0002-000-8 2429-111-0001-000-1 2429-111-0003-000-5	ANNEXATION AGREEMENT CORPORATE GREGG R. WEXLER, MANAGING MEMBER EDWARD'S LANDING, LLC 2324 SOUTH CONGRESS AVENUE STE. 2E WEST PALM BEACH, FLORIDA 33406
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3051 S. 25TH STREET, FT. PIERCE ,FLORIDA 32561 2503 EDWARDS ROAD, FT. PIERCE, FLORIDA 32560 EDWARDS ROAD, FT. PIERCE, FLORIDA 32562 Location Addresses 2324 SOUTH CONGRESS AVENUE, STE. 2E, WPB, FLORIDA 33406 *Mailing Address (if different from location address)*

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS - MARKED AS EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a *Chapter 171 interlocal service boundary agreement* where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 9 *day of* October, 2017.

Attest:

Secretary

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature

Printed Witness Signature

Witness Signature

Printed Witness Signature

Gregg R. Wexler, Managing Member (*Signature*)

Printed Signature

2324 S Congress Ave #2E
Address

West Palm Beach, FL 33406
City, State, Zip

STATE OF Florida
COUNTY OF Palm Bch

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gregg R. Wexler, known to me to be the Managing Member of the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

DANIELLE A. ROBITAILLE
MY COMMISSION # GG 077751
EXPIRES: June 26, 2021
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 9 day of October A.D. 2017.

Notary Signature

Danielle Robitaille
Notary Printed Signature

Exhibit "A"

Legal Description

THAT CERTAIN PARCEL SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS :

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING:

RIGHT-OF-WAY FOR HAWLEY ROAD (SOUTH 25TH STREET), RIGHT-OF-WAY FOR EDWARDS ROAD, AND RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL LOCATED ALONG THE WESTERN BOUNDARY OF THE ABOVE DESCRIBED LAND.

LESS ALL OF THE FOLLOWING:

PARCEL "C"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF- WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 499.71 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1392.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°41'28" SOUTHWESTERLY 454.29 FEET TO A POINT 25.00 FEET, AT A RIGHT ANGLE, EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 00°07'41" WEST, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 21.15 FEET TO A POINT OF INTERSECTION OF A LINE 25.00 FEET, AT A RIGHT ANGLE, EAST OF SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1372.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'34", NORTHEASTERLY 454.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD, A DISTANCE OF 499.74 FEET; THENCE NORTH 00°06'35" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'07" WEST, ALONG SAID SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 310.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 290.00 FEET; THENCE SOUTH 00°06'35" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 230.00 FEET; THENCE NORTH 89°59'07" EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO A POINT ON SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE NORTH 00°06'35" WEST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "E"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'35" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 40.00 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF EDWARDS ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH 25TH STREET; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET AND PARALLEL WITH SAID EAST LINE OF SECTION 29, A DISTANCE OF 160.65 FEET; THENCE SOUTH 89°59'07" WEST, PARALLEL WITH NORTH LINE OF SAID SECTION 29, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°06'35" WEST PARALLEL WITH SAID WEST RIGHT-OF-WAY OF SOUTH 25TH STREET, A DISTANCE OF 160.65 FEET; THENCE NORTH 89°59'07" EAST PARALLEL WITH SAID NORTH LINE OF SECTION 29, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

PARCEL "F"

A STRIP OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

DISTANCE OF 80.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE FOR *STATE ROAD 615 (SOUTH 25TH STREET)* AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL 117;

THENCE SOUTH 00°06'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.57 FEET; THENCE NORTH 11°56'09" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.19 FEET; THENCE NORTH 00°37'36" WEST, A DISTANCE OF 57.42 *FEET; THENCE NORTH 07°56'30" EAST, A DISTANCE OF 75.76 FEET TO THE POINT OF* BEGINNING.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - Edwards Landing - 3 Parcels

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 7-4-21 & 7-11-21

NOTICE BY MAIL: 6-20-2021 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 7-8-2021

City Commission Regular Meeting - 4:30 pm **12. f.**

Meeting Date: 07/19/2021

Re: Annexation - 186 Melton Drive

SUBJECT:

Legislative Hearing - Ordinance 21-023 - extending the territorial limits of the City of Fort Pierce, to a property at or near 186 Melton Drive in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of a parcel of land along with a Future Land Use Designation of General Commercial (GC) and a Zoning designation of General Commercial (C-3).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, these combined parcels have a Taxable Value of $30,500.

Attachments

Ordinance 21-023
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:44 AM
Form Started By: Linda Cox		Started On: 07/09/2021 07:20 AM

Final Approval Date: 07/09/2021

ORDINANCE NO. 21-023

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A PARCEL AT OR NEAR **186 MELTON DRIVE IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the application bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 14, 2021 meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on June 20, 2021, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 3403-805-0154-000-1

RUHLMAN SUBDIVSION BLOCK 8 LOTS 10 & 11 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA

Said properties containing approximately 0.35 acres and being generally located at or near 186 Melton Drive in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2022, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned General Commercial (C-3) and assigned a Future Land Use Designation of General Commercial (CG), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. 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 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete 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. 21-023 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, July 4, 2021 and Sunday, July 11, 2021; 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 July 19, 2021; and was duly introduced, read by title only, and passed on second and final reading August 2, 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, this 2nd day of August, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

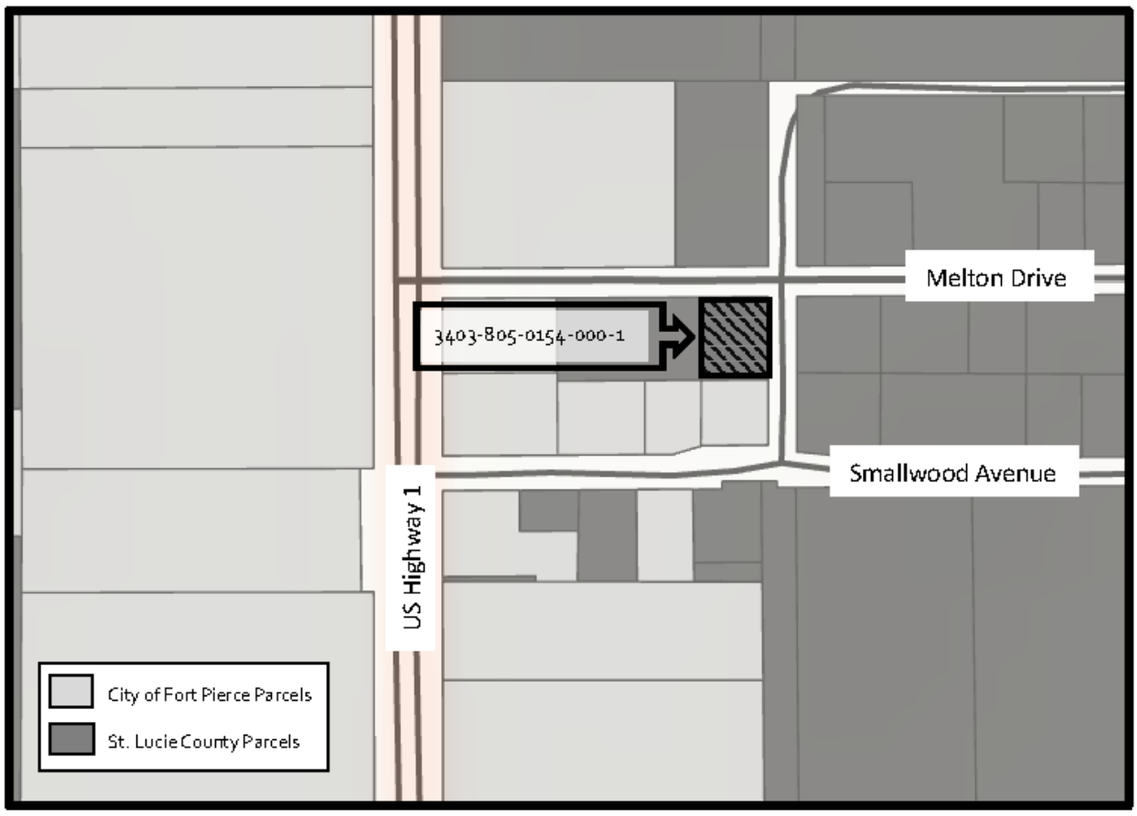
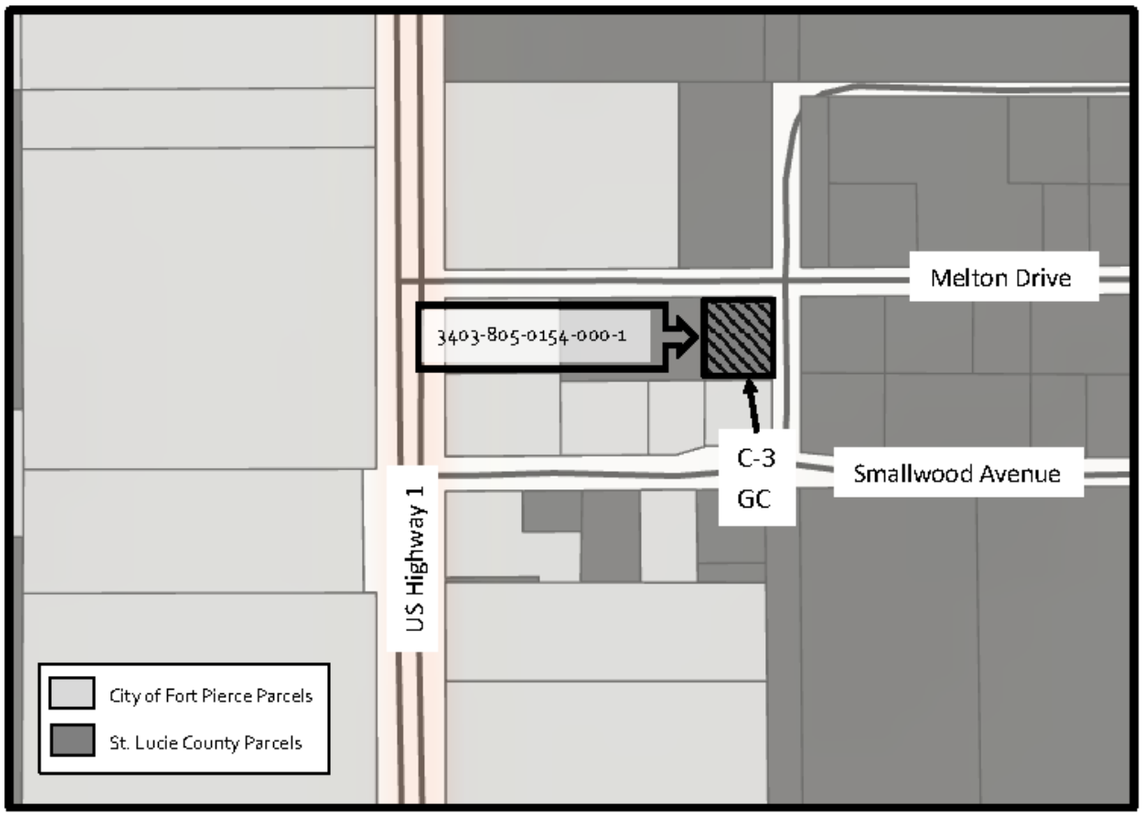


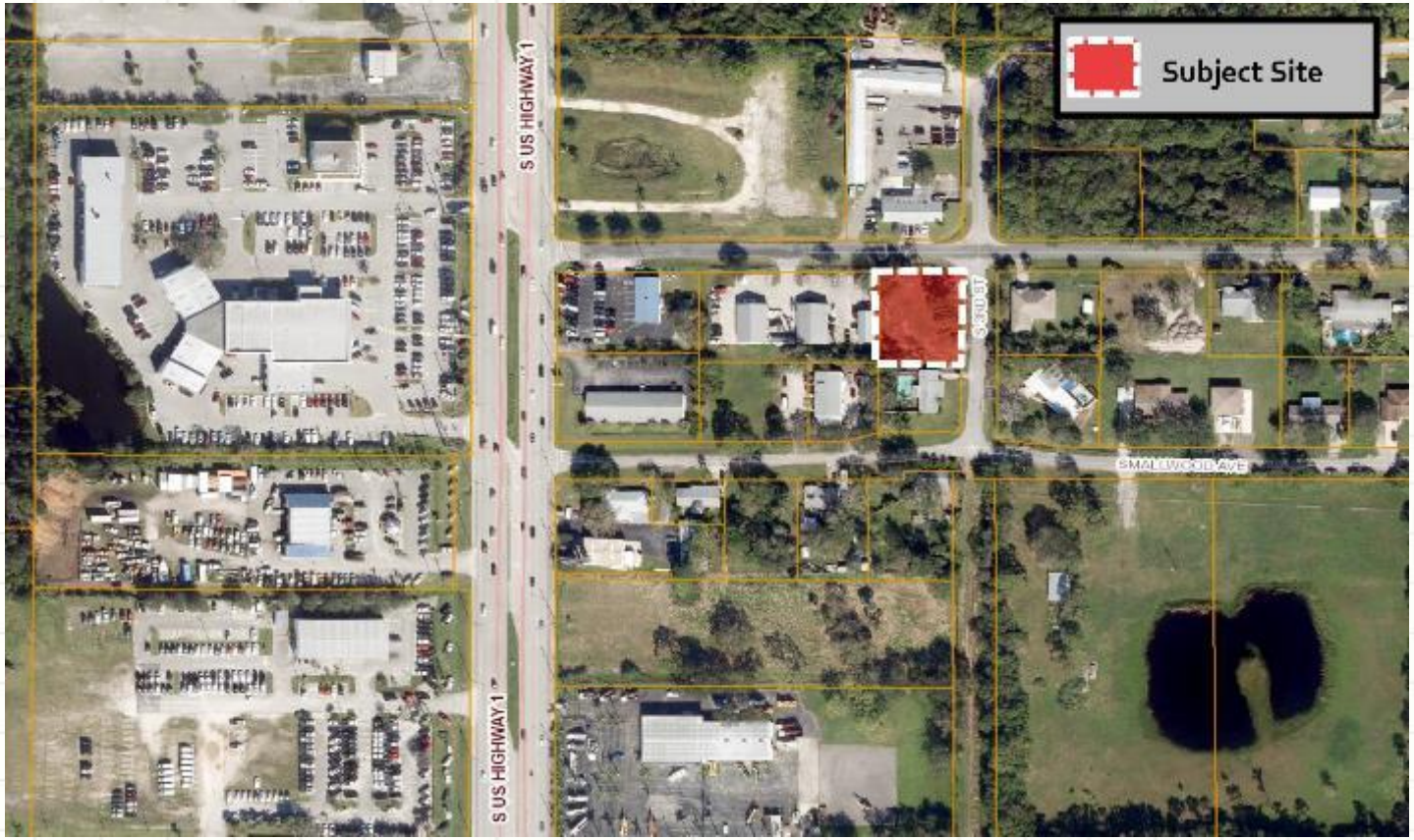
EXHIBIT B

Zoning & Future Land Use Designation Assignment



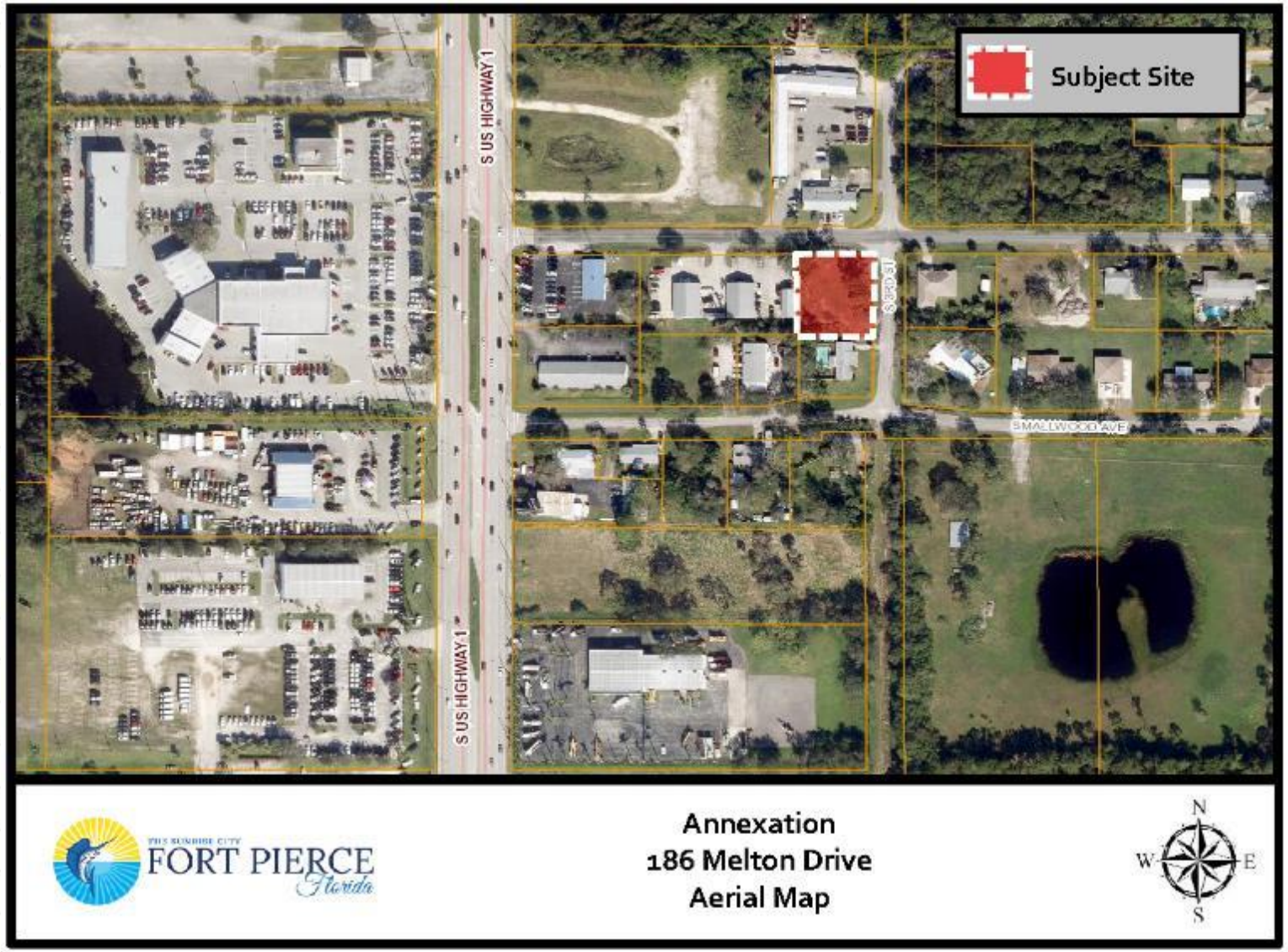
*The property to be annexed currently has a zoning of Commercial General (CG) with a Future Land Use of Commercial (COM). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of General Commercial (C-3) and have a Future Land Use Designation of General Commercial (GC).

Application for Annexation

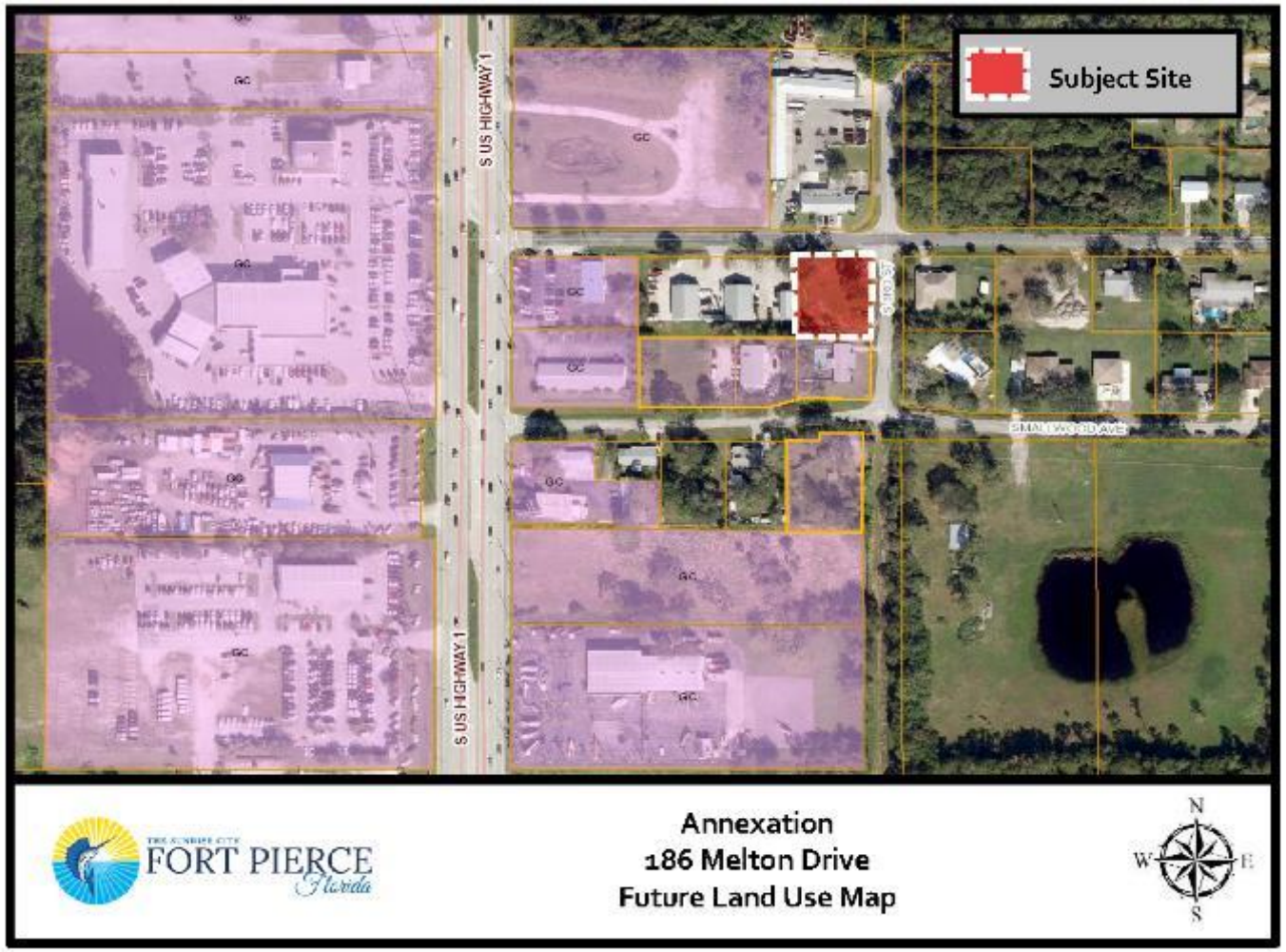


186 Melton Drive

Site Aerial Map

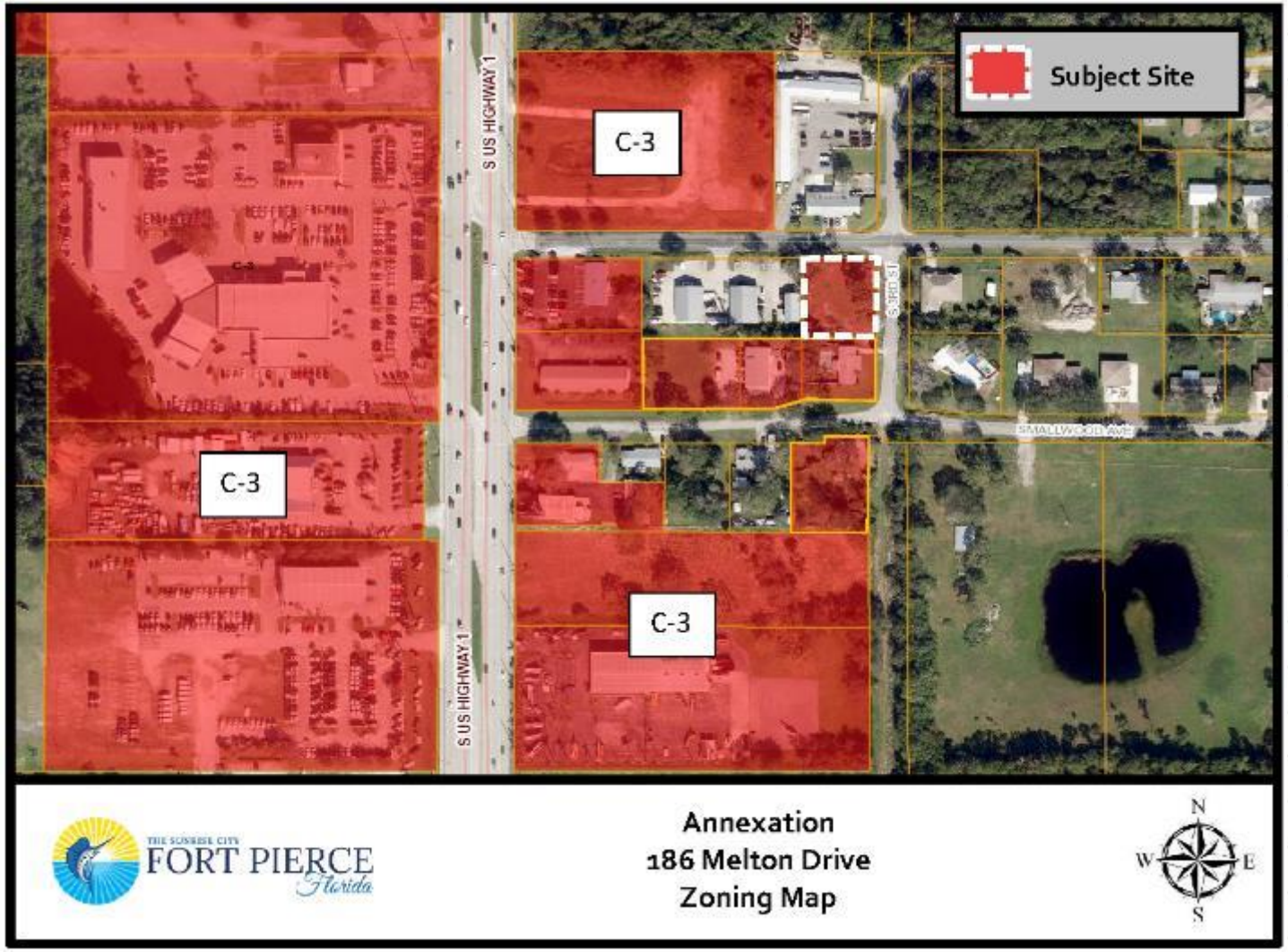


Future Land Use Map



- Current County FLU: Commercial (COM)
- Proposed City FLU: General Commercial (GC)

Zoning Map



- Current County Zoning: Commercial General (CG)
- Proposed City Zoning: General Commercial (C-3)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval of the proposed annexation.

Planning Board Recommendations

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

CC Recommendations

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 7-0 to recommend approval
- Recommend **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

186 Melton Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner
RE:	**Application for Annexation** **186 Melton Drive**
BOARD DATE:	July 19, 2021

STAFF REPORT

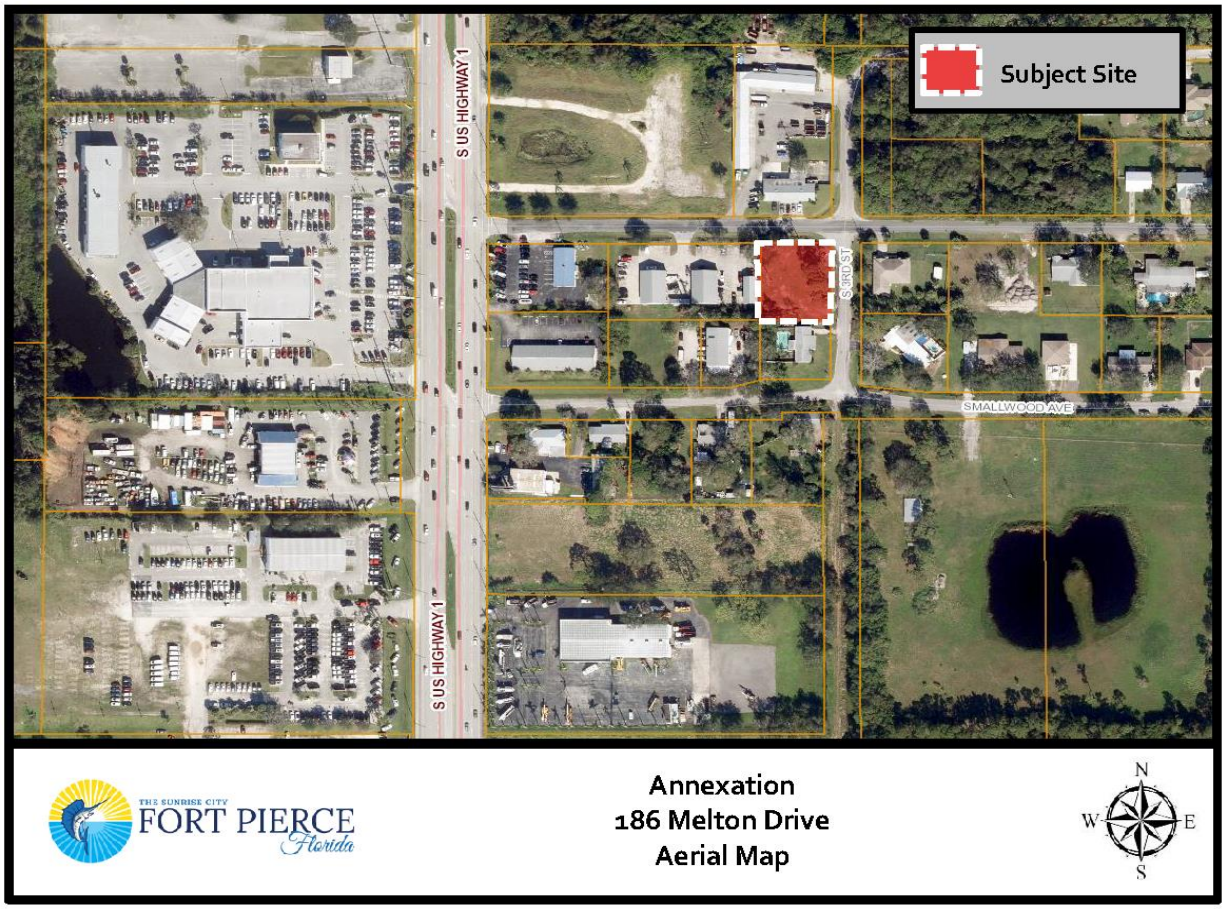
Property Owner/ Applicant	Stallmur Properties, LLC 2400 S. Ocean Drive, Unit 4200 D Fort Pierce, Florida 34949
Representative	Hoyt C. Murphy Jr. 2400 S. Ocean Drive, Unit 4200 D Fort Pierce, Florida 34949
Requested Action:	Approval of a Voluntary Application for Annexation for a parcel of land
Site Location:	186 Melton Drive in Fort Pierce, Florida
Parcel ID:	3403-805-0154-000-1
Parcel Size:	0.35 Acres
Current Future Land Use:	Commercial (COM)
Current Zoning:	Commercial General (CG)
Proposed Future Land Use:	General Commercial (GC)
Proposed Zoning:	General Commercial (C-3)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	COM (SLC)	RM (SLC)	GC (FP)	GC (FP) COM (SLC)
Surrounding Zoning:	CG (SLC)	RS-4 (SLC)	C-3 (FP)	C-3 (FP) CG (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of a property at 186 Melton Drive in Fort Pierce, Florida. The parcel ID is 3403-805-0154-000-1.



The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a zoning designation of Commercial General (CG). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a zoning classification of General Commercial (C-3).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $30,500. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the south and east that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use remain consistent with the current County designation (RH) and the City's Comprehensive Plan. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and C-3, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

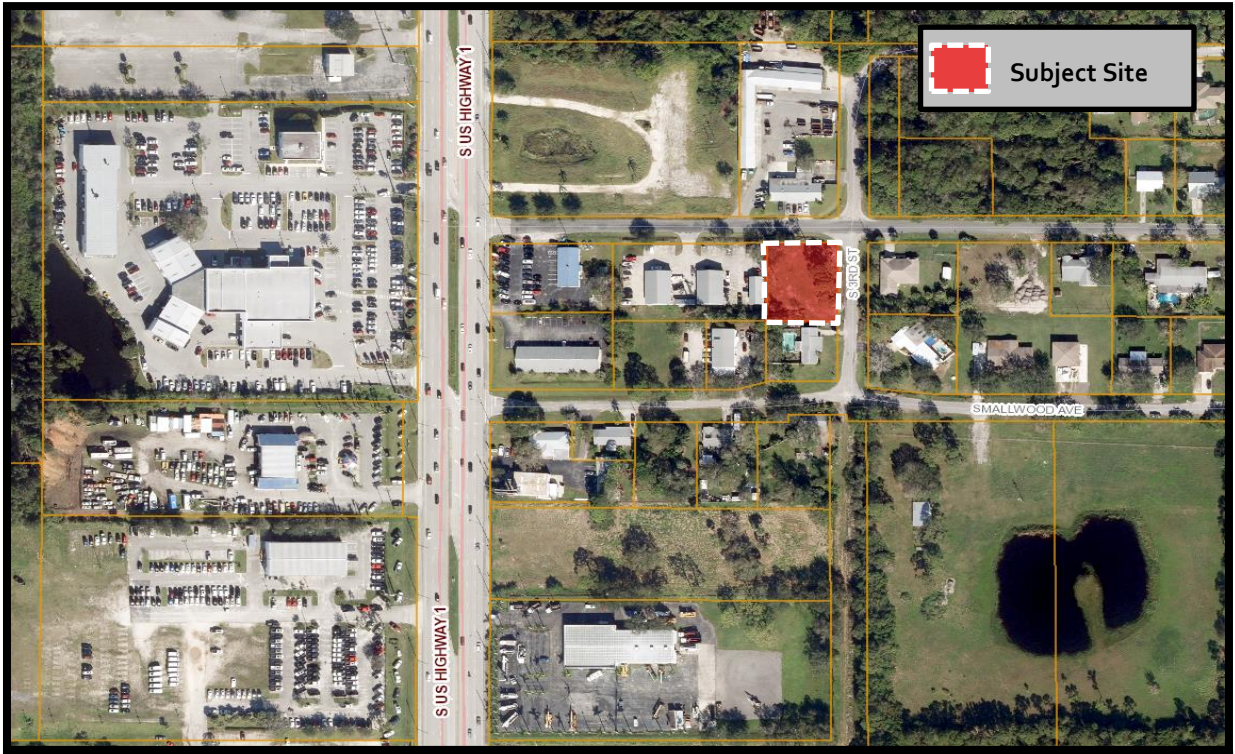
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

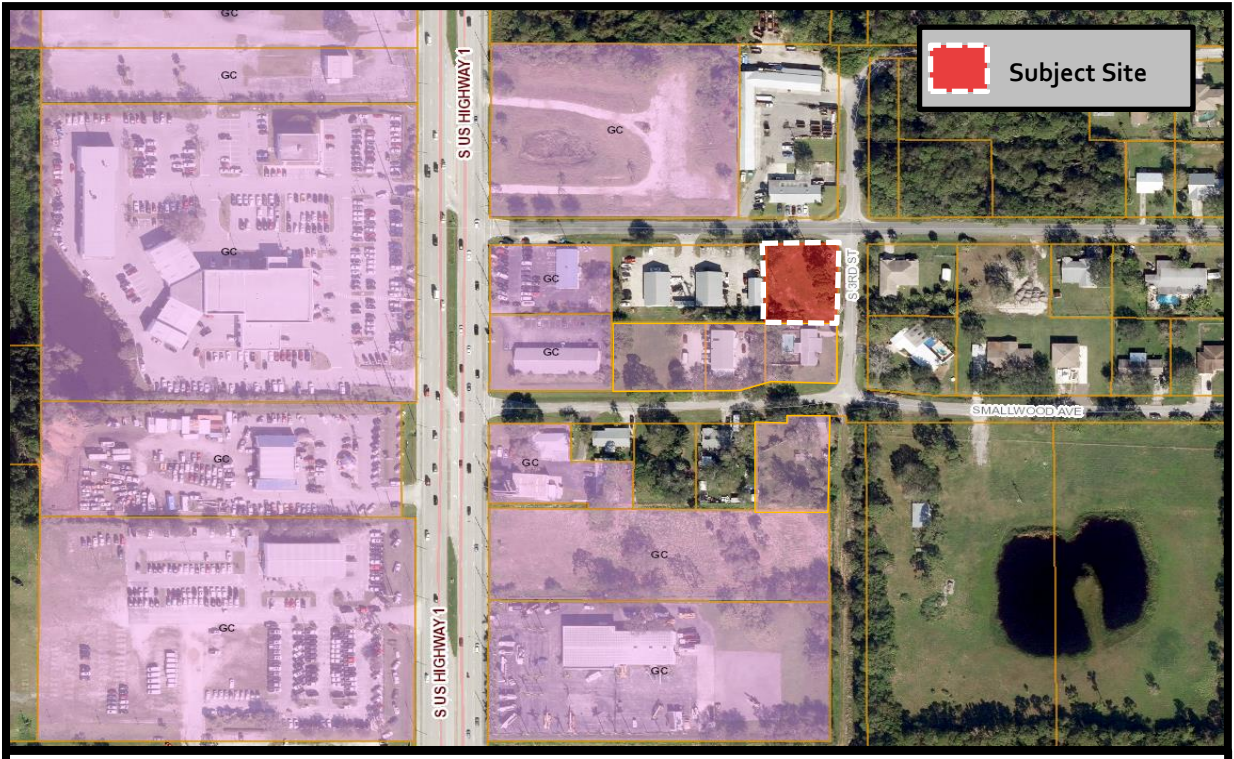
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-3.



THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
186 Melton Drive
Aerial Map

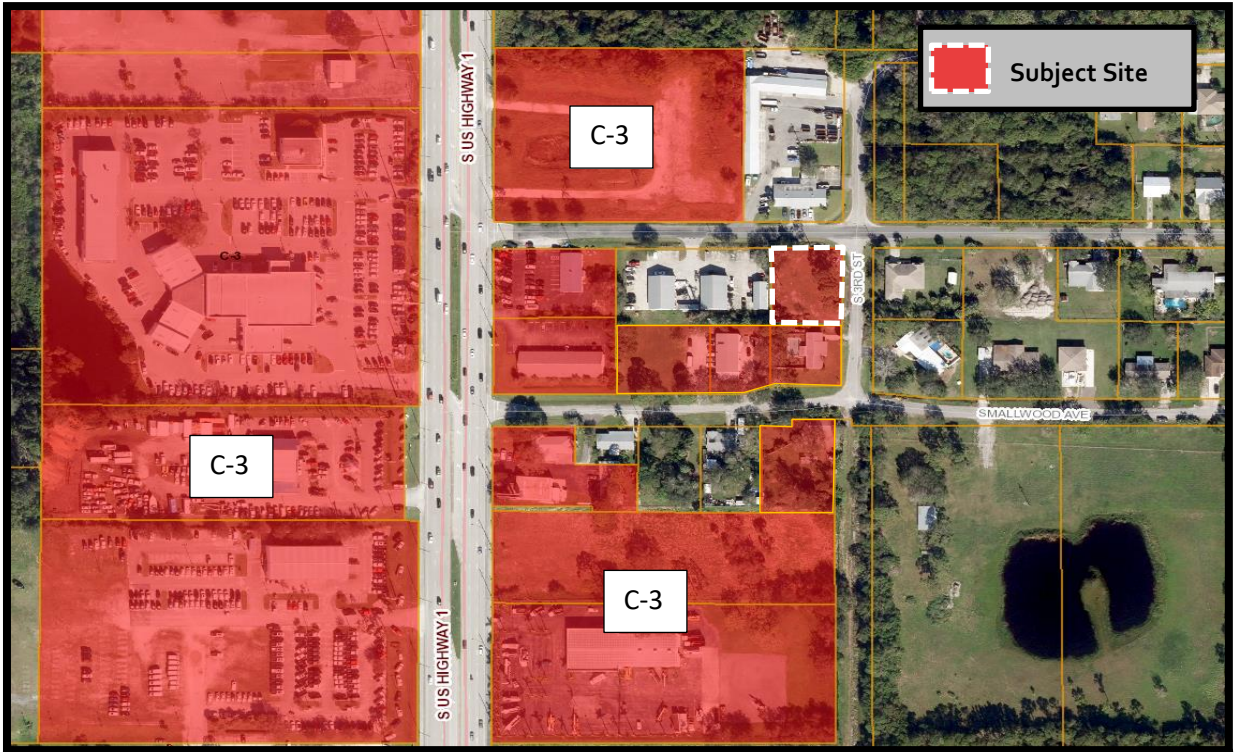
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THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
186 Melton Drive
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
186 Melton Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

Hoyt C. Murphy Jr.
2400 S. Ocean Drive, PH 4200 D
Fort Pierce, FL 34949

Subject: **Annexation – 186 Melton Drive**
Technical Review Project # 21-02000003

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Commercial General (CG) and the Zoning is Commercial (COM). As such once annexed into the City it will be given our Future Land Use of General Commercial (GC) & Zoning of General Commercial (C-3).
2. Provide a copy of the legal description in word version form so that it can be copy and pasted into the Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

April 15, 2021

TECHNICAL REVIEW PROJECT # 21-02000003

Annexation - 186 Melton Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: The property is not in the FPUA electric service area. Located in FPL service area.

Technical Review Committee meeting

April 15, 2021

Case # 21-02000003

Planner: Brandon Creagan

Annexation (one property)

186 Melton Drive, Ft. Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 186 Melton Dr (SW Corner Melton & S. 3rd St)
2. Legal description of real property for which annexation is being requested:
   Ruhlman SID Block 8 Lots 10 & 11
   Property Tax ID: 3403-805-0154-000-1
3. Size of described property: 109 x 140 (.35 Acre)
4. Project description: Vacant commercial Land being Annexed into city of Fort Pierce
5. Current St. Lucie County Future Land Use Designation: Commercial
6. Current St. Lucie County Zoning: General Commercial
7. Is this a Historic property? NO
8. Appraised value: Assessed AT $30,500
9. Name of Owner(s): STALLMUR Properties LLC
   Signature of Owner(s): Hoyt C. Murphy Jr. (Hoyt C. Murphy Jr. manager/member)
   Mailing Address: 2400 S. Ocean Dr. PH 4200
   City Ft. Pierce State FL Zip 34949
   Phone 772-971-7424 Fax 772-460-2067

* please note this property is "blanked out" to public viewer on TAX Assessors Records. My Partner is A Long time volunteer with Guardian Ad Litum thus ALL his properties Are Not Visible to the Public. Property Record Card is Attached

10. Name of Representative: Howard Murphy JR

Signature of representative:

Mailing Address:

City) SAME AS Above State Zip

Phone Fax

E-mail:

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

3/09/2021 **Saint Lucie County** *User Acct:* 1 *Account#:* **39608**

ParcelID: **3403-805-0154-000-1** *Location:* TBD Saint Lucie County 34982 *Printed By:* PA00\HardieC *Total Value:* **30,500**

Current Owner	*Percent*
Stallmur Properties LLC	100

2400 S Ocean DR, Unit Apt 4200 D, Fort Pierce, FL 34949-8002

Previous Owner
Mr Stallmur Properties LLC

Current Value Information

Use Code	Land Size	Building Value	Yard Items	Land Value	Agr. Value	Total Value	Assessed
1000	0.35	0	0	30,500	0	30,500	30,500
TOTAL	**0.35**	**0**	**0**	**30,500**	**0**	**30,500**	**30,500**

Patriot
Properties Inc.

User Defined

36S
PriorID1a
3403805
PriorID1b
PriorID1c
40E
PriorID2a
8
PriorID2b
0154
PriorID2c
03
PriorID3a
10
PriorID3b
PriorID3c

Entered Land:
15246 SF
Home Stead N

General Notes

add change per e-mail request from John Stalling ph # 772-260-1603

Previous Value Information

TaxYr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val
2021	SALE3	1000	0	0	0.35	30,500	30,500	30,500
2020	FV2	1000	0	0	0.35	30,500	30,500	30,500
2019	FV2	1000	0	0	0.35	30,500	30,500	30,500
2018	FV2	1000	0	0	0.35	30,500	30,500	30,500
2017	FV2	1000	0	0	0.35	30,500	30,500	30,500
2016	FV2	1000	0	0	0.35	30,500	30,500	30,500

District Data

Code	Desc.	%
D01	SLC Stormwtr	100
S64	Children Srv	100
E19	Erosion E	100

Zoning Data

Code	Desc.	%
CG	Comm Gen	

Sales Information

Grantor	Legal Ref	Type	SaleDate	Nal	SalePrice	V	Verif	GeneralNotes
Stallmur Properties LLC	4109-1141	WD	03/13/2018	DisM-Affili	100	N	Deed A	John Stallings 50% inter
Stallmur Properties LLC	4109-1138	WD	02/26/2018	DisM-Affili	100	N	Deed A	Margaret Murphy's 25.0(
Stallings John	4109-1135	WD	02/26/2018	DisM-Affili	100	N	Deed A	Hoyt C. Murphy Jr.'s 25.(
Stallings John	4072-2596	TR	11/27/2017	D2-Interes	100	Y	Deed A	
Cueto (EST) Leo	3277-1331	TD	03/18/2011	Dis-QC-TI	4000	Y	Deed A	
Richard Albanese	12140547	TD	04/06/1999	Disq Sale	2100	Y		
	02722816	CV	08/01/1977	Qual-1 ID	4000	Y		

Property Factors

Census 121113816011
Flood Haz:
Topo:
Street:
Traffic:

Utilities

Code	Desc.

Legal Description

RUHLMAN S/D BLK 8 LOTS 10 AND 11 (0.35 AC) (OR 3277-1331; 4072-2596; 4109-1135 thru 1141)

Assr Map: 34/03S
GIS 1: 34
GIS 2:
Reval Dist: COM4 - Karen
Year: 2021
Mrkt Area: 23 - 23

Activity Information

Date	Results	By
04/09/2019	5 YR REVU NC	J Thomas
06/19/2014	5 YR REVU NC	B Raya
07/11/2013	5 YR REVU NC	J Sheehan
11/29/2011	5 YR REVU NC	S Enns

Building Permit Information

Date	Number	Description	Amount	Visit Date	ClosedDate	Status	GeneralNotes

Signature: Date:

Land Data (1st 7 lines)

ne	Use	Description	LUC Factor	Units	Depth	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Spec Land	Juris	Fact	Use Value	Notes
	1000	Vac Comm	1.00	15,246.000		SqFt	TBD	1.00		4	2.00	YB01	1.00	23	Back Li	-50					30,500				0	

Total Area: 0.35 **Total Appraised: 30,500** **Agr Total: 0** **Use Value: 0** **Assessed Value: 30,500**

sclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Exterior Information

Bld Type
Stry Ht
Liv Units 0
Foundation
Frame
Wall
Wall2
RoofStruct
Roof Cover
Color
ViewCode
Bld Name

Bath Features (Rating)

Full Bath 0
Addtnl 0
3/4 Bath 0
Addtnl 0
1/2 Bath 0
Addtnl 0
0% Othr Fix 0

Condo Information

Location
Tot Units
Floor Level
Num Floors 0
% Own 0
Name

Other Features (Rating)

Kitchens 0
Ad Kit 0
Frpls 0
WSFlue 0

Depreciation %

PhysCond Average 0.00
Func 0.00
Econ 0.00
Spec 0.00
OV
Total %Dep: 0.00

Description	Units	Rms	Bed	Floor Lvl	Inc Type



General Information

Grade
Year Blt Eff Yr Blt
Alt LUC 0%
Jurisdict Fact 1.00
Constr Mod
LumpSumAdj 0.00
Commercial Units 0

Interior Information

Avg Ht/FL
Prime Wall
Sec Wall 0%
Partition
Prime Fl
Sec Floors 0%
Bsmt Floor
Subfloor
Bsmnt Gar 0
Electric
Insulation
Int vs Ext
Heat Fuel
Heat Type
Sec Ht Type 0%
Heat Sys 0
% Heated 0 % A/C 0
% Sprinkled 0 % Ctrl Vac 0

Calculation

Basic $/SQ	0.00
Size Adj	1.00000000
Const Adj	1.00
Adj $/SQ	0.000
Other Feat	0
Grade Fact	1.00
NBHD Infl	1.00000000
LUC Factor	1.00
Adj Total	0
Depreciation	0
Dep Total	0
Final Total	0.00

Alternate Area Detail

SubArea	%	AltType	%

Sub Area Detail - 1st 9 Lines Displayed

Code	Desc.	F.Area	Area	Rate	UnDeprVal

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L.Fac	NB	N.Fact	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value

Total Sp. Features: Total Yard Items: Total Appraised: Total Assessed Value:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY FILE # 3572301 OR BOOK 3277 PAGE 1331, Recorded 03/18/2011 12:51 PM Doc Tax: $28.00

Tax Deed File No. 09-616

DR-506
R. 01/95

Property Identification No. 3403-805-0154-000/1

LEO CUETO EST, ROBERT LA ZAR

Tax Deed

State of Florida

County of ST LUCIE

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2006-3303807 issued on JUNE 1 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 18 day of MARCH 2011, offered for sale as required by law for cash to the highest bidder and was sold to JOHN STALLINGS & HOYT C MARITAL TRUST EACH WITH UNDIVIDED 50% INTEREST whose address is 694 SE ASHLEY OAKS WAY STUART FL 34997, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 18 day of MARCH 2011, in the County of ST LUCIE, State of Florida, in consideration of the sum of ($ 3,926.97 **********) THREE THOUSAND NINE HUNDRED TWENTY-SIX AND 97/100********** Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Witness: Cheryl Freeman

CHERYL FREEMAN

Sarah Noble

SARAH NOBLE

Joseph E. Smith (Seal)

Clerk of the Circuit Court or County Comptroller

ST LUCIE County, Florida.

State of Florida

County of ST LUCIE

On this 18 day of MARCH, 2011, before me CHERYL FREEMAN personally appeared JOSEPH E SMITH, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Cheryl Freeman

CHERYL FREEMAN
MY COMMISSION # DD 972092
EXPIRES: July 12, 2014
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4378132 OR BOOK 4072 PAGE 2596, Recorded 12/07/2017 03:05:13 PM Doc Tax: $0.70

Prepared by:

Bruce R. Abernethy, Jr., Esq.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Return to: Courthouse Box of Bruce R. Abernethy, Jr., Esq.

Parcel I.D. No. See attached Exhibit "A"

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 27th day of November, 2017, between **Hoyt C. Murphy, Jr., J. Stephen Tierney, III, and Margaret A. Murphy, Trustees of the Hoyt C. Murphy Marital Trust utd 7/19/1988** (hereinafter referred to as the "Trust"), whose address is2400 S. Ocean Drive, #4200-D, Fort Pierce, Florida 34949, hereinafter referred to as the "GRANTOR," and **Hoyt C. Murphy, Jr., as to an undivided 25% interest and Margaret A. Murphy, as to an undivided 25% interest,** hereinafter referred to as the "GRANTEE." The address of the GRANTEE is 2400 S. Ocean Drive, #4200-D, Fort Pierce, Florida 34949. The Grantee shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of Section 689.073 Florida Statutes.

WITNESSETH:

That the GRANTOR, pursuant to the powers granted under the Trust; and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid, grants, bargains, aliens, remises, releases, conveys, and confirms to the GRANTEE, and GRANTEE'S successors and assigns forever that certain real property situate in **St. Lucie County, Florida**, more particularly described as follows:

SEE EXHIBIT "A" attached hereto.

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in anyway appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE'S successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEE, and the GRANTEE'S successors and assigns, that Hoyt C. Murphy, Jr., J. Stephen Tierney, III and Margaret A. Murphy presently serve as Trustees under the Trust, that the Trust is in full force and effect, that Hoyt C. Murphy, Jr., J. Stephen Tierney, III and Margaret A. Murphy, **as Trustees**, are empowered by said Trust to enter into this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR has good right and lawful authority to convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR and will defend the title against all lawful claims of all persons claiming by, through, or under the GRANTOR. Where used herein, the terms GRANTOR and GRANTEE shall be construed as singular or plural as the context requires.

This conveyance is exempt from Florida documentary stamp tax in accordance with Florida Administrative Code Rule 12(b)-4.013(28)(e) as the conveyance evidenced hereby is a distribution from the Trust to the Trust beneficiaries in accordance with the specific terms of the Trust instrument in accordance with each beneficiary's beneficial interest in the Trust.

IN WITNESS WHEREOF, the GRANTOR has set its hand and seal on the date and year first above written.

Signed, sealed, and delivered
in our presence:

Printed name: Alexis Sterger

Printed name: Justin Morefield

Hoyt C. Murphy, Jr., Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988

2400 S. Ocean Drive, #4200-D
Fort Pierce, Florida 34949

Signed, sealed, and delivered
in our presence:

Alexis Sterger
Printed name: Alexis Sterger

Printed name: Justin Moretfield

J. Stephen Tierney, III, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988

P. O. Box 1270
Fort Pierce, Florida 34954

Signed, sealed, and delivered
in our presence:

Alexis Sterger
Printed name: Alexis Sterger

Printed name: Justin Moretfield

Margaret A. Murphy, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988

5619 Clydesdale Lane
Port St. Lucie, Florida 34987

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Hoyt C. Murphy, Jr., Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988,** who is personally known to me or has produced a Florida driver's license as identification, and he executed the foregoing instrument and acknowledged to and before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

NOTARY PUBLIC
Printed Name: Annette Kinser
NOTARY STAMP:

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **J. Stephen Tierney, III, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988,** who is personally known to me or has produced a Florida driver's license as identification, and he executed the foregoing instrument and acknowledged to and before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

NOTARY PUBLIC
Printed Name: Annette Kinser
NOTARY STAMP:

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Margaret A. Murphy, Trustee of the Hoyt C. Murphy Marital Trust utd 7/19/1988,** who is personally known to me or has produced a Florida driver's license as identification, and she executed the foregoing instrument and acknowledged to and before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 2017.

NOTARY PUBLIC
Printed Name: Annette Kinser
NOTARY STAMP:

ANNETTE KINSER
MY COMMISSION # GG 032030
EXPIRES: December 13, 2020
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

An undivided 50% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4413109 OR BOOK 4109 PAGE 1135, Recorded 03/16/2018 01:57:51 PM Doc Tax: $0.70

Prepared by Bruce R. Abernethy, Jr.
And Return to: Bruce R. Abernethy, Jr. P.A.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: See attached Exhibit "A"

THIS WARRANTY DEED is made the 26th day of February, 2018, by **Hoyt C. Murphy, Jr., a married adult,** hereinafter the "Grantor," to **StallMur Properties, LLC, a Florida Limited Liability Company**, whose post office address is **2400 S. Ocean Drive, #4200-D, Fort Pierce, FL 34949,** hereinafter the "Grantee."

WITNESSETH, that the Grantor, as a capital contribution to the Grantee (which Grantee is 25% owned by the Grantor) and not in exchange for additional Membership Interests in the Grantee, hereby conveys unto the Grantee all that certain land situate in the County of St. Lucie, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor herein covenants that the subject property is not his homestead or residence, nor does the herein described property lie contiguous to the Grantor's homestead or residence.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2017.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.

Witness Signature
Printed Name: Jane L. Brock

Grantor Signature
Printed Name: Hoyt C. Murphy, Jr.

2400 S. Ocean Dr., #4200-D
Fort Pierce, FL 34949

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Hoyt C. Murphy, Jr.,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 26th day of February, 2018.

Notary Public. State of Florida – at Large
Printed Name of Notary: Jane L. Brock
My Commission Expires: _____

Notary Stamp/Seal:

JANE L. BROCK
Commission # FF 168271
Expires February 12, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

An undivided 25% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4413110 OR BOOK 4109 PAGE 1138, Recorded 03/16/2018 01:57:51 PM Doc Tax: $0.70

Prepared by Bruce R. Abernethy, Jr.
And Return to: Bruce R. Abernethy, Jr. P.A.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: See attached Exhibit "A"

THIS WARRANTY DEED is made the 26th day of February, 2018, by **Margaret A. Murphy, an unmarried adult,** hereinafter the "Grantor," to **StallMur Properties, LLC, a Florida Limited Liability Company**, whose post office address is **2400 S. Ocean Drive, #4200-D, Fort Pierce, FL 34949,** hereinafter the "Grantee,"

WITNESSETH, that the Grantor, as a capital contribution to the Grantee (which Grantee is 25% owned by the Grantor) and not in exchange for additional Membership Interests in the Grantee, hereby conveys unto the Grantee all that certain land situate in the County of St. Lucie, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor herein covenants that the subject property is not her homestead or residence, nor does the herein described property lie contiguous to the Grantor's homestead or residence.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2017.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.

Witness Signature
Printed Name: Jane L. Brock

Grantor Signature
Printed Name: Margaret A. Murphy

5619 Clydesdale Lane
Port St. Lucie, FL 34987

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Margaret A. Murphy,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 26th day of February, 2018.

Notary Public. State of Florida – at Large
Printed Name of Notary: Jane L. Brock
My Commission Expires: _____

Notary Stamp/Seal:

JANE L. BROCK
Commission # FF 168271
Expires February 12, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

An undivided 25% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4413111 OR BOOK 4109 PAGE 1141, Recorded 03/16/2018 02:00:15 PM Doc Tax: $0.70

Prepared by Bruce R. Abernethy, Jr.
And Return to: Bruce R. Abernethy, Jr. P.A.
130 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: See attached Exhibit "A"

THIS WARRANTY DEED is made the 13th day of March, 2018, by **John Stallings, a married adult,** hereinafter the "Grantor," to **StallMur Properties, LLC, a Florida Limited Liability Company**, whose post office address is **2400 S. Ocean Drive, #4200-D, Fort Pierce, FL 34949,** hereinafter the "Grantee."

WITNESSETH, that the Grantor, as a capital contribution to the Grantee (which Grantee is 50% owned by the Grantor) and not in exchange for additional Membership Interests in the Grantee, hereby conveys unto the Grantee all that certain land situate in the County of St. Lucie, State of Florida, viz:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor herein covenants that the subject property is not his homestead or residence, nor does the herein described property lie contiguous to the Grantor's homestead or residence.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2017.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Ryan C. Abernethy

Witness Signature
Printed Name: Jane L Brock

Grantor Signature
Printed Name: John Stallings

P.O. Box 4015
Fort Pierce, FL 34948

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **John Stallings,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 13th day of March, 2018.

Notary Public. State of Florida – at Large

My Commission Expires: _____

Notary Stamp/Seal:

JANE L. BROCK
Commission # FF 168271
Expires February 12, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

An undivided 50% interest in and to the following described parcels:

PARCEL ONE:

GLIDDEN'S S/D BLK 1 LOT 1 – LESS THAT PART OF LOT 1 AS DESC IN DBK 162-585 – AND ALL LOT 2

Parcel ID Number – 2403-714-0003-000-6

PARCEL TWO:

Lot 3, BLOCK 1 GLIDDEN'S S/D (ALSO KNOWN AS GLIDDEN'S RESUBDIVISION OF BLOCKS 1, 2, and 3 of LOT 11 ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, FLORIDA) ACCORDING TO THE PLAT THEREFORE RECORDED IN PLAT BOOK 7, PAGE B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number – 2403-714-0001-000-2

PARCEL THREE:

RUHLMAN S/D BLK 8 LOTS 10 AND 11

Parcel ID Number – 3403-805-0154-000-1

PARCEL FOUR:

LAKEWOOD PARK UNIT 11 BLK 148 LOT 18

Parcel ID Number – 1301-613-0259-000-9

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - 186 Melton Drive

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 7-4-21 & 7-11-21

NOTICE BY MAIL: 6-20-2021 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 7-8-2021

City Commission Regular Meeting - 4:30 pm **12. g.**

Meeting Date: 07/19/2021

Re: Annexation – King Orange Drive & Mura Drive

SUBJECT:

Legislative Hearing - Ordinance 21-024 - extending the territorial limits of the City of Fort Pierce, to include four (4) properties at or the northeast corner of King Orange Drive and Mura Drive in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of four (4) parcels of land along with a Future Land Use Designation of High Density Residential (RH) and a Zoning designation of High Density Residential (R-5).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, these combined parcels have a Taxable Value of $22,748.

Attachments

Ordinance 21-024
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:44 AM

Form Started By: Linda Cox Started On: 07/09/2021 07:20 AM
Final Approval Date: 07/09/2021

ORDINANCE NO. 21-024

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE FOUR (4) PARCELS AT OR NEAR THE NORTHEAST CORNER OF **KING ORANGE AND MURA DRIVE IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 14, 2021 meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on June 20, 2021, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit “A”, attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 2427-603-0112-000-6, 2427-603-0113-000-3, 2427-603-0111-000-9, 2427-603-0114-000-0

LOTS 15 THROUGH 18 IN BLOCK 9 OF SILVER LAKES PARK ADDITTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

Said properties containing approximately 0.20 acres each and being generally located at the northeast corner of King Orange Drive and Mura Drive in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit “A” hereof as of January 1, 2022, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser’s tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit “A” and annexed into the territorial limits of the City of Fort Pierce shall be zoned High Density Residential (R-5) and assigned a Future Land Use Designation of High Density Residential (RH), as depicted on Exhibit “B” attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. 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 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Pete 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. 21-024 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, July 4, 2021 and Sunday, July 11, 2021; 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 July 19, 2021; and was duly introduced, read by title only, and passed on second and final reading August 2, 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, this 2nd day of August, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

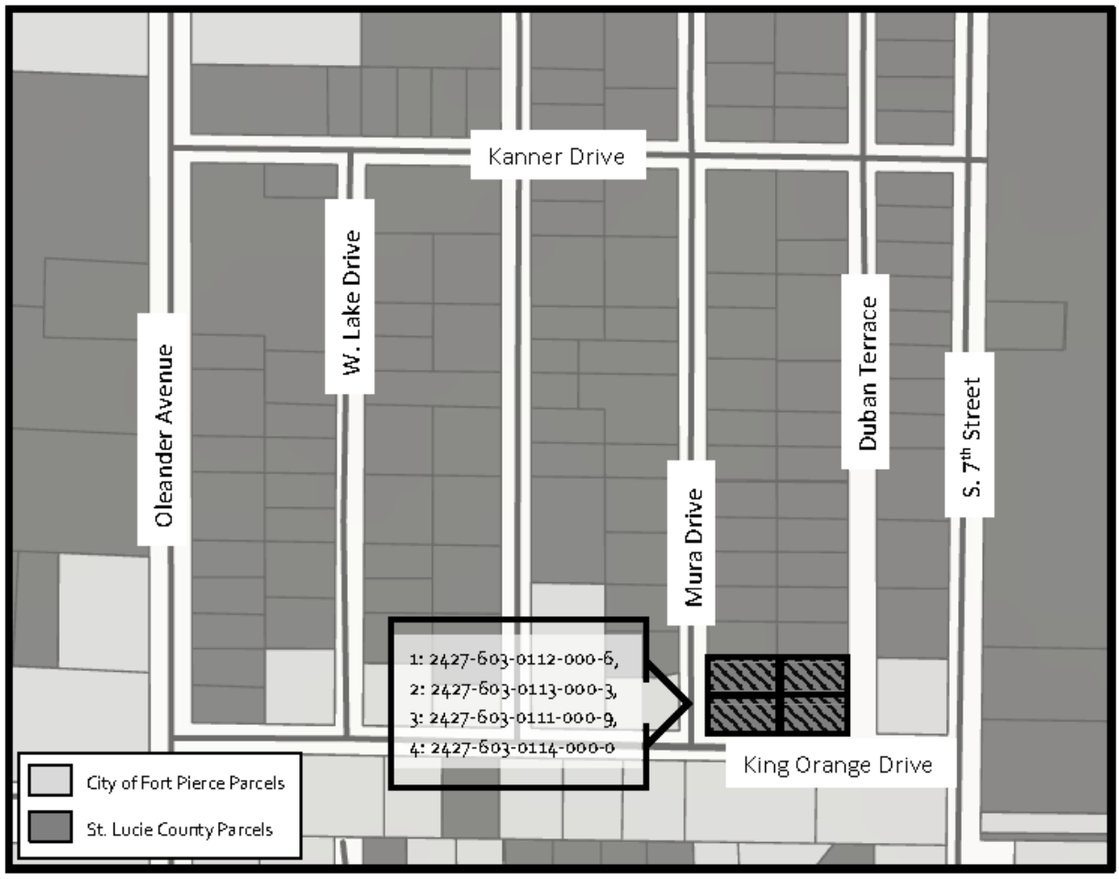
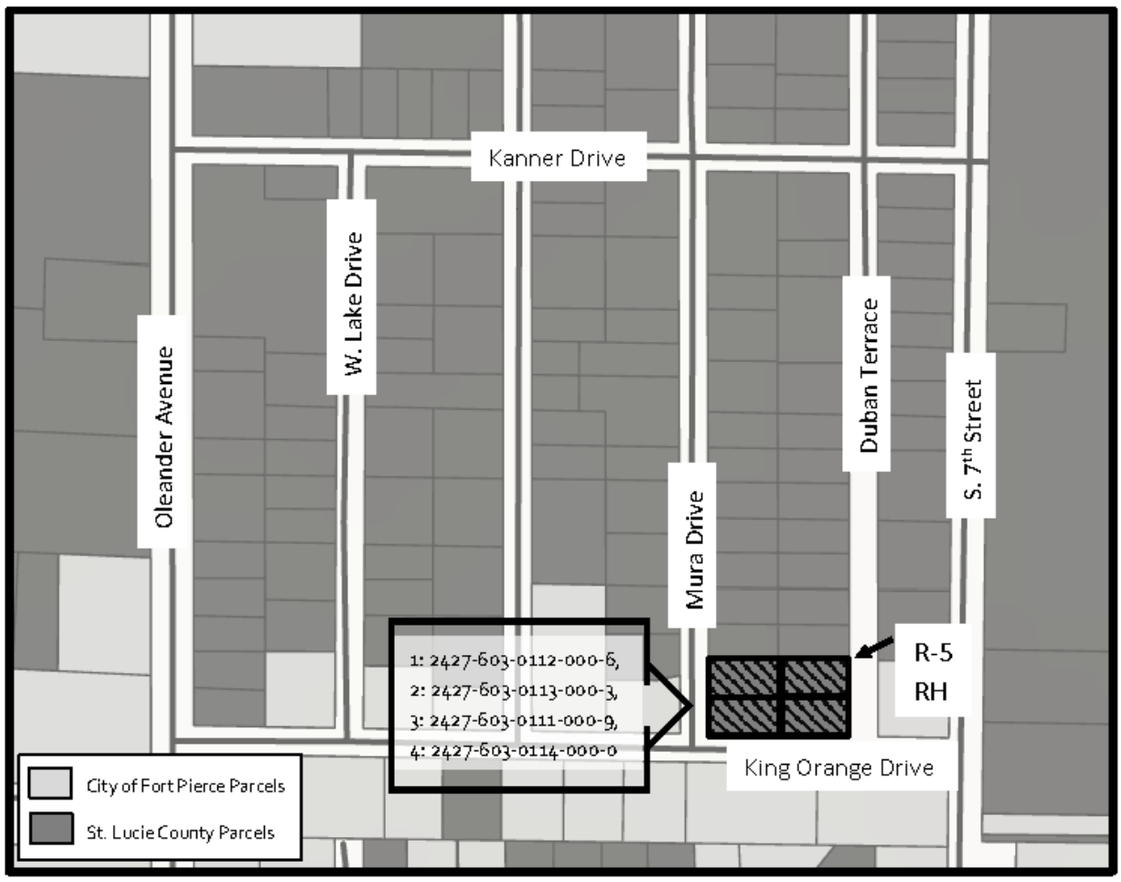


EXHIBIT B

Zoning & Future Land Use Designation Assignment



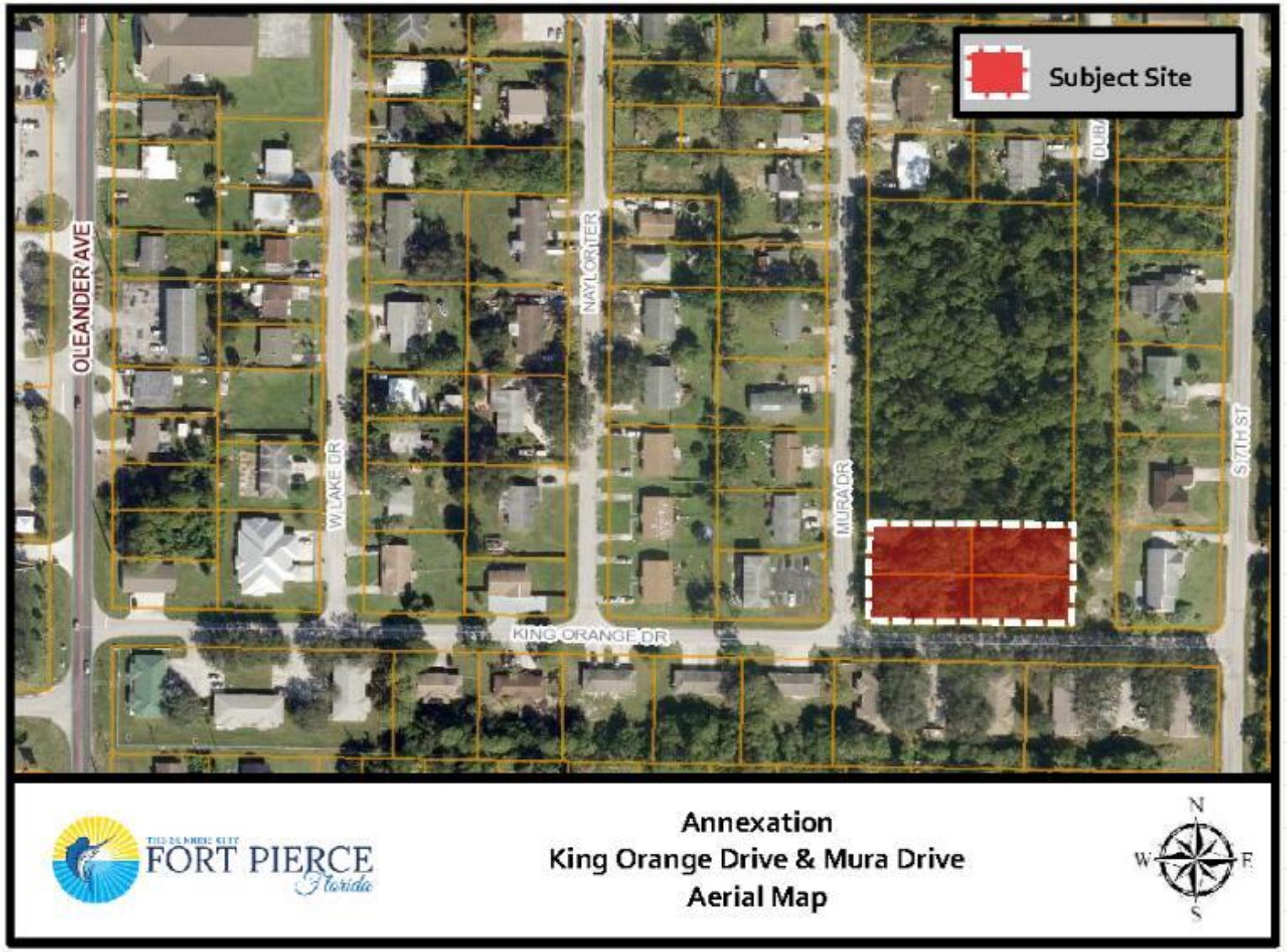
*The property to be annexed currently has a zoning of Residential, Multi-Family, 11 du/ac (RM-11) with a Future Land Use of Residential High, 15 du/ac (RH). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of High Density Residential (R-5) and have a Future Land Use Designation of High Density Residential (RH).

Application for Annexation

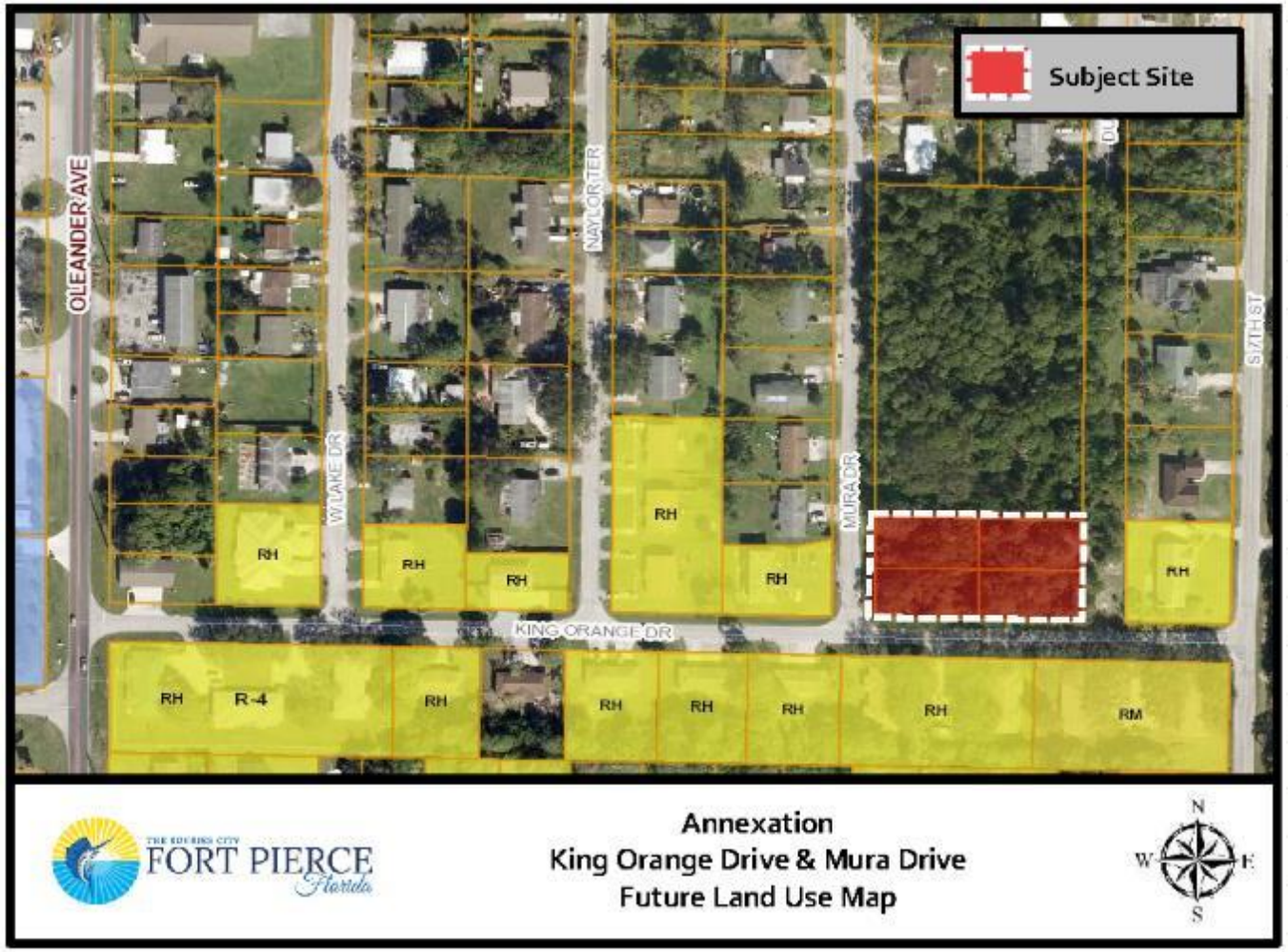


King Orange & Mura Drive
4 Parcels

Site Aerial Map

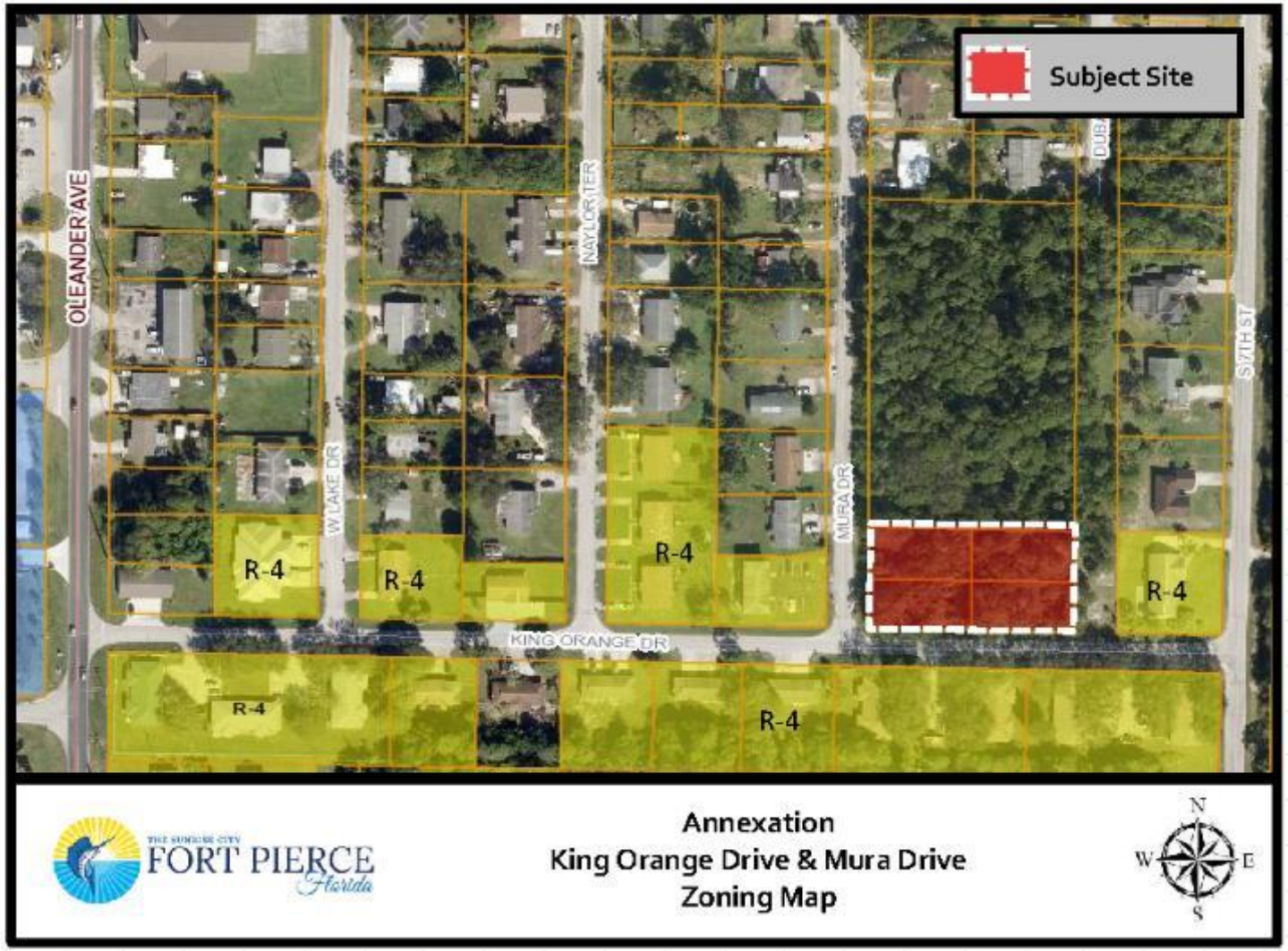


Future Land Use Map



- Current County FLU: Residential High, 15 du/ac (RH)
- Proposed City FLU: High Density Residential (RH)

Zoning Map



- Current County Zoning: Residential, Multi-Family, 11 du/ac (RM-11)
- Proposed City Zoning: High Density Residential (R-5)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval of the proposed annexation.

Planning Board Recommendations

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

CC Recommendations

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 7-0 to recommend approval
- Recommend **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

King Orange & Mura Drive
4 Parcels

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Annexation** **King Orange Drive & Mura Drive – Four (4) Parcels**
BOARD DATE:	July 19, 2021

STAFF REPORT

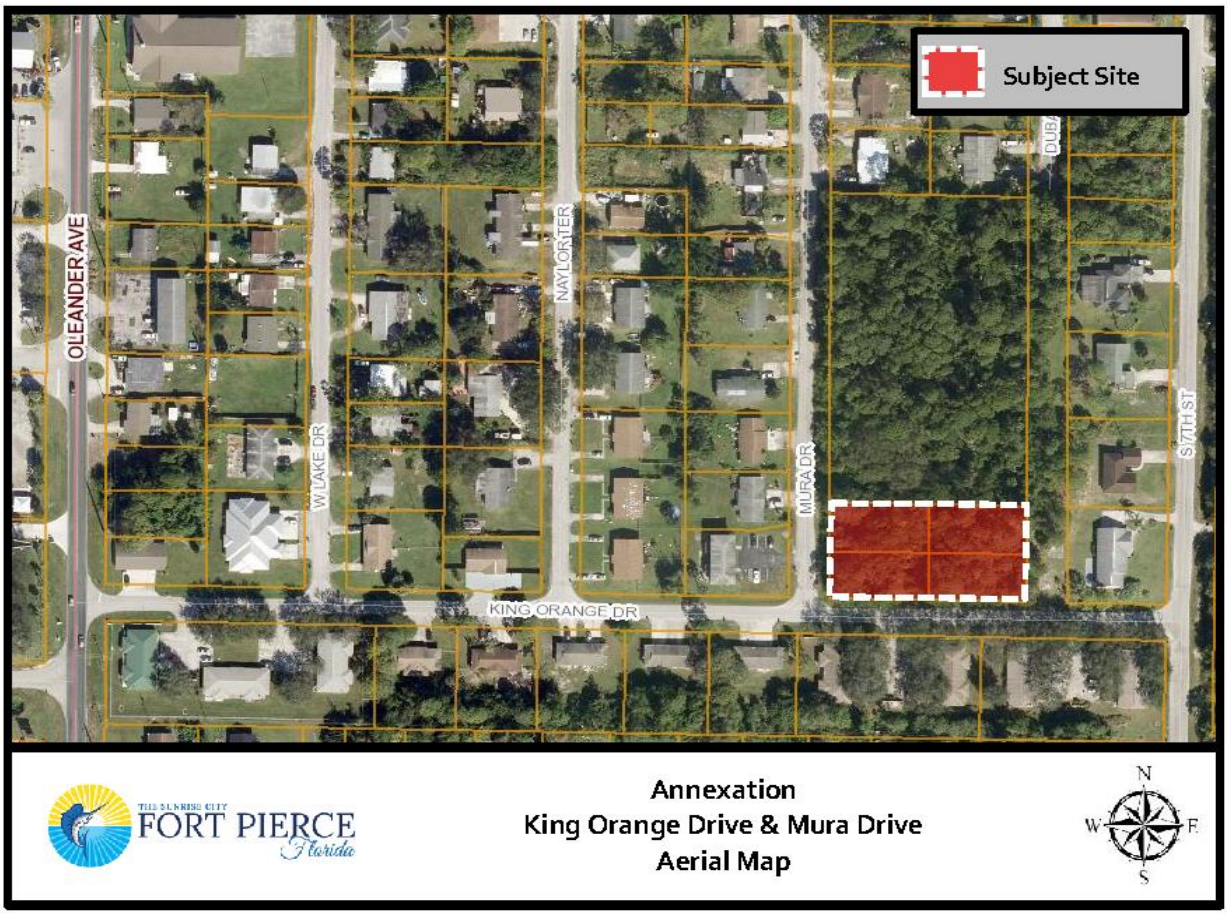
Property Owner/ Applicant	Oleander Properties of Fort Pierce, LLC 5900 Silver Oak Drive Fort Pierce, FL 34982
Representative	Tim Trefelner 1450 Copenhaver Road Fort Pierce, Florida 34945
Requested Action:	Approval of a Voluntary Application for Annexation for four (4) parcels of land
Site Location:	Corner of King Orange Drive & Mura Drive in Fort Pierce, Florida
Parcel ID:	2427-603-0112-000-6, 2427-603-0113-000-3, 2427-603-0111-000-9, 2427-603-0114-000-0
Parcel Size:	0.20 acres each (0.80 Combined)
Current Future Land Use:	Residential High, 15 du/ac (RH)
Current Zoning:	Residential, Multi-Family, 11 du/ac (RM-11)
Proposed Future Land Use:	High Density Residential (RH)
Proposed Zoning:	High Density Residential (R-5)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	RH (SLC)	RH (FP)	RH (FP)	RH (FP & SLC)
Surrounding Zoning:	RM-11 (SLC)	R-4 (FP)	R-4 (FP)	R-4 (FP) RM-11 (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of four (4) properties at the northeast corner of King Orange Drive & Mura Drive in Fort Pierce, Florida. The parcel IDs are 2427-603-0112-000-6, 2427-603-0113-000-3, 2427-603-0111-000-9, 2427-603-0114-000-0.



The subject properties have a St. Lucie County Future Land Use designation of Residential High, 15 du/ac (RH) and a zoning designation of Residential, Multi-Family, 11 du/ac (RM-11). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is High Density Residential (RH) with a zoning classification of High Density Residential (R-5).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to

the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current combined taxable value of the properties is $22,748. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the properties are vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. These properties abut property to the south, east, and west that are within the City limits. The annexation of these properties would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use remain consistent with the current County designation (RH) and the City's Comprehensive Plan. The applicant is also requesting that the City designate the zoning as High Density Residential (R-5) in lieu of the Medium Density Residential (R-4) zoning district that would be compatible with the County RM-11 Zoning district. The zoning as such also needs to remain consistent with the City Future Land Use designation and RM-11 County Zoning is not compatible with the City RH Future Land Use. Thereby, the requested Future Land Use and Zoning Designations of RH and R-5, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

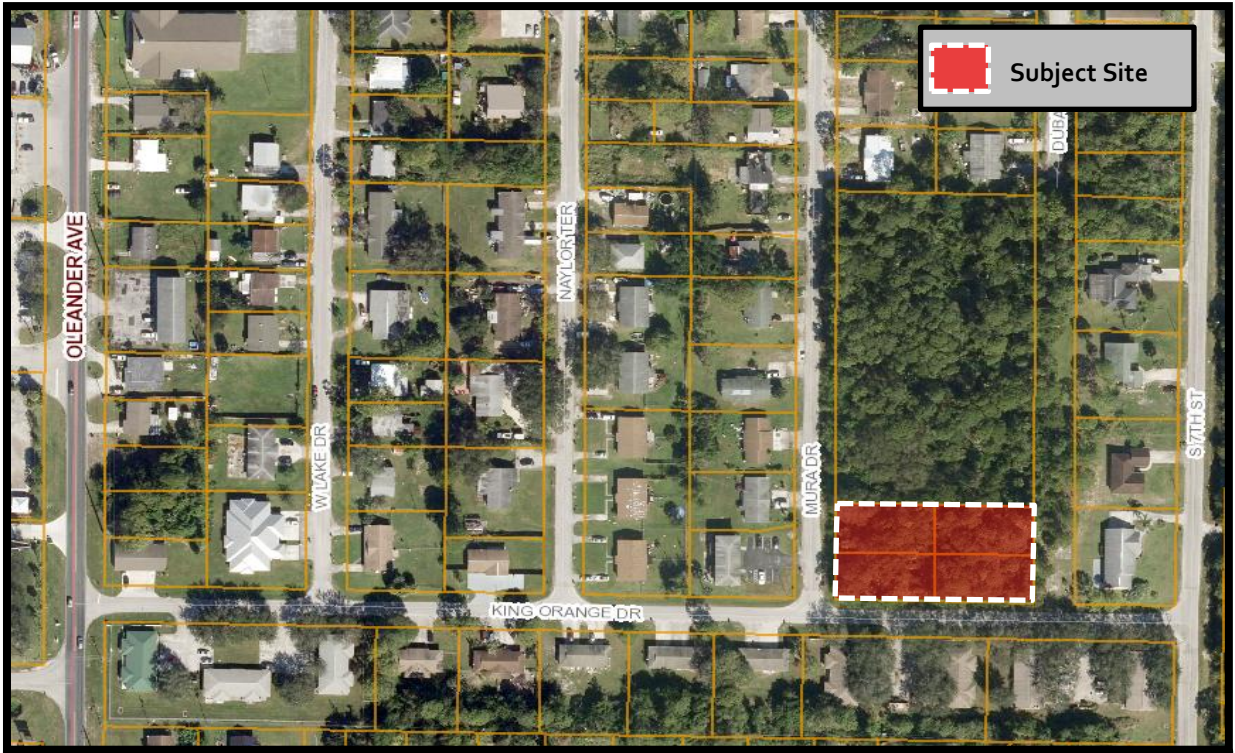
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before June 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

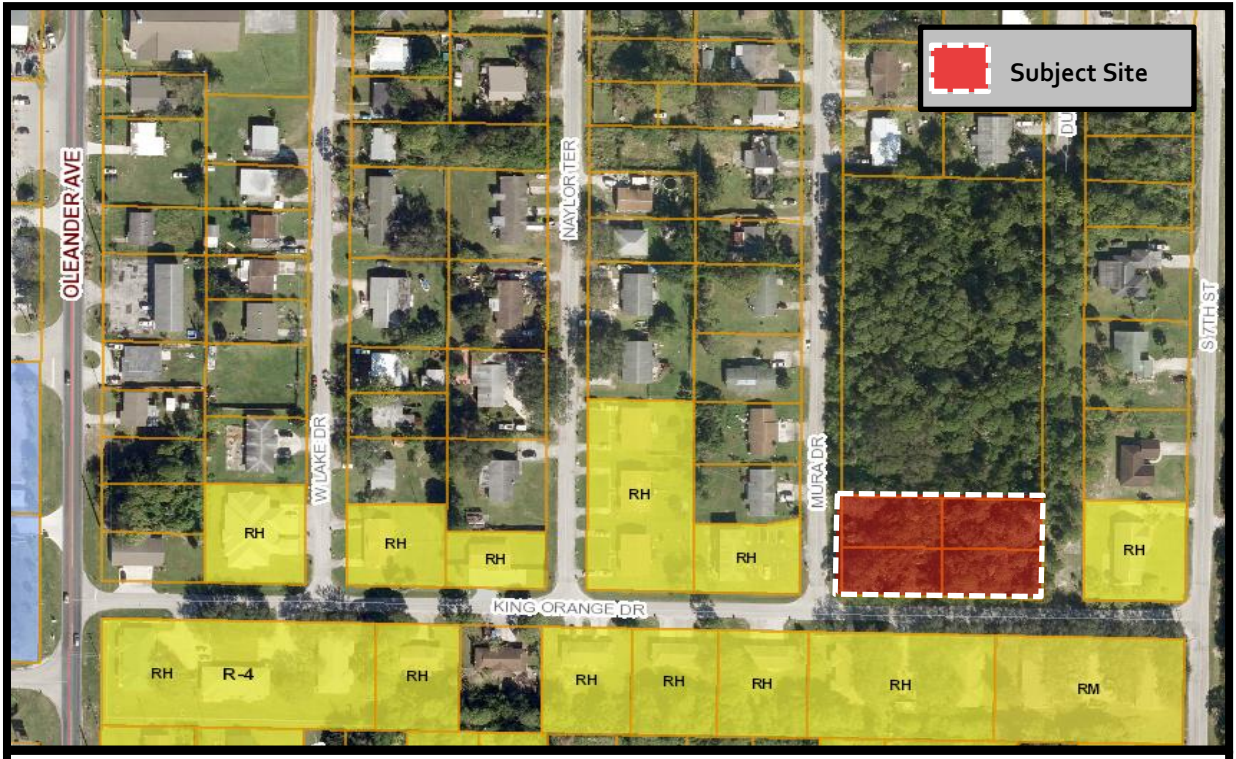
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of RH and the Zoning designation of R-5.



THE SUNRISE CITY FORT PIERCE Florida

Annexation
King Orange Drive & Mura Drive
Aerial Map

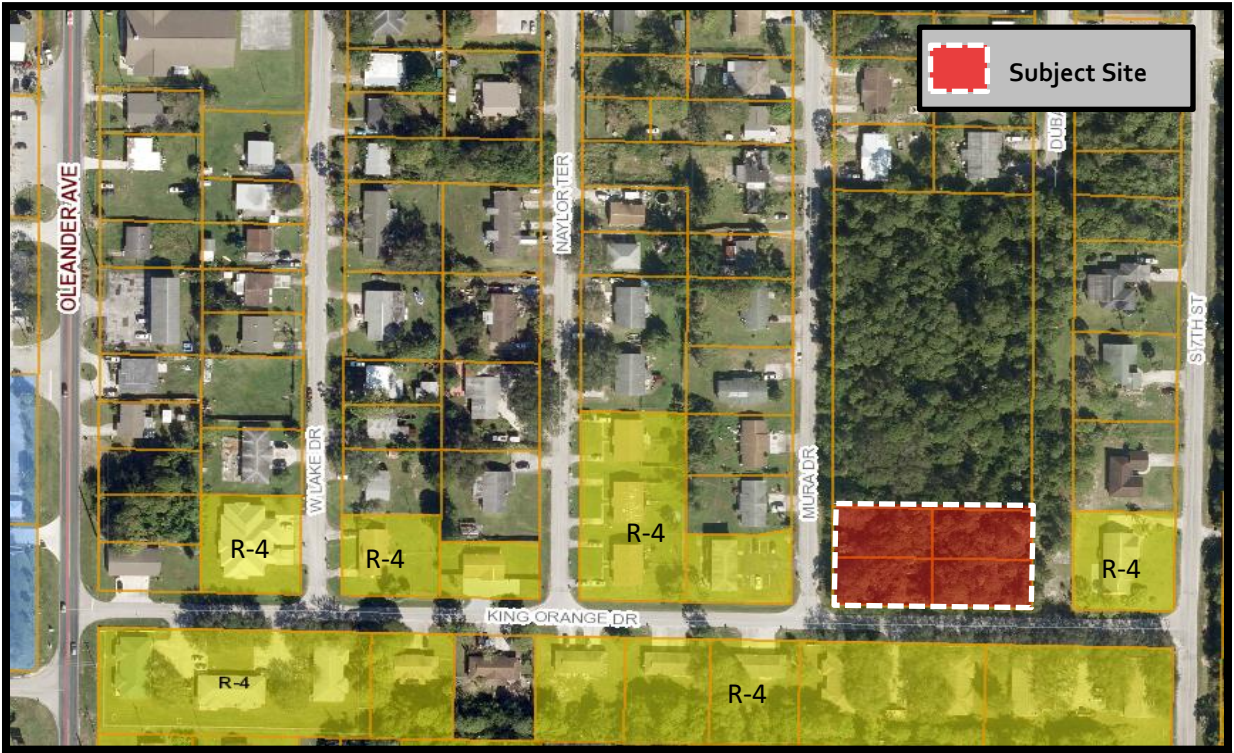
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THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
King Orange Drive & Mura Drive
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Annexation
King Orange Drive & Mura Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

Tim Trefelner
1450 Copenhaver Road
Fort Pierce, FL 34945

Subject: **Annexation – Corner of King Orange & Mura Drive – 4 Parcels**
Technical Review Project # 21-02000004

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Residential High, 15 du/ac (RH) and the Zoning is Multi-Family, 11 du/ac (RM-11). As such once annexed into the City it will be given our Future Land Use of High Density Residential (RH) & Zoning of High Density Residential (R-5).
2. Provide a copy of the legal description in word version form so that it can be copy and pasted into the Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

Technical Review Committee meeting

April 15, 2021

Case # 21-02000004

Planner: Brandon Creagan

Annexation (four properties)

King Orange / Mura Drive, Ft. Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

April 14, 2021

PROJECT: Annexation = King Orange & Mura Drive

REF: TRC App. #21-02000004

TO: Brandon Creagan, Rebecca Guerra

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. King Orange Drive is a current 50' ROW and paved road maintained by the County. The minimum ROW width per County Codes is 70'. City standards for roadway includes paved roadway with a closed drainage system and minimum 60' of right-of-way width. Improvements to City standards may be required for local roads within the City. The City shall provide relief from its standards for development within the City. Access from lots 16 & 17 shall be to Mura Drive and Duban Terrace. Access to King Orange will not be allowed by the County.
2. Mura Drive is a current 50' ROW with millings, an unimproved road maintained by the County. The minimum ROW width per County Codes is 70'. City roadway standards for development within the City may include paved roadway with a closed drainage system and minimum 60' of right-of-way width. Improvements to City standards may be required for local roads within the City. Relief from City standards shall be provided by the City.
3. Duban Terrace is a current 50' ROW and unopened. The minimum ROW width per County Codes is 70'. City roadway standards for development within the City may include paved roadway with a closed drainage system and minimum 60' of right-of-way width. Improvements to City standards may be required for local roads within the City. Relief from City standards shall be provided by the City. The County does not have, nor will accept maintenance responsibility for this section of roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: CORNER OF KING ORANGE DRIVE AND MURA DRIVE

2. Legal description of real property for which annexation is being requested:
SILVER LAKE PARK ADDITION : BLOCK NINE, LOTS FIFTEEN, SIXTEEN, SEVENTEEN, AND EIGHTEEN

Property Tax ID: 2427-603-0111-000-9, 2427-603-0014-000-0, 2427-603-0112-000-6, 2427-603-0013-000-3

3. Size of described property: 138 X 250

4. Project description: WOULD LIKE TO BUILD FOUR DUPLEXES

5. Current St. Lucie County Future Land Use Designation: MULTI FAMILY

6. Current St. Lucie County Zoning: R-11 WOULD LIKE TO ANNEX TO R- 5

7. Is this a Historic property? NO

8. Appraised value: $ 80,000.00

9. Name of Owner(s): OLEANDER PROPERTIES OF FORT PIERCE, LLC

Signature of Owner(s): Brian Bean
Mailing Address: 5900 SILVER OAK DRIVE
City FORT PIERCE State FLORIDA Zip 34982
Phone (772) 370-0579 Fax (772) 460-5256

10. Name of Representative: TIM TREFELNER

Signature of representative: Tim Trefelner
Mailing Address: 1450 COPENHAVER ROAD
City) FORT PIERCE State FLORIDA Zip 34945
Phone (772) 828-0887 Fax N/A
E-mail: trefelnert@bellsouth.net

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772)467-3729

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4821958 OR BOOK 4559 PAGE 1843, Recorded 02/22/2021 12:22:22 PM Doc Tax: $560.00

Prepared by and Return To:
Monica Pritchard
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-0132A

For Documentary Stamp Tax purposes the consideration is $80,000.00

Doc Stamp: $560.00

APN/Parcel ID(s): 2427-603-0111-000/9
2427-603-0112-000/6
2427-603-0113-000/3
2427-603-0114-000/0

WARRANTY DEED

THIS WARRANTY DEED dated Feb 16 2021, by Harry Blue, a married man, hereinafter called the grantor, to Oleander Properties of Fort Pierce, LLC, a Florida Limited Liability Company, whose post office address is 5900 Silver Oak Dr., Fort Pierce, FL 34982, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

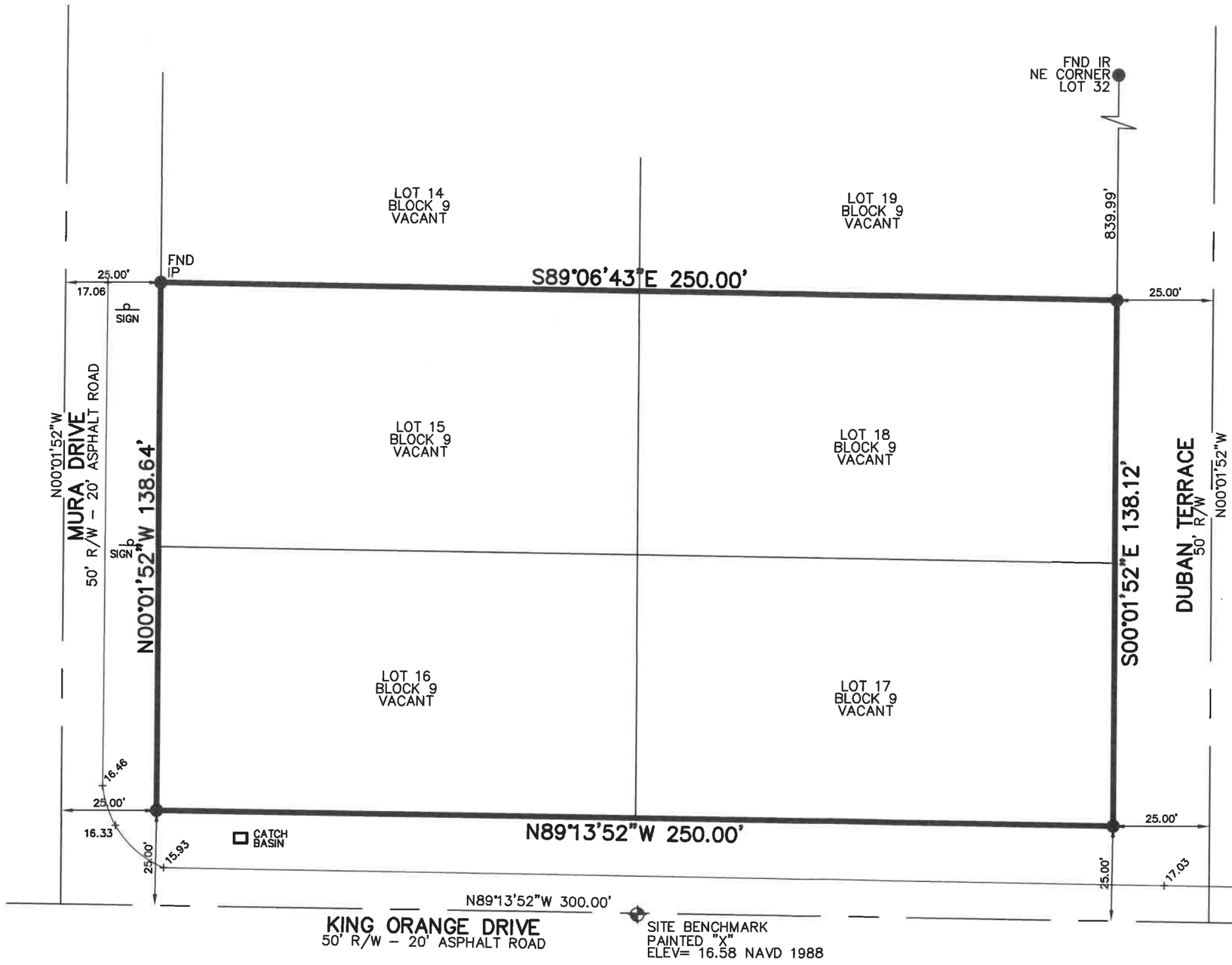
WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Parcel: 1

Lot 15, Block 9, Silver Lake Park Addition, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.

Parcel: 2

Lot 16, Block 9, Silver Lake Park Addition, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 8, of the Public Records of St. Lucie County, Florida.



LEGEND:

(C) = CALCULATED
(D) = DEED
(M) = MEASURED
(P) = PLATTED
CMP = CORRUGATED METAL PIPE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
IR = 5/8" IRON REBER
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
PCOR = PROPERTY CORNER
PCP = PERMANENT CONTROL POINT
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
SF = SQUARE FOOT
Δ = DELTA OF CURVE
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

LEGAL DESCRIPTION:

LOTS 15 THROUGH 18 IN BLOCK 9 OF SILVER LAKE PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0187 K, EFFECTIVE DATE FEBRUARY 19, 2020.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOTS 17 AND 18, ASSUMED TO BEAR S00°01'52"E.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
8. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:

OLEADER PROPERTIES OF FORT PIERCE, LLC

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	3-18-21				

LAST FIELD DATE: 3-16-21

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\BUILDERS\DWG2021\21-7007.DWG				
REF	K:\				
FLD	BF/MS	FB.	PG.	JOB	21-7007
OFF	AJP			DATE	3-18-21
CKD	AJP	SHEET	1 OF 1	DWG	C-1170

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

K:\BUILDERS\DWG2021\21-7007.dwg, 3/18/2021 10:30:29 AM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - King Orange & Mura Drive - 4 Parcels

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 7-11-21 & 7-18-21

NOTICE BY MAIL: 6-20-2021 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 7-8-2021

City Commission Regular Meeting - 4:30 pm **12. h.**

Meeting Date: 07/19/2021

Re: Rezoning – Kings Highway Commercial Park – 2496 South Kings Highway (9 Parcels)

SUBJECT:

Quasi-Judicial Hearing - Ordinance 21-025 REZONING OF NINE (9) PARCELS LOCATED AT OR NEAR 2496 SOUTH KINGS HIGHWAY FROM SINGLE FAMILY, 2 DU/ACRE (E-2) AND GENERAL COMMERCIAL (C-3) TO COMMERCIAL PARKWAY (CP-1). FIRST READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, and 125-136 of the City Code, the applicant is requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from Single Family, two (2) du/acre (E-2) for six (6) parcels and General Commercial (C-3) for three (3) parcels to Commercial Parkway (CP-1) to develop the site for a future warehouse/flex space development.
- Six (6) of the properties are currently completing the annexation process with the City. The applicant has also filed Development and Design Review applications for the proposed development that are being reviewed at the Technical Review Committee stage.
- The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.
- 21 letters were mailed out to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 21-025

Staff Presentation

Staff Packet
Applicant Packet
Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:45 AM

Form Started By: Linda Cox
Started On: 07/09/2021 07:20 AM
Final Approval Date: 07/09/2021

ORDINANCE NO. 21-025

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING OF NINE (9) PARCELS LOCATED AT OR NEAR 2496 SOUTH KINGS HIGHWAY FROM SINGLE FAMILY, 2 DU/ACRE (E-2) AND GENERAL COMMERCIAL (C-3) TO COMMERCIAL PARKWAY (CP-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are located at or near 2496 South Kings Highway within the City of Fort Pierce, Florida, representing approximately 109.10 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of nine (9) subject properties located at or near 2496 South Kings Highway from Single Family, 2 du/acre (E-2) (6 Parcels) and General Commercial (C-3) (3 Parcels) to Commercial Parkway (CP-1); and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 14, 2021 meeting, voted 7 to 0 to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcel IDs:

2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2,

2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3,

2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

From and after the effective date hereof, the following properties legally described as:

PCN 2324-241-0004-000-0

OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:

THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE

NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:

THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OFTHE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY,

FLORIDA.

PCN 2324-211-0001-000-6

OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY-FOUR (24) TOWNSHIP THIRTY FIVE (35) SOUTH RANGE THIRTY-NINE (39) EAST, CONTAINING APPROXIMATELY 26.9 ACRES.

PCN 2324-214-0002-000-2

OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

PCN 2324-214-0001-000-5

OFFICIAL RECORDS BOOK 1828 PAGE 2808

FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH,

RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

PCN 2324-241-0002-000-6

OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE

NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PCN 2324-241-0003-000-3

OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL

(PER ST. LUCIE COUNTY CLERK OF THE COURT)

DESCRIPTION PER THIS OFFICE: THE SOUTH 80.00 FEET OF THE EAST 125 FEET OF THE PER DESCRIPTION DESCRIBED IN OFFICAL RECORDS BOOK 718, PAGE 2723

PCN 2324-211-0002-000-3

24 35 39 S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT-LESS THAT PART FOR RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONG W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB- (6.151 AC - 267,938 SF) (OR 2650-1994

PCN 2324-210-0000-000-6

24 35 39 NW 1/4 OF NW 1/4-LESS S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- AND W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4-LESS W 25 FT AND LESS N 35 FT AND LESS ADDL RD R/W AS IN OR 3917-899- (39.02 AC - 1,699,711 SF) (OR 2382-1143)

PCN 2324-232-0000-000-4

24 35 39 N 1/2 OF S 1/2 OF NW 1 /4-LESS E 1118.54 FT AND LESS W 25 FT AND THE N 60 FT OF THE W 1088.54 FT OF THE E 1118.54 FT OF THE S ½ OF N ½ OF S ½ OF NW 1/4 - LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SEL Y ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SELY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (19.624 AC - 854,821 SF) (OR 3487-76)

said properties being generally located at or near 2496 South Kings Highway in Fort Pierce, Florida shall be, and the Zoning Designation is hereby changed from Single Family, 2 du/acre (E-2) (6 Parcels) and General Commercial (C-3) (3 Parcels) to Commercial Parkway (CP-1), as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

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 shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & 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. 21-025 was duly advertised by title only in the St. Lucie News Tribune on Sunday, July 4, 2021, and; 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 July 19, 2021; and was duly introduced, read

by title only, and passed on second and final reading August 2, 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, this 2nd day of August 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

Exhibit A
Proposed Zoning Atlas Map Amendment
CP-1, Commercial Parkway

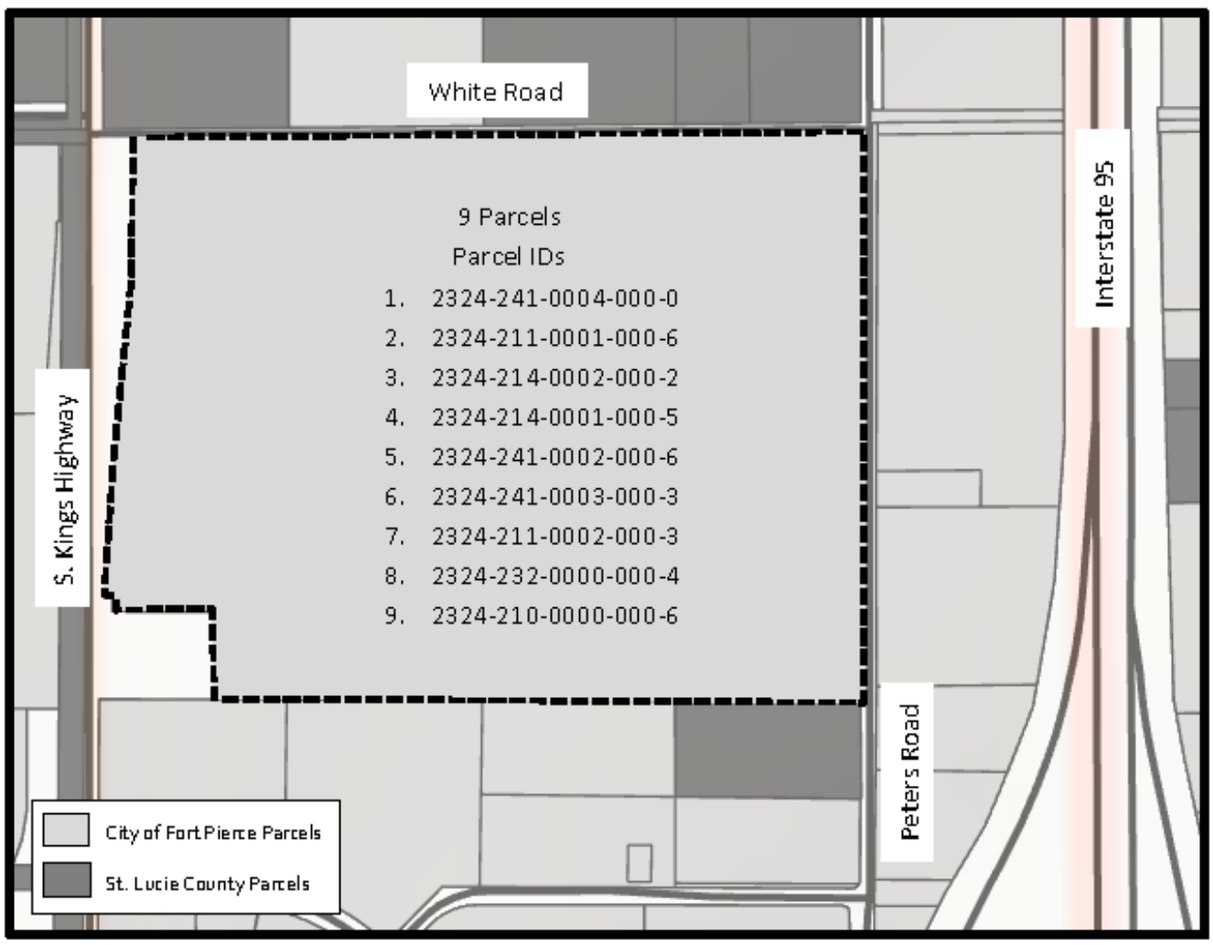


Exhibit B
Sketch and Legal Description

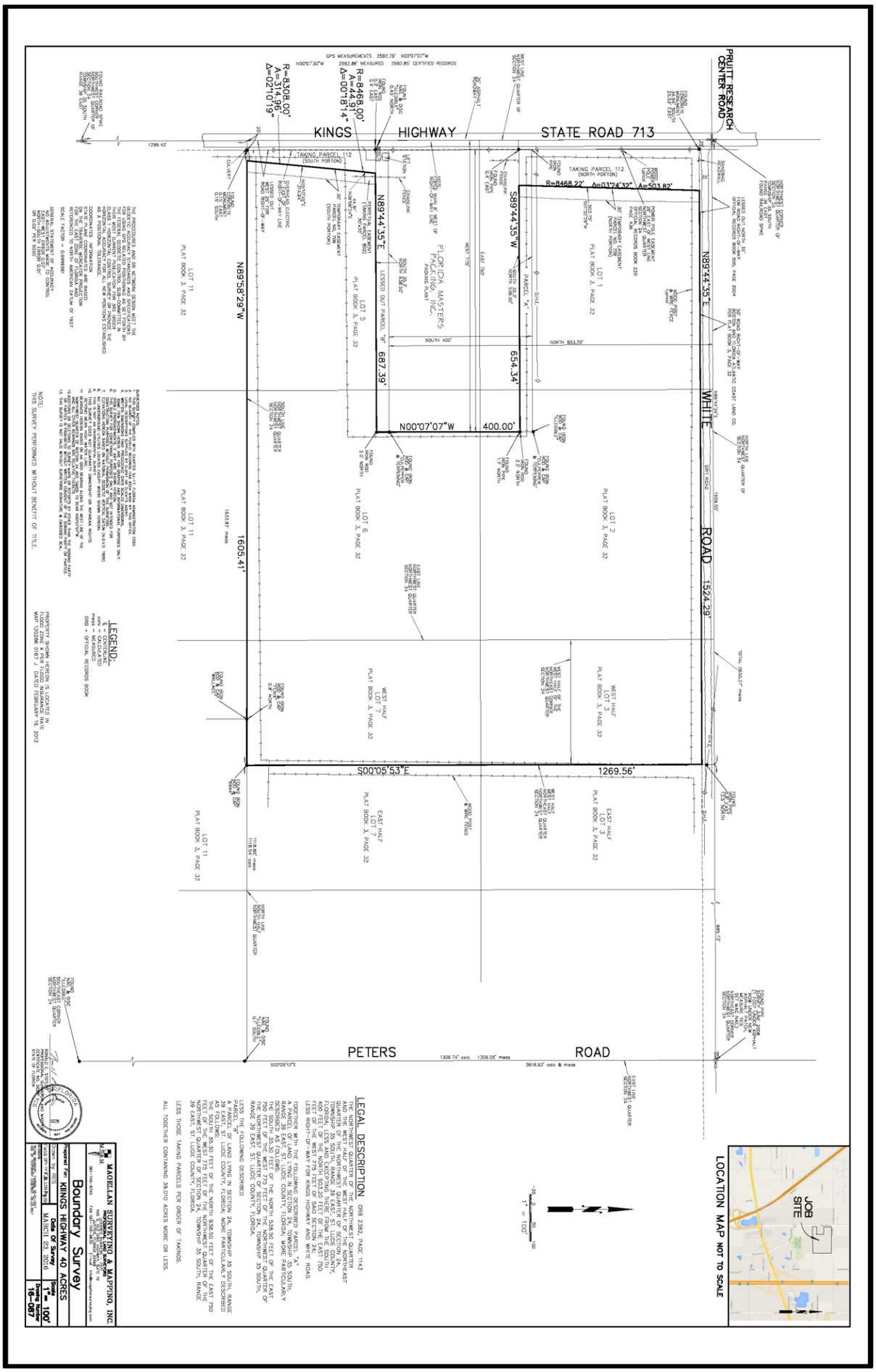


Exhibit B (cont.)
Sketch and Legal Description

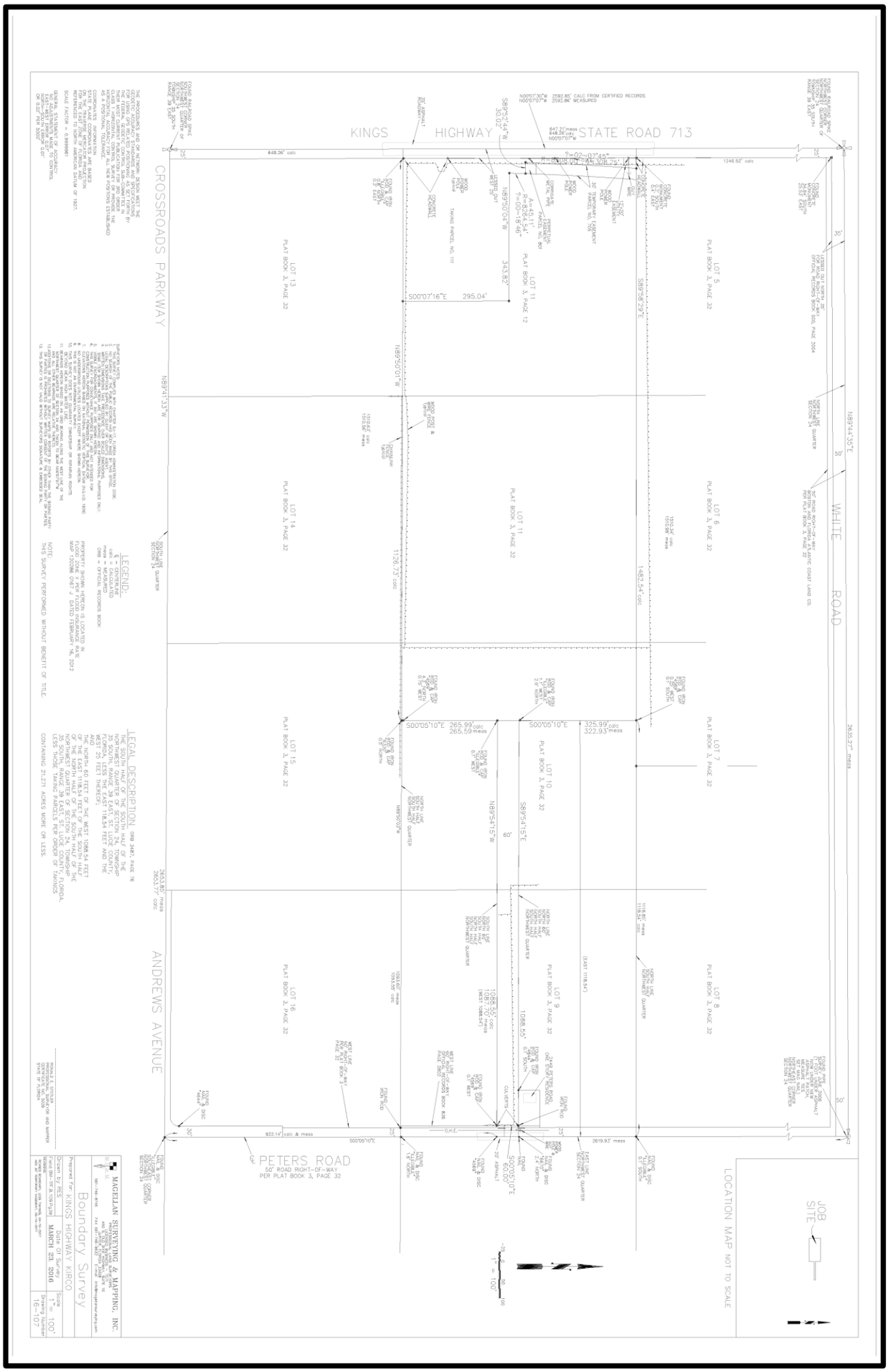
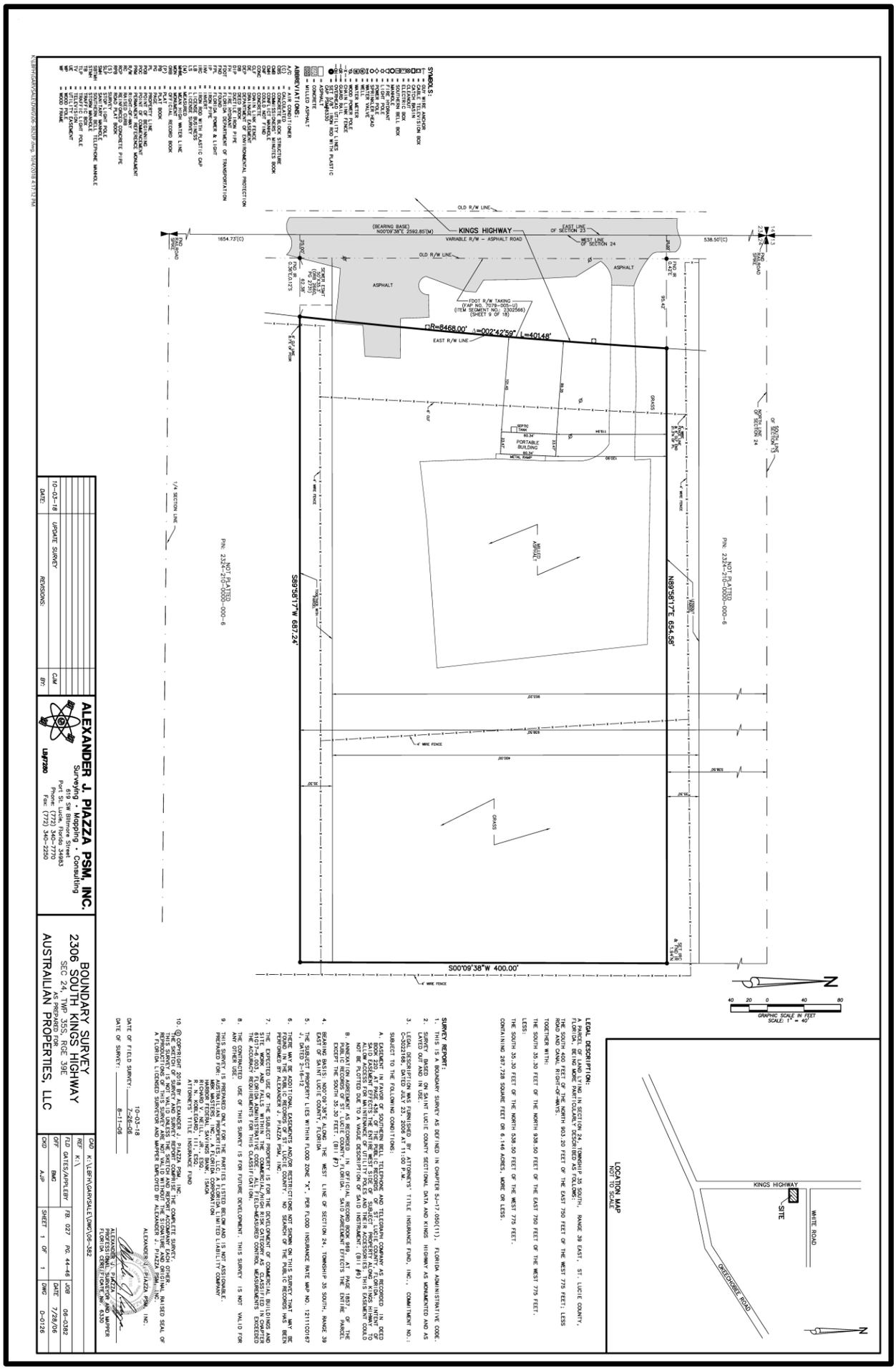


Exhibit B (cont.)
Sketch and Legal Description



LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET; LESS ROAD AND CANAL RIGHT-OF-WAYS.
TOGETHER WITH:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET.
LESS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE WEST 775 FEET.
CONTAINING 287,728 SQUARE FEET OR 6.148 ACRES, MORE OR LESS.

SURVEY REPORT:
1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. LANDS SURVEYED LIE IN ST. LUCIE COUNTY SECTIONAL DATA AND KINGS HIGHWAY AS MONUMENTED AND AS SHOWN HEREON.
3. LEGAL DESCRIPTION WAS FURNISHED BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NO.: FL-3022168, DATED JULY 23, 2008 AT 11:00 P.M.
SUBJECT TO THE FOLLOWING CONDITIONS:
A. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN DEED BOOK 151, PAGE 169, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #5) THE EASEMENT EFFECTS THE ENTIRE WEST SIDE OF SUBJECT PROPERTY ALONG KINGS HIGHWAY TO ALLOW ACCESS FOR MAINTENANCE OF UTILITY POLES AND THEIR ACCESSORIES. THIS EASEMENT COULD NOT BE PLOTTED DUE TO A VAGUE DESCRIPTION OF SAID INSTRUMENT. (B11 #5)
B. PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID AGREEMENT EFFECTS THE ENTIRE PARCEL EXCEPT THE SOUTH 35.30 FEET. (B11 #7)
4. BEARING BASIS: N00°09'38"E ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF SAINT LUCIE COUNTY, FLORIDA.
5. THE PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12111C0197 "J", DATED 2-16-12.
6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS SURVEYOR.
7. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE DEVELOPMENT OF COMMERCIAL BUILDINGS AND SITE WORK AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
8. THE CONTRACTED USE OF THIS SURVEY IS FOR FUTURE DEVELOPMENT. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR: AUSTRALIAN PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
MRK MASTERS, INC., A FLORIDA CORPORATION
ATTORNEYS' TITLE INSURANCE FUND
10. © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. OTHER REPRESENTATIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 10-03-18, 7-26-06
DATE OF SURVEY: 8-11-06

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying ... Mapping ... Consulting
LB#7280
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250

DATE:	REVISIONS:	BY:
10-03-18	UPDATE SURVEY	CJM

BOUNDARY SURVEY
2306 SOUTH KINGS HIGHWAY
SEC 24, TWP 35S, RGE 39E
AS PREPARED FOR
AUSTRALIAN PROPERTIES, LLC

CAD: K:\JBF\AGRI\SALE\DWG\06-382			
REF: K:\			
TLD: GATES/APPLEBY	FB: 027	PG: 44-46	JOB: 06-382
OFF:	BMC	DATE:	7/28/06
CKD: AJP	SHEET 1 OF 1	DWG:	D-0126

Exhibit B (cont.)
Sketch and Legal Description

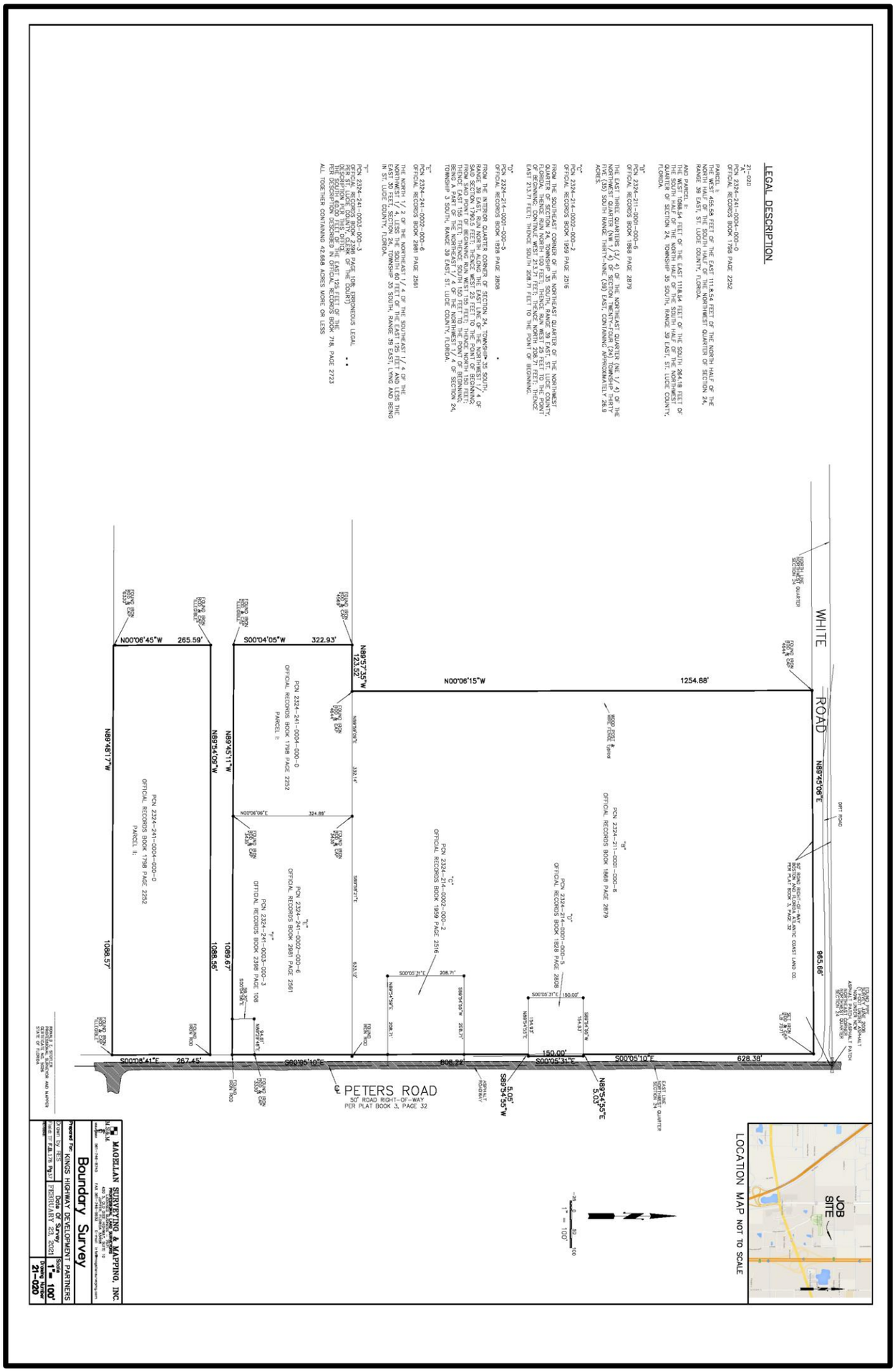


Exhibit B (cont.)
Sketch and Legal Description

Parcel IDs:

2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2,

2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3,

2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

From and after the effective date hereof, the following properties legally described as:

“PARCEL I:

THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE

NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:

THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OFTHE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY,

FLORIDA.

PCN 2324-211-0001-000-6

OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY-FOUR (24) TOWNSHIP THIRTY FIVE (35) SOUTH RANGE THIRTY-NINE (39) EAST, CONTAINING APPROXIMATELY 26.9 ACRES.

PCN 2324-214-0002-000-2

OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

PCN 2324-214-0001-000-5

OFFICIAL RECORDS BOOK 1828 PAGE 2808

FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH,

RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

PCN 2324-241-0002-000-6

OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE

NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PCN 2324-241-0003-000-3

OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL

(PER ST. LUCIE COUNTY CLERK OF THE COURT)

DESCRIPTION PER THIS OFFICE: THE SOUTH 80.00 FEET OF THE EAST 125 FEET OF THE PER DESCRIPTION DESCRIBED IN OFFICAL RECORDS BOOK 718, PAGE 2723

PCN 2324-211-0002-000-3

24 35 39 S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT-LESS THAT PART FOR RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONG W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB- (6.151 AC - 267,938 SF) (OR 2650-1994

PCN 2324-210-0000-000-6

24 35 39 NW 1/4 OF NW 1/4-LESS S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- AND W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4-LESS W 25 FT AND LESS N 35 FT AND LESS ADDL RD R/W AS IN OR 3917-899- (39.02 AC - 1,699,711 SF) (OR 2382-1143)

PCN 2324-232-0000-000-4

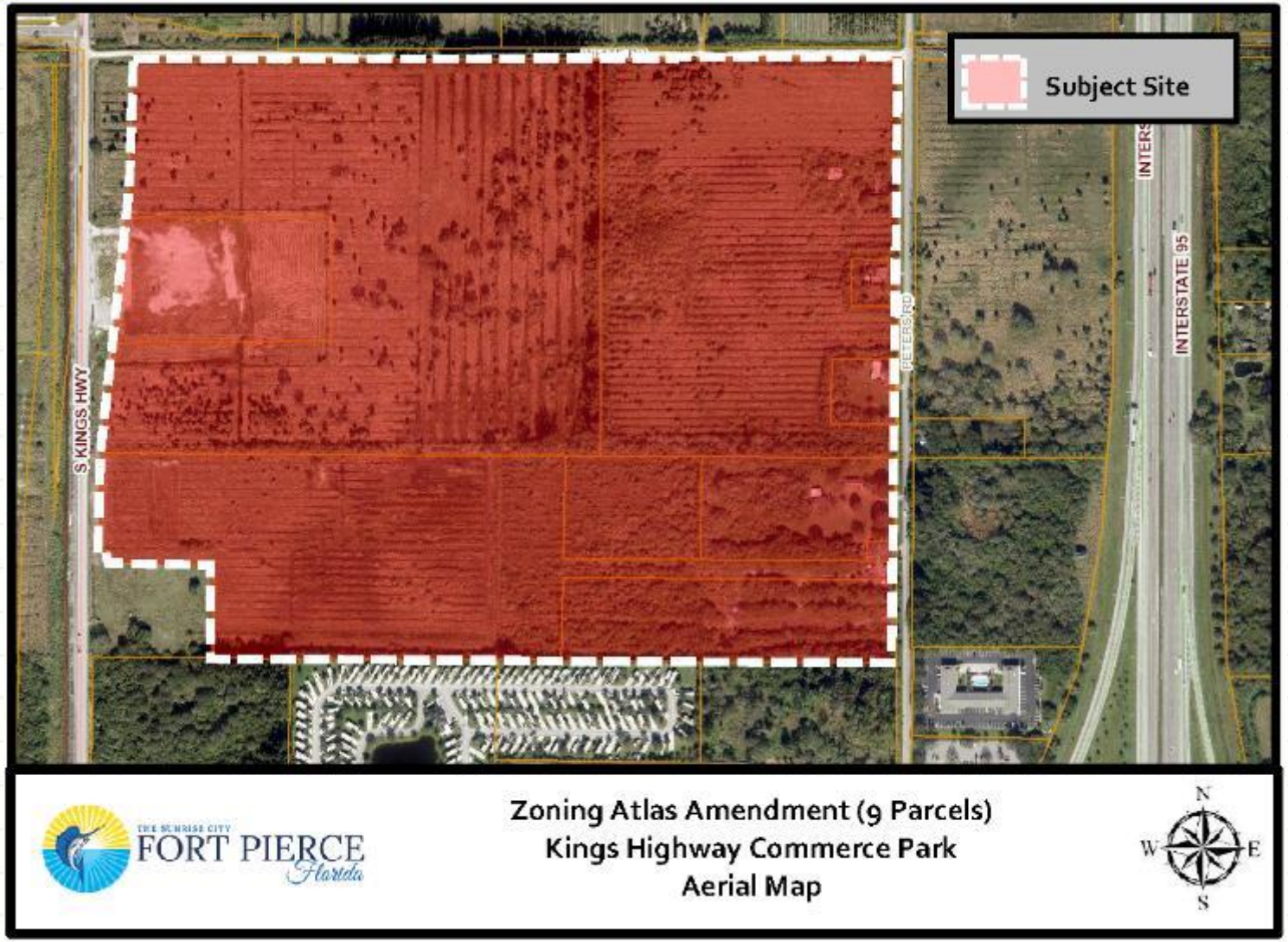
24 35 39 N 1/2 OF S 1/2 OF NW 1 /4-LESS E 1118.54 FT AND LESS W 25 FT AND THE N 60 FT OF THE W 1088.54 FT OF THE E 1118.54 FT OF THE S ½ OF N ½ OF S ½ OF NW 1/4 - LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SEL Y ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SELY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (19.624 AC - 854,821 SF) (OR 3487-76)

Zoning Atlas Map Amendment

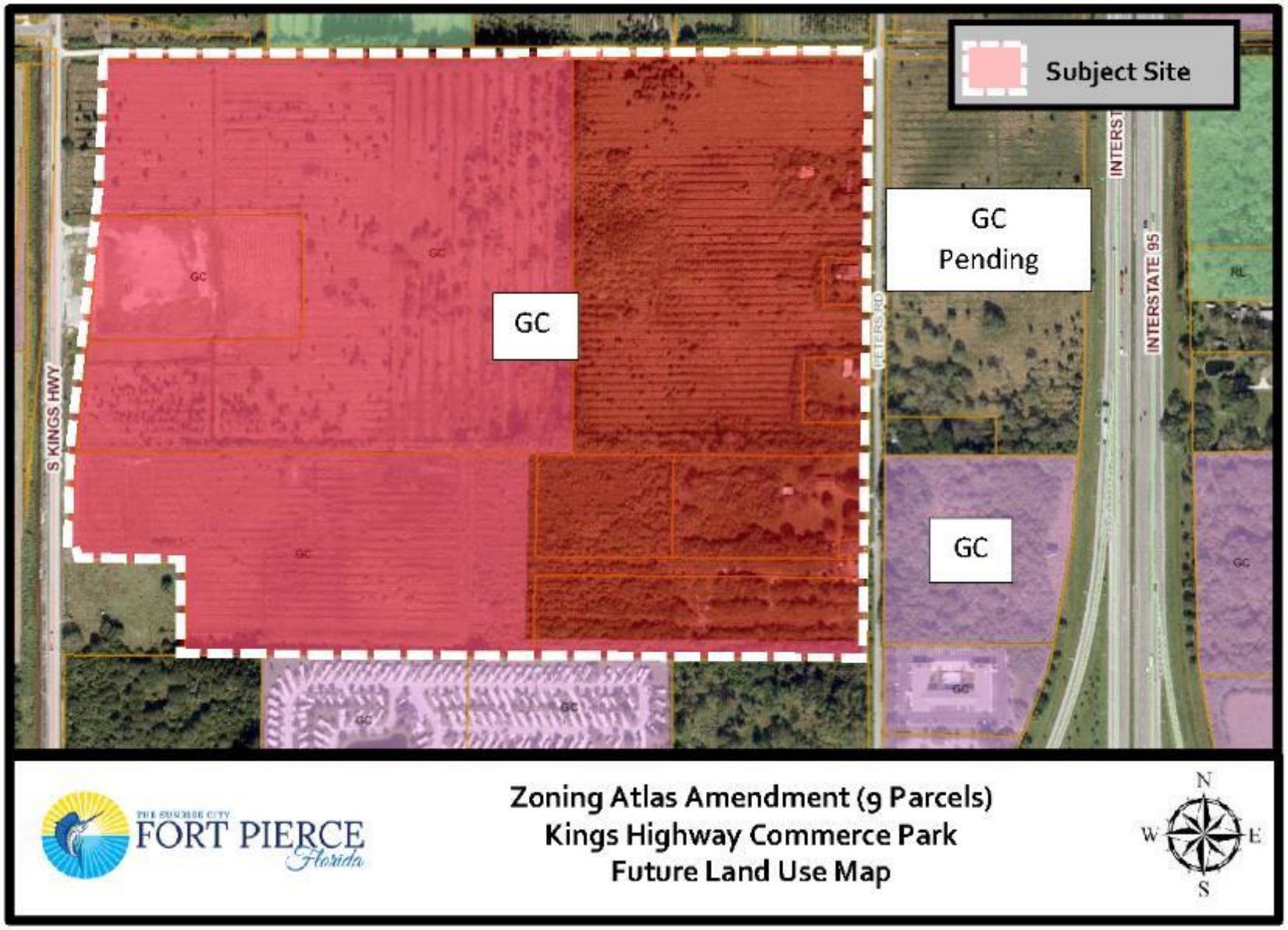


Kings Highway Commerce Park
9 Parcels

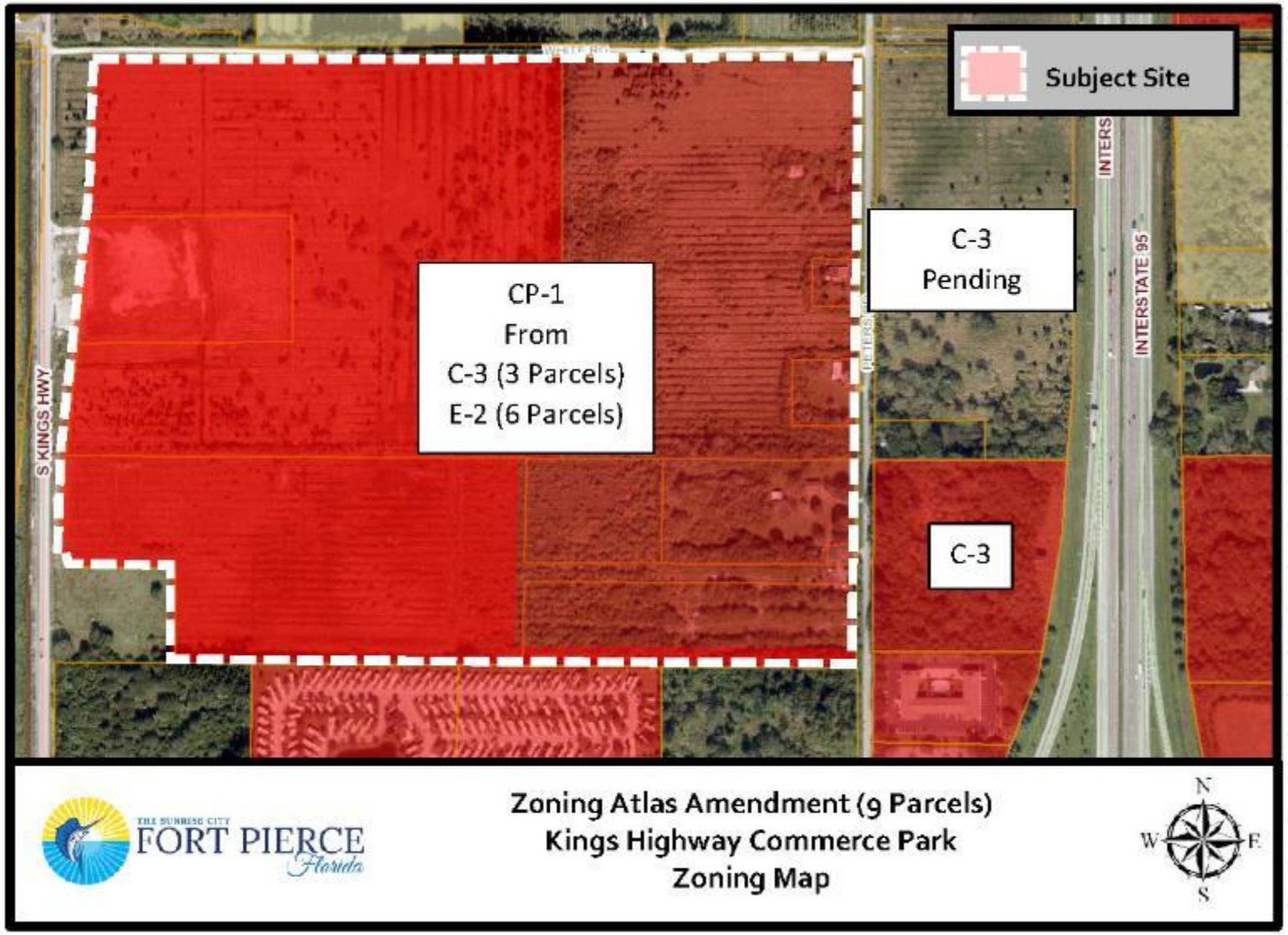
Aerial Map


Subject Site
S KINGS HWY
PEERS RD
INTERSTATE 95
FORT PIERCE
Florida
Zoning Atlas Amendment (9 Parcels)
Kings Highway Commerce Park
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map



Zoning: Single Family, 2 du/ac (E-2) & General Commercial (C-3)

Request

Zoning change for 6 parcels from Single Family, 2 du/ac (E-2) & 3 parcels from General Commercial (C-3) to Commercial Parkway (CP-1)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ The request is consistent with the proposed development that is currently going through the City Development Review process.
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Planning Board Recommendations

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

CC Recommendation

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Zoning Atlas Map Amendment
  - Staff recommends APPROVAL of the request as presented.
  - The Planning Board voted 7-0 to recommend approval
- Recommend **DISAPPROVAL** of the proposed Zoning Atlas Map Amendment

Zoning Atlas Map Amendment

Kings Highway Commerce Park
9 Parcels

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Zoning Atlas Map Amendment** **Kings Highway Commerce Park**
BOARD DATE:	July 19, 2021

STAFF REPORT

Property Owner	R.V. Development, LLC/Great American RV Prop LLC 547 Wash Roberts Lane McMinnville, TN 37110 Grady Sapp 2421 Peters Road Fort Pierce, FL 34945 Kings Hwy Commerce Park LLC/King Highway Commercial South LLC 18860 Loxahatchee River Road Jupiter, Florida 33458 Australian Properties LLC PO Box 14049 Fort Pierce, FL 34979
Representative:	Jeff H. Iravani, Inc 1934 Commerce Lane, Suite 5 Jupiter, Florida 33458
Requested Action:	Approval to Rezone six (6) parcels from Single Family, 2 du/acre (E-2) and three (3) parcels from General Commercial (C-3) to Commercial Parkway (CP-1)
Site Location:	At or near 2496 S. Kings Highway (9 Parcels)
Parcel IDs:	2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3, 2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

Existing Use: Vacant

Parcel Size: 109.10 acres

Current Future Land Use: General Commercial (GC)

Current Zoning: Single Family, 2 du/acre (E-2)/General Commercial (C-3)

Proposed Zoning: Commercial Parkway (CP-1)

	North	East	South	West
Surrounding FLU:	RL (FP) RU/COM (SLC)	GC(FP) Pending	GC/MXD (FP)	RM (FP)
Surrounding Zoning:	R-1 (FP) RS-2/AG-1 (SLC)	C-3 (FP) Pending	C-3 (FP)	R-4 (FP)

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code, the applicant is requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from Single Family, two (2) du/acre (E-2) for six (6) parcels and General Commercial (C-3) for three (3) parcels to Commercial Parkway (CP-1) to develop the site for a future warehouse/flex space development. Six (6) of the properties are currently completing the annexation process with the City. The applicant has also filed Development and Design Review applications for the proposed development that are being reviewed at the Technical Review Committee stage.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of General Commercial (GC). The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks, and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. The applicant is seeking a Zoning designation of Commercial Parkway (CP-1) to be consistent with the development that will be proposed on the site.

The majority of the surrounding zoning is General Commercial (C-3) or properties that are currently undergoing a rezoning to C-3. There are a few properties that do have residential Zoning or agriculture Zoning (County), but current development trends suggest that those properties could change to a commercial or high density Future Land Use and Zoning in the future. This request is consistent with how the area is developing up to this point.

The traffic study concluded that the change in Zoning can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. The traffic study for the development proposal of the subject site is currently under review by the County. Due to the size of the project, roadway improvements will be required for that portion of the submittal. Discussions have already begun between the applicant and County on how to achieve those improvements. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Florida Department of Transportation (FDOT) reconstruction that includes road widening, intersection improvements, and drainage improvements. The needed improvements for this project would be to Peters Road to the east and White Road to the north. There has also been discussion on possibly realigning White Road with Pruitt Research Road (west of Kings Highway) and creating a lighted intersection.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding zoning designations. Due to the proposed development being a warehouse/flex space use, the zoning of C-3 is not as compatible as the CP-1 Zoning district. The CP-1 Zoning district also offers more flexibility when it comes to warehouse/flex space end users and is more suited for projects with large employment needs.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

Staff Recommendation Zoning Atlas Map Amendment

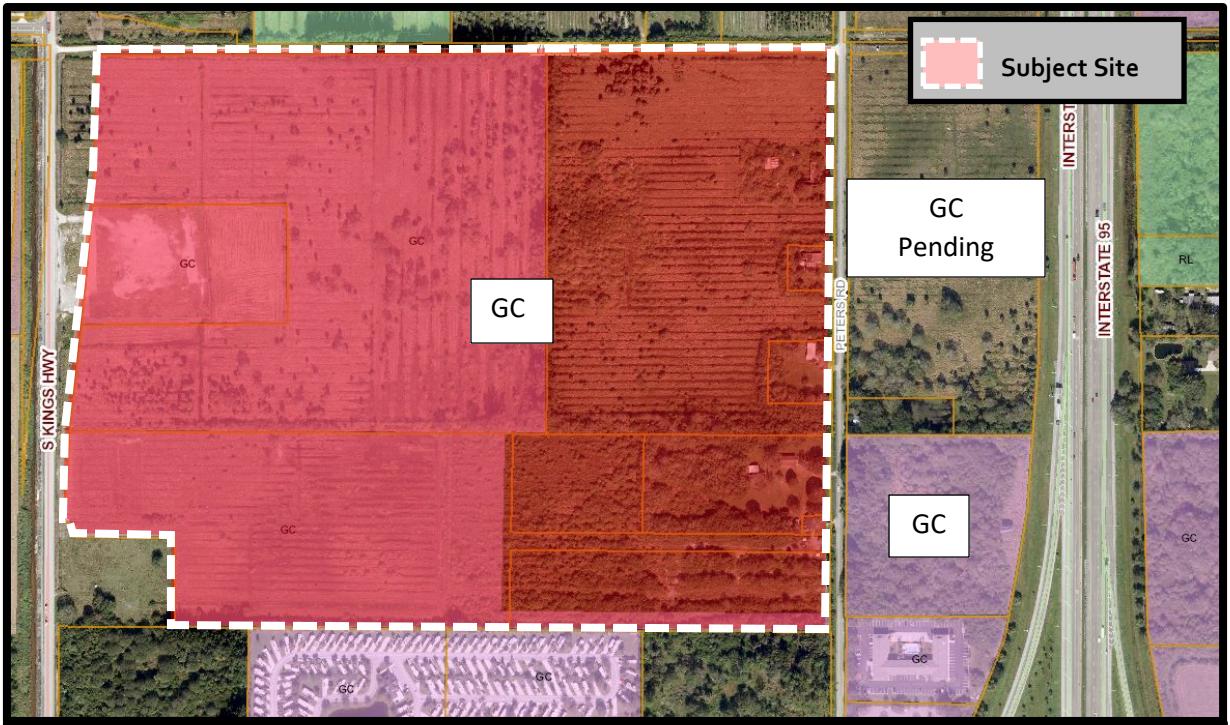
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; therefore Staff recommends **APPROVAL** of the request as presented.



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Amendment (9 Parcels)
Kings Highway Commerce Park
Aerial Map

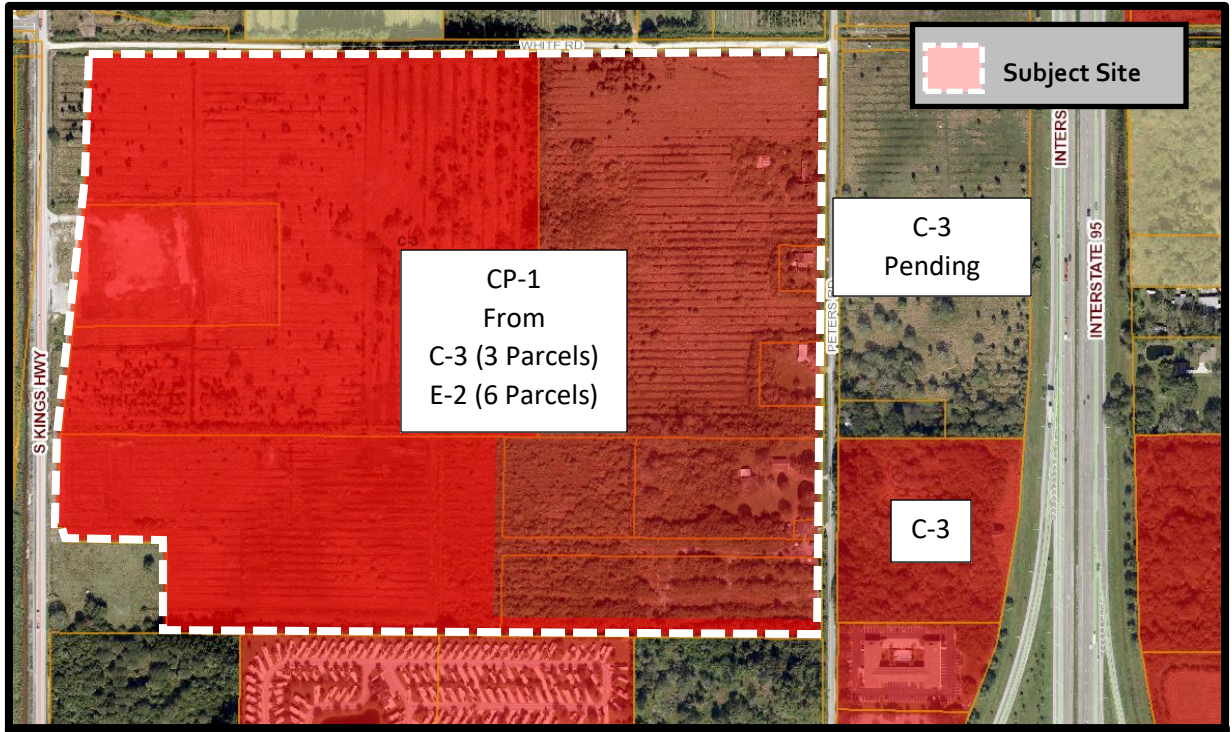
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THE SUNRISE CITY
FORT PIERCE
Florida

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Kings Highway Commerce Park
Future Land Use Map

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THE SUNRISE CITY
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Zoning Atlas Amendment (9 Parcels)
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

Jeff Irivani
1934 Commerce Lane, Suite 5
Jupiter, FL 33458

Subject: **Rezoning – Kings Highway Commercial Park**
Technical Review Project # 21-06000001

Fort Pierce Planning:

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. The capacity analysis section of each rezoning application needs to be filled out in its entirety. Take the numbers that appear in each report that was mentioned for all of the required sections and input the numbers for the following categories, potable water, wastewater, solid waste, and transportation analysis.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

City of Fort Pierce Engineering Comments

Rezoning – Kings Highway Commerce Park

1. Engineering has no objection to the rezoning request. This approval does not include review of any site development proposals.

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

April 15, 2021

Case # 20-0600005

Planner: Brandon Creagan

Rezoning

2496 South King's Hwy., Ft. Pierce (Kings Hwy Commerce Park)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

April 14, 2021

PROJECT: Kings Highway Commercial Park - Rezone, 2496 South Kings Highway

REF: TRC App. #20-06000005

TO: Brandon Creagan, Jennifer Hofmeister

FROM: David Hays

The following comments are offered by SLC Public Works Department as advisory to rezone for use as proposed:

1. Peters Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
2. White Road adjacent to this site is a County maintained unimproved roadway. Future development of this project will require any right-of-way (ROW) dedications and roadway improvements across this property and to the nearest paved road consistent with City standards.
3. The applicant has coordinated Kings Highway connections with FDOT and the County.
4. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- [X] Warranty Deed & Legal Description
- [X] St. Lucie County Property Record Card
- [X] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [X] Current Survey
- [X] Environmental Study
- [X] Traffic Impact Report
- [X] *** Capacity Analysis-Separate Form
- [X] Drainage Analysis
- [X] Historical Report
- [X] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water: See Utilities impact statement	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater: See Utilities Impact Statement	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: See Utilities Impact Statement
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Impact Statement
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Great American Rv Prop, LLC
Mailing Address: 547 Wash Roberts Ln
City McMinnville State TN Zip 37110-4971
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 3/5/21 Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by Jeffrey M. Iravani who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Great American RV Prop, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

Parcel ID # 2324-241-0004-000-0
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Great American RV Prop, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A. Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2271016 OR BOOK 1798 PAGE 2252
Recorded:09/15/03 15:31

* Doc Assump: $ 0.00
* Doc Tax : $ 2,625.00
* Int Tax : $ 0.00

Prepared by
Roberta Carter, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772) 464-7837

Return to: Grantee

File No.: 1083-226013

WARRANTY DEED

This indenture made on **September 12, 2003** A.D., by

Glenn M. Blake and Frances P. Blake, husband and wife

whose address is: **1575 48th Avenue, Vero Beach, FL 32966**
hereinafter called the "grantor", to

Great American RV Properties LLC

whose address is: **2560 SE 12th Street, Pompano Beach, FL 33062**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida**, to-wit:

Parcel I:

The West 455.58 feet of the East 1118.54 feet of the North Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

AND PARCEL II:

The West 1088.54 feet of the East 1118.54 feet of the South 264.18 feet of the South Half of the North Half of the South Half of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel Identification Number: **2324-232-0000-000/4**

For the consideration hereinbefore set forth, Grantors do additionally grant and convey unto Grantee and easement and right-of-way for the purpose of ingress and egress across the following described tract of land:

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South ½ of the North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

The easement herein granted shall be deemed appurtenant to and run with the ownership of Parcel I and Parcel II and their respective heirs, successors and assigns in title to all or part of Parcel I and Parcel II. Grantors reserve and retain the right to convey similar rights and easements to such other persons as Grantors may deem proper.

Grantors also retain, reserve, and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley. If the Grantors, or any of Grantors' successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2002.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Glenn M. Blake
Glenn M. Blake

Frances P. Blake
Frances P. Blake

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Roberta Carter

Witness Signature

Print Name: Terry T. Torres

State of **Florida**

County of **St. Lucie**

The Foregoing Instrument Was Acknowledged before me on **September 12, 2003**, by **Glenn M. Blake and Frances P. Blake, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____

ROBERTA A CARTER

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: S KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-241-0004-000-0
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 153212
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

Great American RV Prop LLC

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110



Legal Description

24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252)

Current Values

Just/Market Value:	$668,850
Assessed Value:	$2,830
Exemptions:	$0
Taxable Value:	$2,830

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.29
Land Size (SF):	448,232

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Sep 12, 2003
Book/Page:	1798 / 2252
Sale Code:	XX00
Deed:	WD
Grantor:	Blake Glenn M
Price:	$375,000

Date:	Feb 25, 2000
Book/Page:	1282 / 0194
Sale Code:	XX01
Deed:	TR
Grantor:	Wolf William L
Price:	$526,300

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:	$668,850
Just/Market:	$668,850
Ag Credit:	$666,020
Save Our Homes or 10% Cap:	$0
Assessed:	$2,830
Exemption(s):	$0
Taxable:	$2,830

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	10.28999	North St. Lucie Water Management District	$190.36

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	$668,850	$2,830	$0	$2,830
2019	$668,850	$2,830	$0	$2,830
2018	$668,850	$2,830	$0	$2,830

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 Saint Lucie County

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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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☒ Warranty Deed & Legal Description
- ☒ St. Lucie County Property Record Card
- ☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☒ Current Survey
- ☒ Environmental Study
- ☒ Traffic Impact Report
- ☒ *** Capacity Analysis-Separate Form
- ☒ Drainage Analysis
- ☒ Historical Report
- ☒ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	See Utilities impact statement
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater:	See utilities impact statement
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:	See utilities impact statement
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic see Traffic Impact Statement Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Grady Sapp
Mailing Address: 2421 Peters Rd
City Fort Pierce State FL Zip 34945
Phone #
E-mail:

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax #
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax #
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature — Jeff H. Iravani - Authorized Agent — Date 3/5/21

Address

State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 03/15/21 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by Effie Iravani who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Grady Sapp
2421 Peters Road
Fort Pierce, FL 34945

February 16, 2021

RE: Parcel ID # 2324-241-0002-000-6

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Grady Sapp, the owner of the above referenced parcel, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Grady Sapp

Title: Owner

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ St Lucie

The foregoing instrument was acknowledged before me this 26th day of February, 2021, by Grady Sapp who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

Cheryl A Howe
Notary Public

Seal

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4011532 OR BOOK 3688 PAGE 925, Recorded 11/06/2014 at 03:13 PM
Doc Tax: $0.70

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name: Grady Sapp

Address: 2421 PETERS Rd.
Ft. PIERCE, FL 34945

This Instrument Prepared by:

Name: JOYCE SMITH

Address: 1828 Copenhaver Rd.
Ft. Pierce, FL 34945

Property Appraisers Parcel Identification 2324-241-0002-000/6

Folio Number(s):

Grantee[s] S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 6th *day of* NOV 6, 2014, *by* Sapp, Grady, *hereinafter called the Grantor, to* Joyce K. Smith *whose post office address is* 2421 Peters Rd. Ft. Pierce, Fl 34945, *hereinafter called the Grantee.*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in* _____ *County, State of* Florida, *viz:*

24 35 39 N½ OF NE ¼ OF SE ¼ OF NW ¼ - LESS S60 FT OF E 125 FT AND LESS E 30 FT - (4.64 AC) (OR 718-2723: 2981-2561)

Grady Sapp RESERVES UNTO HIMSELF A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

And *the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,*

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

PETE WELLS
Printed Name

Witness Signature (as to first Grantor)

Pam Cawyer
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Grady Sapp
Grantor Signature L.S.

Grady Sapp
Printed Name

2421 Peters Rd Ft. Pierce, Fl
Post Office Address

Co-Grantor Signature, (if any) L.S.

Printed Name

Post Office Address

STATE OF Florida)
COUNTY OF St. Lucie)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ known to me to be the person ✓ described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____.

NOTARY RUBBER STAMP SEAL

MARY E. BENDER
Commission # EE 157135
Expires April 11, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official seal in the County and State last aforesaid this 6th day of November, A.D. 2014

Mary E Bender
Notary Signature

Mary E Bender
Printed Name

©Form Design, Seminole Paper & Printing Co., Inc., 1994

07 23 99

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2421 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-241-0002-000-6
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14262
Map ID: 23/24N
Zoning: RS-2 - Cou

Ownership

Grady Sapp (LF EST)
2421 Peters RD
Fort Pierce, FL 34945



Legal Description

24 35 39 N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS S 60 FT OF E 125 FT AND LESS E 30 FT- (4.64 AC)(OR 718-2723: 2981-2561; 3688-925)

Current Values

Just/Market Value:	$401,400
Assessed Value:	$401,400
Exemptions:	$401,400
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.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1,404
Gross Sketched Area (SF):	2,004
Land Size (acres):	4.64
Land Size (SF):	202,118.4

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Nov 6, 2014
Book/Page:	3688 / 0925
Sale Code:	0114
Deed:	WD
Grantor:	Sapp Grady
Price:	$100

Date:	Apr 11, 1990
Book/Page:	0718 / 2723
Sale Code:	XX01
Deed:	WD
Grantor:	Sapp Lounette
Price:	$100

Building Information (1 of 2)

Finished Area: 1,404 SF

Gross Sketched Area: 1,404 SF

Exterior Data

View:
Building Type: HC-
Grade: C-
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1983
Effective Year: 1983
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

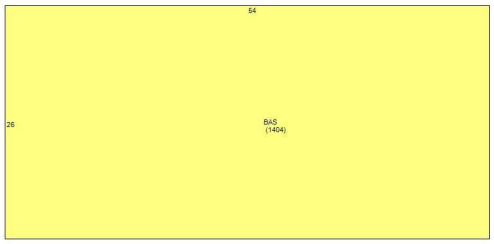
Interior Data

Bedrooms: 3
Full Baths: 1
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%





Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 600 SF

Exterior Data

View:
Building Type: DGAR
Grade: DG
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1999
Effective Year: 1999
No. Units: 0

Roof Structure: Gable
Frame:
Primary Wall: Wood/Sheath
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: %

Electric:
Heat Type:
Heat Fuel:
Heated %: %

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: %

Image or Sketch unavailable for display



Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$76,600
Land:	$324,800
Just/Market:	$401,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$401,400
Exemption(s):	$401,400
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2006	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	2008	0550	Homestead Exemption over $ 50,000	$0
Tax Year	Grant Year	Code	Description	Amount
2020	2006	2200	Paraplegic,Blind,Confined to Wheel Chair	$376,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14
Start Year	AssessCode	Units	Description	Amount
2013	0054	4.64	North St. Lucie Water Management District	$85.84

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	$401,400	$401,400	$401,400	$0
2019	$396,900	$396,391	$396,391	$0
2018	$389,000	$389,000	$389,000	$0

Permits

Number	Issue Date	Description	Amount	Fee
C05010518	Jan 12, 2005	Roof	$5,210	$0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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- [x] Warranty Deed & Legal Description
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- [x] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [x] Current Survey
- [x] Environmental Study
- [x] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- [x] Drainage Analysis
- [x] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	See Utilities Impact Statement
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
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Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater: See Utilities Impact Statement	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
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Proposed Zoning	Total gallons per day
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Neighborhood	1.36 acres per 1,000 people			

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Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: See Utilities impact statement 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
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Current Zoning	
Proposed Zoning	
Change in Demand	

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Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Analysis Statement
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Australian Properties, LLC
Mailing Address: P.O. Box 14049
City Fort Pierce State FL Zip 34945
Phone #
E-mail:

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax #
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax #
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani - Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Australian Properties, LLC 772 461 8868
Property Owner's Name (Please Print) Phone

P.O.B. 14049 Ft. Pierce Fl. 34979
Address State Zip

Mgr. 3-5-21
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5 day of March, 20 21, by George Pantuso who is personally known to me or has produced _____as ident

Rhonda J. Vincent
Signature of Notary (seal)

RHONDA J. VINCENT
Notary Public - State of Florida
Commission # GG 348412
My Comm. Expires Aug 28, 2023
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No:_____ Receipt No:_____

TRC Review:_____ Planning Board Review:_____ City Commission:_____

Ordinance No:_____ Date Approved:_____

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2923462 OR BOOK 2650 PAGE 1994, Recorded 09/06/2006 at 04:31 PM
Doc Tax: $8750.00

This Instrument Prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, Florida 34950

Return to:
R. N. Koblegard, III, Esq.
Courthouse Box 145

Parcel I.D. No.: 2324-211-0002-000/3

18.50
8750.00
8768.50
Clerk
Doc STS

WARRANTY DEED

THIS WARRANTY DEED, executed this 29th day of August, 2006, by

MBK MASTERS, INC., a Florida corporation
2306 S. Kings Highway
Fort Pierce, FL 34945-2642

hereinafter called the Grantor, to

AUSTRALIAN PROPERTIES, LLC, a Florida
Limited Liability Company
Post Office Box 14049
Fort Pierce, FL 34979

hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires."

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

The South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet, LESS road and canal right of way;

TOGETHER WITH the South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet;

LESS the South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet.

SUBJECT TO an easement from the Southern Bell Telephone and Telegraph, as recorded in Deed Book 220, page 436 of the Public Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Print Name: Richard V. Neill, Jr.

Print Name: Susan M. Burban

MBK MASTERS, INC., a Florida corp.

By _____
Akio Mizuno, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 30th day of August, 2006, by **Akio Mizuno**, known to me to be the President of **MBK MASTERS, INC.,** the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, and that I relied upon the following form of identification of the above-named person: Personal Knowledge, that an oath was not taken.

Print Name: Susan M. Burban, Notary Public, State of Florida at Large

Susan M. Burban
MY COMMISSION # DD269844 EXPIRES
December 12, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2306 KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-211-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14254
Map ID: 23/24N
Zoning: General Co

Ownership

Australian Properties LLC
PO Box 14049
Fort Pierce, FL 34979



Legal Description

24 35 39 S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- LESS THAT PART FOR RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONC W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB- (6.151 AC - 267,938 SF) (OR 2650-1994)

Current Values

Just/Market Value:	$423,800
Assessed Value:	$274,488
Exemptions:	$0
Taxable Value:	$274,488

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.15
Land Size (SF):	267,938

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Aug 29, 2006
Book/Page:	2650 / 1994
Sale Code:	XX00
Deed:	WD
Grantor:	MBK Masters Inc
Price:	$1,250,000
Date:	Sep 14, 1993
Book/Page:	0859 / 0867
Sale Code:	XX01
Deed:	CT
Grantor:	HAFFIELD CITRUS INC
Price:	$498,700

Date:	Nov 7, 1989
Book/Page:	0662 / 2394
Sale Code:	XX00
Deed:	WD
Grantor:	William A Wright
Price:	$400,000
Date:	Sep 1, 1983
Book/Page:	0410 / 2479
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$231,500

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$423,800
Just/Market:	$423,800
Ag Credit:	$149,312
Save Our Homes or 10% Cap:	$0
Assessed:	$274,488
Exemption(s):	$0
Taxable:	$274,488

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2017	0054	6.151	North St. Lucie Water Management District	$113.79

Start Year	AssessCode	Units	Description	Amount
2017	0041	58.6	Fort Pierce Stormwater Charge	$4,043.40

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	$423,800	$274,488	$0	$274,488
2019	$423,800	$274,488	$0	$274,488
2018	$423,800	$274,488	$0	$274,488

Permits

Number	Issue Date	Description	Amount	Fee
C94-03649	Jul 18, 1994	Additions to existing construction	$20,000	$20,000
BP16-2804	Oct 31, 2016	Demolition	$51,200	$0
BP18-0820	Mar 8, 2018	Fence	$9,700	$0
BP18-1016	Oct 25, 2018	Electric	$2,475	$0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☒ Warranty Deed & Legal Description
- ☒ St. Lucie County Property Record Card
- ☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☒ Current Survey
- ☒ Environmental Study
- ☒ Traffic Impact Report
- ☒ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☒ Historical Report
- ☒ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water: See Utilities Impact Statement	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater:	See Utilities Impact Statement
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: See Utilities Impact Statement
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Impact Statement
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): RV Development, LLC
Mailing Address: 547 Wash Roberts Ln
City McMinnville State TN Zip 37110-4971
Phone #
E-mail:

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax #
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State FL Zip 33458
Phone # 561-575-6030 Fax #
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani- Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by Jeffrey M. Iravani who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

RV Development, LLC
547 Wash Roberts LN
McMinnville, TN 37110

February 16, 2021

RE: Parcel ID #'s
2324-211-0001-000-6
2324-214-0001-000-5
2324-214-0002-000-2
2324-241-0003-000-3
Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

RV Development, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required annexation, re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: JAMES A WYNNE III

Title: MANAGING PARTNER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19th day of February, 2021, by James A Wynne II who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

DEANNA GIVENS
Notary Public - State of Florida
Commission # HH 086359
My Comm. Expires Jan 28, 2025
Bonded through National Notary Assn.

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

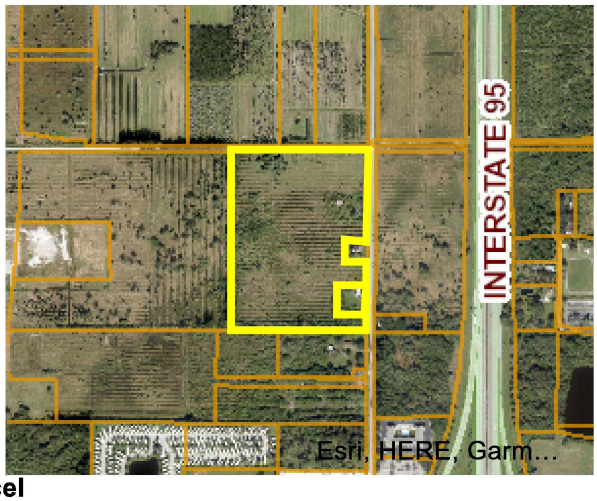
Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO: 2324-211-0001-000-6
Property ID: 14253
Owner1: RV Development LLC
SiteAddress: 2261 PETERS RD

Owner

Owner1: RV Development LLC
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 6000 - GRZNG SLD CP
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $1,634,000
FinishedArea: 1,946
Acres: 26.91
TotalArea: 1,172,199.6

Legal Description

LegalDescription: 24 35 39 E 3/4 OF NE 1/4 OF NW 1/4-LESS TRACT 150 FT X 155 FT AS IN DBK 206-141 AND IN OR 492-1228 AND LESS TRACT 208.71 FTX 208.71 FT AS IN DBK 207-165 AND LESS N 35 FT AND LESS E 25 FT- (26.91 AC) (OR 1868-2876 thru 2879 ERROR IN LEGAL)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$1,634,000	$2,200	$1,629,600	$2,200	$83,735	$0	$83,735	$2,790	$1,547,475
2019	$1,633,300	$1,500	$1,629,600	$2,200	$83,589	$0	$83,589	$2,236	$1,547,475
2018	$1,632,300	$1,600	$1,629,600	$1,100	$83,456	$0	$83,456	$1,369	$1,547,475

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	26.91	$497.84
County Solid Waste	2009	12	$276.14

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO: 2324-214-0002-000-2
Property ID: 14256
Owner1: RV Development LLC
SiteAddress: 2371 PETERS RD

Owner

Owner1: RV Development LLC
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 0100 - SF Res
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $152,000
FinishedArea: 1,450
Acres: 1
TotalArea: 43,560

Legal Description

LegalDescription: 24 35 39 FROM SE COR OF NE 1/4 OF NW 1/4 RUN N 100 FT, TH W 30 FT FOR POB, TH CONT W 208.71 FT, TH N 208.71 FT, TH E 208.71 FT, TH S 208.71 FT TO POB (1.00 AC) (OR 1959-2516)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$152,000	$77,000	$75,000	$0	$126,578	$0	$126,578	$25,422	$0
2019	$154,300	$79,300	$75,000	$0	$115,071	$0	$115,071	$39,229	$0
2018	$150,000	$75,000	$75,000	$0	$104,610	$0	$104,610	$45,390	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1	$25.00
County Solid Waste	2009	12	$276.14

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO: 2324-214-0001-000-5
Property ID: 14255
Owner1: R V Development Llc
SiteAddress: 2315 PETERS RD

Owner

Owner1: R V Development Llc
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 0100 - SF Res
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $57,800
FinishedArea: 1,962
Acres: 0.53
TotalArea: 23,086.8

Legal Description

LegalDescription: 24 35 39 FROM INTERIOR 1/4 SEC COR RUN N ALG E LI OF NW 1/4 1790.5 FT, TH W 25 FT FOR POB, TH RUN W 155 FT, TH N 150 FT, TH E 155 FT, TH S 150 FT TO POB (0.53 AC) (OR 1828-2808)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$57,800	$4,800	$53,000	$0	$45,786	$0	$45,786	$12,014	$0
2019	$57,700	$4,700	$53,000	$0	$41,624	$0	$41,624	$16,076	$0
2018	$57,800	$4,800	$53,000	$0	$37,840	$0	$37,840	$19,960	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

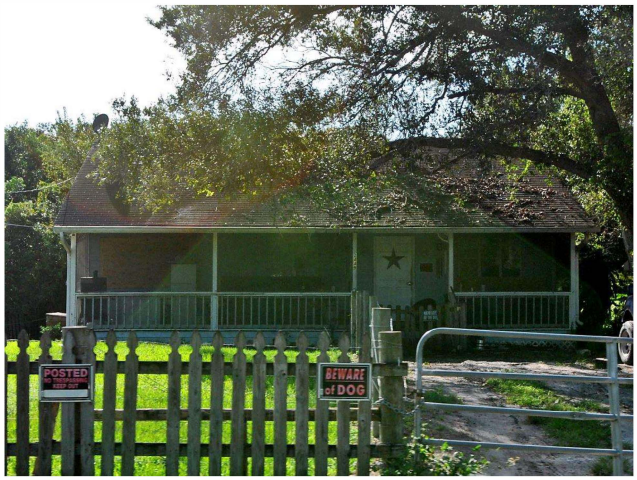
Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.53	$25.00
County Solid Waste	2009	12	$276.14

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, February 16, 2021

Parcel Report





Parcel

PARCELNO: 2324-241-0003-000-3
Property ID: 14263
Owner1: RV Development LLC
SiteAddress: 2449 PETERS RD

Owner

Owner1: RV Development LLC
Owner2:
Owner3:
MailingAddress: %Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse: 0100 - SF Res
DistrictGroup: 0002 - Saint Lucie County
Subdivision: Metes and Bounds
Just/Market Value: $73,300
FinishedArea: 912
Acres: 0.14
TotalArea: 6,098.4

Legal Description

LegalDescription: 24 35 39 S 60 FT OF E 125 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS E 25 FT FOR RD R/W- (0.14 AC) (OR 2398-108) (ERRONEOUS LEGAL)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$73,300	$59,300	$14,000	$0	$60,613	$0	$60,613	$12,687	$0
2019	$76,000	$62,000	$14,000	$0	$55,103	$0	$55,103	$20,897	$0
2018	$68,500	$54,500	$14,000	$0	$50,094	$0	$50,094	$18,406	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	0.14	$25.00
County Solid Waste	2009	12	$276.14

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2733028 OR BOOK 2398 PAGE 108, Recorded 10/27/2005 at 02:34 PM
Doc Tax: $1435.00

Prepared By
& Return to:

W.R. Leonard, 230200
Litigation Building, Suite 402
633 S. Andrews Avenue
Ft. Lauderdale, FL 33301

Tax Folio: 2324-241-0003-000/3

Warranty Deed (§689.02, Fla. Stat.)

THIS Indenture made the 17th day of October, 2005 by and between Paul Browning and Bertie Lou Browning, husband and wife, hereafter Grantor, and R. V. Development, L.L.C., a Florida limited liability company, hereafter Grantee whose post office address is 2560 SE 12th Street, Pompano Beach FL 33062.

WITNESSETH: That the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the second party, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, lying, situate and being in the County of St. Lucie, State of Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: restrictions, reservations and easements of record, taxes for the year of conveyance and all subsequent years, and all valid zoning ordinances.

Property address: 2449 Peters Road, Fort Pierce, FL 34945

And said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Paul Browning

Bertie Lou Browning

7007 Paso Robles Blvd.
Fort Pierce, FL 34951-1223

Signed, sealed and delivered in the presence of:

WILLIAM ROBERT LEONARD

(Printed Name)

Regina Orms

(Printed Name)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Paul Browning and Bertie Lou Browning [ ] known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that (s/he) executed the same, or [✓] relied upon the following form of identification: FLDL and that an oath (was) ~~(was not)~~ taken.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of October, 2005.

Notaries Signature:
Printed Name: Regina Orms
Notary Public State of Florida
Commission Expires:

NOTARY PUBLIC * STATE OF FLORIDA *
Regina Orms
Commission # DD323205
Expires June 24, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

C:\files\Transactions\Wynne\Browning.RV\WD.wpd

EXHIBIT A

The South 60 feet of the East 125 feet of the following described property:

The North 1/2 of NE¼ of SE¼ of Section 24, Township 35 South, Range 39 East, containing 5 acres, more or less, the same being the North 1/2 of Lot 9, of the NW¼, according to the Boston and Florida Atlantic Coast Land Company's Subdivision as per plat thereof on file in Plat Book 3, at page 32, of the Public Records of Saint Lucie County, Florida.

Less and excepting therefrom the East 25 feet for road right-of-way.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294955 OR BOOK 1828 PAGE 2808
Recorded:10/24/03 16:00

* Doc Assump:	$	0.00
* Doc Tax :	$	630.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
34 1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0001-000/5**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **26th** day of **September, 2003** by **Frances A. Swiatocha,** a single woman, herein called the Grantor, to **R.V. Development, L.L.C., a Florida limited liability company** whose post office address is **2650 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

From the Interior Quarter Section Corner of Section 24, Township 35 South, Range 39 East, run North along the East line of the Northwest 1/4 of said Section 1790.5 feet; thence West 25 feet to the Point of Beginning: from said Point of Beginning run West 155 feet: thence North 150 feet; thence East 155 feet; thence South 150 feet to the Point of Beginning; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Subject to restrictions, reservations, easements and rights of way of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacy Ewing Consalvo
Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Valerie M Canant
Witness #2 Signature
VALERIE M CANANT
Witness #2 Printed Name

Frances A. Swiatocha
Frances A. Swiatocha
2315 Peters Road, Fort Pierce, Florida

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 26th day of September, 2003 by Frances A. Swiatocha who is personally known to me or has produced Florida drivers license as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # DD121441 EXPIRES
May 28, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Stacy Ewing Consalvo
DD121441 EXPIRES
INSURANCE, INC.

File No: 1600-003

* Doc Assump:	$	0.00
* Doc Tax :	$	1,645.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO: Box 34
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-214-0002-000/2**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **30th** day of **April, 2004** by **John W. Norvell and Deborah H. Norvell, his wife**, herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE COUNTY, State of Florida, viz.:

From the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run North 100 feet; thence run West 25 feet to the Point of Beginning; continue West 213.71 feet; thence North 208.71 feet; thence East 213.71 feet; thence South 208.71 feet to the Point of Beginning.

Subject to the right of way for Peters Road and reservations, restrictions, easements and rights of way of record, if any, provided this reference shall not operate to reimpose the same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Elizabeth K Jorgensen
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

John W. Norvell
John W. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

Deborah H Norvell
Deborah H. Norvell
2371 Peters Road, Fort Pierce, Florida 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30th day of April, 2004 by John W. Norvell and Deborah H. Norvell, his wife, who are personally known to me or have produced their drivers licenses as identification.

SEAL

Elizabeth K Jorgensen
Notary Public

Printed Notary Name

Elizabeth K. Jorgensen
MY COMMISSION # DD079507 EXPIRES
January 25, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2397518 OR BOOK 1959 PAGE 2516
Recorded:05/06/04 12:49

File No: **1600-005**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2326041 OR BOOK 1868 PAGE 2876
Recorded:12/26/03 08:23

(E)
Box 34

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-211-0001-000/6**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **22nd** day of **December, 2003** by **Melanie Fuller, a married woman,** herein called the Grantor, to **R.V. Development, LLC, a Florida limited liability company** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee Grantor's undivided one-fourth interest in certain land situate in ST. LUCIE County, State of Florida, viz.:

The East Three Quarters (3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Thirty-five(35) South Range Thirty-nine (39) East, containing approximately 26.9 acres.

Grantor hereby certifies that the above property does not constitute the homestead of Grantor nor is it contiguous thereto.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
JULIA S. PRICE
Witness #1 Printed Name

Brenda L Sharpton
Witness #2 Signature
BRENDA L. SHARPTON
Witness #2 Printed Name

Melanie Fuller
Melanie Fuller
1465 Cherokee Trail, Conley, GA 30288

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 19 day of December, 2003, by **Melanie Fuller, a married woman,** who is personally known to me or has produced GA DL 049000545 as identification.

SEAL

NOTARY PUBLIC E.P. Mar. 06 2005

Brenda L Sharpton
Notary Public
BRENDA L. SHARPTON
Printed Notary Name

* Doc Tax : $ 0.00
* Int Tax : $ 1,177.40
* : $ 0.00

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☒ Warranty Deed & Legal Description
- ☒ St. Lucie County Property Record Card
- ☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☒ Current Survey
- ☒ Environmental Study
- ☒ Traffic Impact Report
- ☒ *** Capacity Analysis-Separate Form
- ☒ Drainage Analysis
- ☒ Historical Report
- ☒ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2496 S Kings Hwy
2. Property Tax ID(s): 2324-232-0000-000-4
3. Total Acreage: 19.624
4. Existing Future Land Use Designation: GC
5. Existing Zoning Classification: C-3
6. Proposed Zoning Classification: CP-1
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: VACANT

9. Are there any identified or possible historical structures on the amendment lands? NO

10. The reason for making this request: To rezone those certain **8** parcels of land consisting of approximately 10**9** gross acres, to a single, consistent zoning classification that will accommodate a unified plan of development for a commerce park with commercial and warehouse/distribution uses.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	GC	C-3
South	VACANT/RV Park	GC/MXD	C-3
East	VACANT	GC	E-2
West	VACANT	RM/GC	R-4/C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	512,893 SF	19.624	
Proposed	GC	CP-1	512,893 SF	19.624	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Kings Highway Commercial South, LLC
Mailing Address: 18860 Loxahatchee River Road
City Jupiter State FL Zip 33458-2440
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: Jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

✓ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani- Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Edward Sasso

Property Owner's Name (Please Print) Phone

18860 Loxahatchee River Road, Jupiter Florida 33458

Address State Zip

Edward Sasso 3-4-2021

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Edward Sasso who is personally known to me or has produced _____as ident

Jenna Jenkins

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Kings Highway Commercial South, LLC
18860 Loxahatchee River Road
Jupiter, FL 33458

February 17, 2021

RE: Parcel ID # 2324-232-0000-000-4

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Commercial South, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Edward A. Sasso

Title: Mgr

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18th day of February, 2021, by Edward Sasso who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3802970 OR BOOK 3487 PAGE 76, Recorded 02/20/2013 at 08:35 AM
Doc Tax: $2544.50

Warranty Deed

This Indenture, made , February 19, 2013 A.D.

Between

Southern Specialty Properties, LLC, a Georgia limited liability company whose post office address is:3611 Braselton Hwy., Ste 203, Dacula, GA 30019, Grantor and **Kings Highway Commercial South, LLC, a Florida limited liability company** whose post office address is: 340 S. US Highway 1, Apt 607, Jupiter, Florida 33477, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

The North half of the South half of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, Less the East 1118.54 feet and the West 25 feet thereof;

And

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South half of the North half of the South half of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **2324-232-0000-000/4**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Southern Specialty Properties, LLC, a Georgia limited liability company

By: _____ /manager.
John Moore Cole
Its: Managing Member

_____
Witness Print Name: Daniel Steven.

_____
Witness Print Name: Joel Williams.

State of Georgia.
County of Gwinnett.

The foregoing instrument was acknowledged before me this 19th day of February, 2013, by John Moore Cole, the Managing Member of Southern Specialty Properties, LLC, a Georgia limited liability company who is personally known to me or has produced drivers license as identification.

_____ (Seal)
Notary Public
Notary Printed Name: Steven Webreich

My Commission Expires::
12/27/15

Prepared by and Return to:
Cindy Lou Wilhoite, an employee of
Down Home Title Services, Inc.,
439 SE Port St. Lucie Blvd, Suite 107
Port St. Lucie, Florida 34984

File Number: DH1301-005

PURCHASE PRICE: $363,440.00

NOTARY ACKNOWLEDGMENT

State of: Georgia.

County of: Gwinnett.

I am a notary public of the State of Georgia and my commission expires: 12/27/15.

The foregoing instrument was acknowledged before me this 12 day of February, 2013 by John Moore Cole, Managing Member of Southern Specialty Properties, LLC, a Georgia limited liability company who is/are personally known to me or who has produced drivers license, as identification.

Notary Public
Print notary name: Steven Webreck.
Notary seal



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

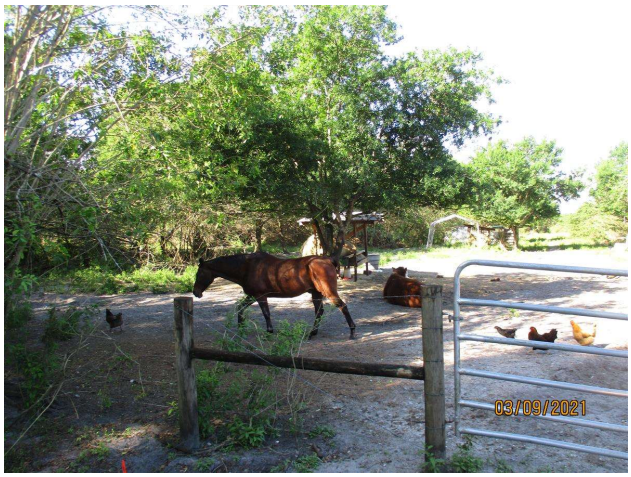
Site Address: 2496 S KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-232-0000-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14257
Map ID: 23/24N
Zoning: General Co

Ownership

Kings Highway Commercial South LLC

18860 Loxahatchee River RD
Jupiter, FL 33458



Legal Description

24 35 39 N 1/2 OF S 1/2 OF NW 1/4-LESS E 1118.54 FT AND LESS W 25 FT AND THE N 60 FT OF THE W 1088.54 FT OF THE E 1118.54 FT OF THE S ½ OF N ½ OF S ½ OF NW 1/4 - LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SELY ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SELY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (19.624 AC - 854,821 SF) (OR 3487-76)

Current Values

Just/Market Value:	$1,251,030
Assessed Value:	$5,397
Exemptions:	$0
Taxable Value:	$5,397

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.62
Land Size (SF):	854,821

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Feb 12, 2013
Book/Page:	3487 / 0076
Sale Code:	0002
Deed:	WD
Grantor:	Southern Specialty Properties LLC
Price:	$363,500

Date:	Jun 11, 2012
Book/Page:	3402 / 2041
Sale Code:	0112
Deed:	SP
Grantor:	Bank of America NA (TR)
Price:	$220,000

Date:	Nov 8, 2011
Book/Page:	3339 / 0352
Sale Code:	0112
Deed:	CT
Grantor:	Interstate Business Center LLC
Price:	$100

Date:	Feb 20, 2009
Book/Page:	3116 / 1769
Sale Code:	0111
Deed:	QC
Grantor:	Kirco Acquistions LLC
Price:	$100

Date:	Jul 17, 2006
Book/Page:	2618 / 1609
Sale Code:	XX00
Deed:	WD
Grantor:	Six Kings LLC
Price:	$6,000,000

Date:	Apr 29, 2005
Book/Page:	2233 / 2350
Sale Code:	XX00
Deed:	WD
Grantor:	Blake Glenn M
Price:	$2,640,000

Date:	Feb 25, 2000
Book/Page:	1282 / 194
Sale Code:	XX01
Deed:	TR
Grantor:	Wolf William L
Price:	$526,300

Date:	Apr 2, 1999
Book/Page:	1215 / 2035
Sale Code:	XX04
Deed:	WD
Grantor:	William L Wolf
Price:	$70,000

Date:	Aug 23, 1994
Book/Page:	0916 / 2154
Sale Code:	XX02
Deed:	WD
Grantor:	William L Wolf
Price:	$100

Date:	Jul 7, 1992
Book/Page:	0798 / 1462
Sale Code:	XX01
Deed:	WD
Grantor:	
Price:	$100

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:	$1,251,030
Just/Market:	$1,251,030
Ag Credit:	$1,245,633
Save Our Homes or 10% Cap:	$0
Assessed:	$5,397
Exemption(s):	$0
Taxable:	$5,397

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	19.624	North St. Lucie Water Management District	$363.04

Start Year	AssessCode	Units	Description	Amount
2017	0041	53.4	Fort Pierce Stormwater Charge	$3,684.60

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	$1,251,030	$5,397	$0	$5,397
2019	$1,251,030	$5,397	$0	$5,397
2018	$1,251,030	$5,397	$0	$5,397

Permits

Number	Issue Date	Description	Amount	Fee
DM2005153	Jul 12, 2006	Demolition	$20,000	$260
DM2006197	Dec 4, 2006	Demolition	$10,000	$130
DM200727	Mar 23, 2007	Demolition	$3,000	$130

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.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- [x] Current Survey
- [x] Environmental Study
- [x] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- [x] Drainage Analysis
- [x] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: 7001 White Rd

2. Property Tax ID(s): 2324-210-0000-000-6

3. Total Acreage: 39.02

4. Existing Future Land Use Designation: GC

5. Existing Zoning Classification: C-3

6. Proposed Zoning Classification: CP-1

7. Other applications being submitted concurrent with this application, if any: Annextation

8. Describe the existing uses, improvements and structures on the amendment lands: VACANT

9. Are there any identified or possible historical structures on the amendment lands? NO

10. The reason for making this request: To rezone those certain **8** parcels of land consisting of approximately 10**9** gross acres, to a single, consistent zoning classification that will accommodate a unified plan of development for a commerce park with commercial and warehouse/distribution uses.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	COM/RL	AG-1/R1
South	VACANT	GC	C-3
East	VACANT	GC	E-2
West	VACANT	RM/GC	R-4/C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1,019,827 SF	39.02	
Proposed	GC	CP-1	1,019,827 SF	39.02	N/A

II. Public Facilities Information:

A. Potable Water:	See Utilities Impact Statement
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater: See Utilities Impact Statement	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: See Utilities Impact Statement 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic See Traffic Analysis Statement Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Kings Highway Commerce Park, LLC
Mailing Address: 18860 Loxahatchee River Road
City Jupiter State Florida Zip 33458-2440
Phone # _____
E-mail: _____

13. Name of Applicant: Kings Highway Development Partners, LLC
Mailing Address: 4923 W. Cypress Street
City Tampa State Florida Zip 33607
Phone # 813-505-4036 Fax # _____
E-mail: ken@tampaglobal.com

14. Name of Representative: Jeff H. Iravani, Inc
Mailing Address: 1934 Commerce Lane Suite 5
City Jupiter State Florida Zip 33458
Phone # 561-575-6030 Fax # _____
E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

__✓__ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Jeff H. Iravani- Authorized Agent 3/5/21

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Edward Sasso

Property Owner's Name (Please Print) Phone

18860 Loxahatchee River Road, Jupiter, FL 33458

Address State Zip

Edward Sasso 3-4-2021

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Edward Sasso who is personally known to me or has produced _____as ide

Jenna Jenkins

Signature of Notary (seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Kings Highway Commerce Park, LLC
18860 Loxahatchee River Road
Jupiter, FL 33458

February 17, 2021

RE: Parcel ID # 2324-210-0000-000-6

Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Commerce Park, LLC, the owner of the above referenced parcels, hereby authorizes Jeff H. Iravani, Inc to be the applicant to obtain all the required site and subdivision plans approvals and civil permits for the above referenced project.

Sincerely,

Signature: _____

Name: Edward A Sasso

Title: Mgr

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18th day of February, 2021, by Edward Sasso who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Kings Highway Development Partners, LLC
4923 W. Cypress Street
Tampa, FL 33607

March 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Kings Highway Development Partners, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: KENNETH I. MORIN

Title: MANAGER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of March, 2021, by Kenneth Morin who is personally known to me (or) produced a drivers' license as identification and who did (did not) take an oath.

_____
Notary Public

Seal

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

(6)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2722143 10/05/2005 at 01:02 PM
OR BOOK 2382 PAGE 1143 - 1146 Doc Type: DEED
RECORDING: $35.50
D DOC STAMP COLLECTION: $32200.00

Return to:
Howard E. Googe, Esq.
401 E. Osceola Street
Stuart, FL 34994

Prepared by:
Landmark Title of Florida, Inc.
2701 Okeechobee Blvd., Suite 200
West Palm Beach, FL 33409
Our File No.: W05-4007

Property Appraisers Parcel No.: 2324-210-000-000/6

Grantee SS#:

_____ (Space Above This Line for Recording Data) _____

WARRANTY DEED

THIS WARRANTY DEED made and executed the **14th** day of **September, 2005**, by **STEVEN L. CRAIG, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986, AS TO AN UNDIVIDED 1/2 INTEREST and CHRISTOPHER H. COOK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986, AS TO AN UNDIVIDED 1/2 INTEREST,** hereinafter called the grantors, to **KINGS HIGHWAY COMMERCE PARK, LLC, a Florida limited liability company,** whose post office address is

903 S.E. Central Parkway, Stuart, FL 34994

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in **St. Lucie** County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO restrictions, reservations, covenants, and easements of record, if applicable.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except those of record and taxes accruing subsequent to **December 31, 2004**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

First Witness Signature

Christa J. Simmons
Printed Name

Second Witness Signature

Printed Name

STEVEN L. CRAIG, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986
Address: 2761 Okeechobee Blvd #200
West Palm Beach FL 33409

First Witness Signature

Cindy A. Collins
Printed Name

Second Witness Signature

Linda R. Koch
Printed Name

CHRISTOPHER H. COOK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986
Address: 205 Datura St.
West Palm Beach FL 33401

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was executed this 16th day of September, **2005**, by **STEVEN L. CRAIG, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986,** who is personally known to me, or who has produced _____ as identification.

(Seal)

CHRISTA J. SIMMONS
MY COMMISSION # DD 175921
EXPIRES: May 5, 2007
Bonded Thru Notary Public Underwriters

Notary Public
Printed Name:_____
My Commission Expires:_____

* * * * *

THE STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was executed this 14th day of September, 2005, by **CHRISTOPHER H. COOK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1986,** who is personally known to me, or who has produced _____ as identification.

(Seal)



Notary Public
Printed Name: Cindy A. Collins
My Commission Expires: 7-25-08

LEGAL DESCRIPTION

7001 WHITE ROAD
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24; LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED
PARCEL "A"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 26477 SQUARE FEET MORE OR LESS.

LESS THE FOLLOWING DESCRIBED
PARCEL "B"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 26477 SQUARE FEET MORE OR LESS.

ALL TOGETHER CONTAINING 40.595 ACRES MORE OR LESS.

CERTIFIED TO:
ATTORNEYS' TITLE INSURANCE FUND, INC.
KINGS HIGHWAY COMMERCE PARK, L.L.C.,
McCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.
FIRST PEOPLES BANK, ISAOA
LANDMARK TITLE OF FLORIDA, INC.
CORNETT, GOOGE & ASSOCIATES, P.A.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 7001 WHITE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-210-0000-000-6
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14251
Map ID: 23/24N
Zoning: General Co

Ownership

Kings Hwy Commerce Park LLC
18860 Loxahatchee River RD
Jupiter, FL 33458

Legal Description

24 35 39 NW 1/4 OF NW 1/4-LESS S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- AND W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4-LESS W 25 FT AND LESS N 35 FT AND LESS ADDL RD R/W AS IN OR 3917-899- (39.02 AC - 1,699,711 SF) (OR 2382-1143)



Current Values

Just/Market Value:	$2,487,525
Assessed Value:	$10,731
Exemptions:	$0
Taxable Value:	$10,731

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	39.02
Land Size (SF):	1,699,711

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Sep 14, 2005
Book/Page:	2382 / 1143
Sale Code:	XX00
Deed:	WD
Grantor:	Craig Steven L
Price:	$4,600,000
Date:	May 1, 1986
Book/Page:	0500 / 2004
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$771,700

Date:	Feb 1, 1980
Book/Page:	0326 / 1420
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$200,000

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:	$2,487,525
Just/Market:	$2,487,525
Ag Credit:	$2,476,794
Save Our Homes or 10% Cap:	$0
Assessed:	$10,731
Exemption(s):	$0
Taxable:	$10,731

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	39.02	North St. Lucie Water Management District	$721.87

Start Year	AssessCode	Units	Description	Amount
2017	0041	106.1	Fort Pierce Stormwater Charge	$7,320.90

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	$2,487,525	$10,731	$0	$10,731
2019	$2,487,525	$10,731	$0	$10,731
2018	$2,487,525	$10,731	$0	$10,731

Permits

Number	Issue Date	Description	Amount	Fee
200441	Dec 7, 2004	Property Off '04 Fire List St Lucie Co Fire Dept	$30,000	$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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Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

March 4, 2021

City of Ft. Pierce Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Brandon C. Creagan, MCRP, LEED
Planner

Re: **Kings Highway Commerce Park**
Re-Zoning Justification Statement

Parcel ID#'s	2324-211-0001-000-6	RV Development, LLC
	2324-214-0002-000-2	"
	2324-241-0003-000-3	"
	2324-211-0001-000-5	"
	2324-241-0004-000-0	Great American RV Prop LLC
	2324-241-0002-000-6	Sapp (LF EST) Grady
	2324-210-0000-000-6	Kings Highway Commerce Park, LLC
	2324-232-0000-000-4	Kings highway Commercial South, LLC
	2324-211-0002-000-3	Australian Properties, LLC

Dear Mr. Creagan,

Please consider this as a justification statement for the proposed re-zoning of the above parcels to Commercial Parkway Zone (CP-1).

Kings Highway Commerce Park is a proposed 109.1 ac mixed use commercial development.

The proposed zoning is ideal for this location on Kings Highway approximately ½ mile north of Okeechobee Road. Proximity and access to both I-95 and Florida Turnpike makes this site ideal for the proposed zoning and use.

Exhibit-A shows the aerial location map of the site.

The proposed mixed use including office, warehousing and distribution is basically what is defined as the purpose for CP-1 zoning under city code section 125-207 below:

"The CP-l district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting."

Brandon C. Creagan, MCRP, LEED
Kings Highway Commerce Park
March 4, 2021

The proposed zoning is compatible with the adjacent parcels which includes C-3 zoning to the south and east. Zoning to the north across White Road is agricultural and residential with commercial and residential future land uses. Zoning to the west across Kings Highway is R4.

The proposed zoning is also compatible with the existing future land use which is Commercial General.

The existing zoning for the western 66.43 ac of the site is C-3. The remainder 42.67 ac are to be annexed into the City with E-2 zoning.

The adjacent properties to the north, west & east are vacant, with the exception of one single family home to the east. There is an existing RV park to the south along with 2 vacant parcels.

Vast majority of the existing land uses to the south down to Okeechobee Road are commercial.

The proposed re-zoning and development have a significant positive impact on City of Ft. Pierce economic development by creating significant number of construction and permanent job opportunities, generating significantly higher property tax and would be a model for future development along Kings Highway.

Please see attached applications and required documents for re-zoning of the above parcels.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President-

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KINGS HIGHWAY PARCEL
ENVIRONMENTAL IMPACT REPORT

Prepared by:

EW CONSULTANTS, INC.

March 2021

© 2021 EW Consultants, Inc.

INTRODUCTION

The 109± acre-property covered by this Environmental Impact Report is located in Section 24, Township 35 South, Range 39 East, City of Ft. Pierce, Florida (Figures 1&2). The property is bordered to the north by White Road and agricultural lands, to the east by Peters Road and undeveloped land, to the south by undeveloped land and an RV vacation resort, and to the west by Kings Highway and agricultural lands.

This report has been prepared to document existing conditions, natural resources and potential environmental impacts on a 109 ± acre property referred to as the Kings Highway Parcel. The subject property is mostly undeveloped and currently utilized as unimproved pasture. This report has been prepared in accordance with City of Ft. Pierce, Land Development Ordinances and St. Lucie County, Land Development Code.

PROPERTY DESCRIPTION

The subject property is currently undeveloped except for a few residential structures along Peters Road on the eastern portion of the property, and a road construction staging area on the western portion of the property. The remainder of the land is utilized as unimproved pasture. Management practices and the presence of livestock were observed during the site assessment. Historical aerial imagery from c.1985 indicates that the majority of the property was previously planted with row crops which was likely citrus up to the mid-2000's. The unimproved pastures are now vegetated with typical pasture grasses, ruderal weeds and scattered clumps of trees and shrubs. A system of man-made ditches is present on the property, likely associated with prior agricultural uses for draining and irrigating the land.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached in the Appendix. According to the soil map, five soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Chobee loamy sands – Soils of the Chobee series are fine-loamy, siliceous, nearly level, very poorly drained, very slowly permeable soils that formed in unconsolidated, moderately fine marine sedi-ment. The water table is above the surface for 6 to 9 months in most years and is within 10 inches of the surface for most of the rest of the year except in very dry periods. Slope ranges from O to 2 percent. Under natural conditions, vegetation may consist of arrowhead, cabbage palm, Carolina willow, cypress, maidencane, pickerelweed, lilies, sawgrass, smartweed, wax myrtle, slash pine, water oak, understory of ferns and water tolerant grasses, and scattered swamp maples in treeless areas.

Pineda sand – Soils of the Pineda series are loamy, siliceous, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated marine sandy and loamy materials. The water table is within a depth of 10 inches for 1 to 6 months and between depths of 10 to 40 inches for most of the rest of the year. Slope ranges from 0 to 2 inches. Under natural

conditions, vegetation consists of south Florida slash pine, cypress, myrtle, cabbage palm, blue maidencane, chalky bluestem, saw palmetto sedges, pineland threeawn, and sand cordgrass.

Riviera fine sand, 0 to 2 percent slopes – Soils of the Riviera series are loamy, siliceous, nearly level, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated, marine sandy and loamy materials. The water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 30 inches for most of the rest of the year. Depressional areas are ponded for 6 to 9 months or more annually. Nearly all of the acreage has been cleared and is planted to row crops/citrus or managed as pasture. Typical natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto.

Wabasso sand – Soils of the Wabasso series are sandy, siliceous, nearly level, poorly drained, slowly and very slowly permeable soils that formed in beds of marine sandy and loamy materials. These soils are on broad flatwoods. In most years, the water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 to 9 months. Slope ranges from 0 to 2 percent. The typical natural vegetation consists of longleaf pine, slash pine, cabbage palm, live oak, with an understory of saw palmetto, laurel oak, wax myrtle, chalky bluestem, creeping bluestem, indiangrass, little bluestem, Florida paspalum, running oak, south Florida slash pine and pineland threeawn.

Winder loamy sand – Soils of the Winder series are fine-loamy, siliceous, nearly level, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated marine sand, and loamy mate-rials These soils are in hammocks, along poorly defined drainageways, and in depressional areas. A water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Depressional areas are ponded for 6 to 9 months in most years. Slope ranges from 0 to 2 percent. Typical natural vegetation consists of cordgrass, maidencane, cabbage palmetto, saw palmetto, and pineland threeawn.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed and potential listed wildlife species presence and usage of the habitat is further discussed in the subsequent section of this report.

There are four different FLUCFCS classifications currently present on the site including (111) single family units, (140) commercial and services, (212) unimproved pasture, the ditches that network throughout the site are classified as streams and waterways (510).

A land cover map of the observed community types is included as Figure in the Appendix of this report. The land cover types observed on the property are described as follows:

111 Fixed Single Family Units – 9.3 ± acres

There are several single family and associated structures along the eastern portion of the property. Some appear dilapidated and uninhabited, and some appear maintained and inhabited. The property immediately surrounding these structures appears maintained and contains a variety of grasses, shrubs and trees, some landscaping and some natural.

140 Commercial Services – 7.4 ± acres
This area is located along the western portion of the property and appears to be utilized for road construction staging and storage. The area has been cleared of vegetation and the surface leveled and partially graveled.

212 Unimproved Pasture – 91.4 ± acres
This land cover accounts for the majority of the property where citrus and crops once existed. There is still evidence of rows and swales associated with prior uses, however the groundcover has been allowed to fill in and has possibly been supplemented with pasture grasses. Vegetation assemblages within this land cover type is predominantly short, herbaceous grass and ruderal weeds with dominant species including bahia grass, dropseed grass, guinea grass, dog fennel, ragweed, shrubby false buttonweed, pepperweed, Caesarweed and sandspur grass. Taller vegetation and trees consist mainly of Brazilian pepper, live oak, Australian pine, earleaf acacia and sabal palms. The remnant swales contain some wetland vegetation such as primrose willow, marsh purslane, spikerush and dollarweed.

510 Ditches – 0.9 ± acres
A system of drainage ditches extends throughout the property. The ditches are approximately 6-10 feet wide and are typically open water with scattered vegetation such as Carolina willow, primrose willow, cattail, and swamp fern.

WILDLIFE AND LISTED SPECIES

The pasture and ditch areas provide habitat for numerous wildlife species. Observations from the site visit conducted in March, 2021 included sightings or signs of great egret, white Ibis, glossy ibis, northern mocking bird, tri-colored heron, cattle egret, and raccoon.

Of these species observed, only the tri-colored heron is protected and listed by the State as a threatened species. The tri-colored heron was observed foraging in a ditch area and no nests were observed on the site. Although not observed, the site also provides suitable habitat for three Federally listed species, Audubon's crested caracara, wood stork, and eastern indigo snake. During the site plan approval process, the U.S Fish and Wildlife Service should be consulted for guidance and protection measures for these species.

The absence of natural habitat combined with active agricultural and land management practices has left the property unsuitable for most other listed species found in the region.

PROPOSED IMPACTS FROM DEVELOPMENT

Under the development proposal, the majority of the 109-acre site will be occupied with warehouse and office space with associated infrastructure such as parking and surface water

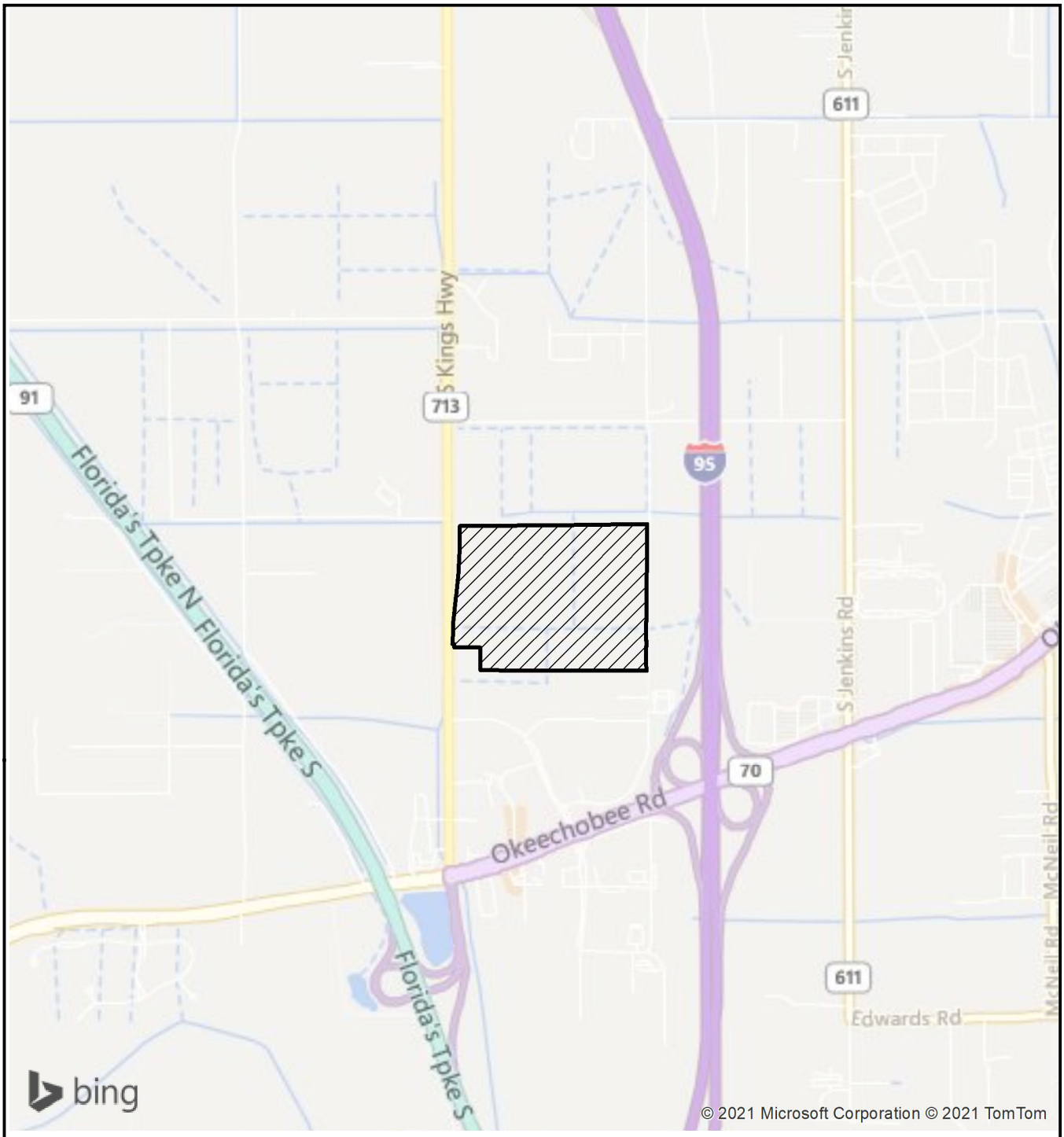
management systems. Because there is no significant native upland or native wetland habitat present on the site, the environmental impacts are minimal.

There are surface waters in the form of drainage ditches. Permits will be obtained from South Florida Water Management District (SFWMD) that will address impacts to surface waters. The proposed surface water management lakes will provide surface water area to offset the ditch impacts. Although federally listed species were not observed during the site assessment, U.S Fish and Wildlife Service will be consulted for guidance and protection measures for listed species habitat that occurs on the property.

APPENDIX

FIGURE 1. LOCATION MAP
FIGURE 2. QUAD MAP
FIGURE 3. AERIAL MAP
FIGURE 4. FLUCFCS MAP

ATTACHMENT
SOILS REPORT



LEGEND

- SITE (109+/- AC)

0 2,000 Feet

N

KINGS HIGHWAY PARCEL LOCATION

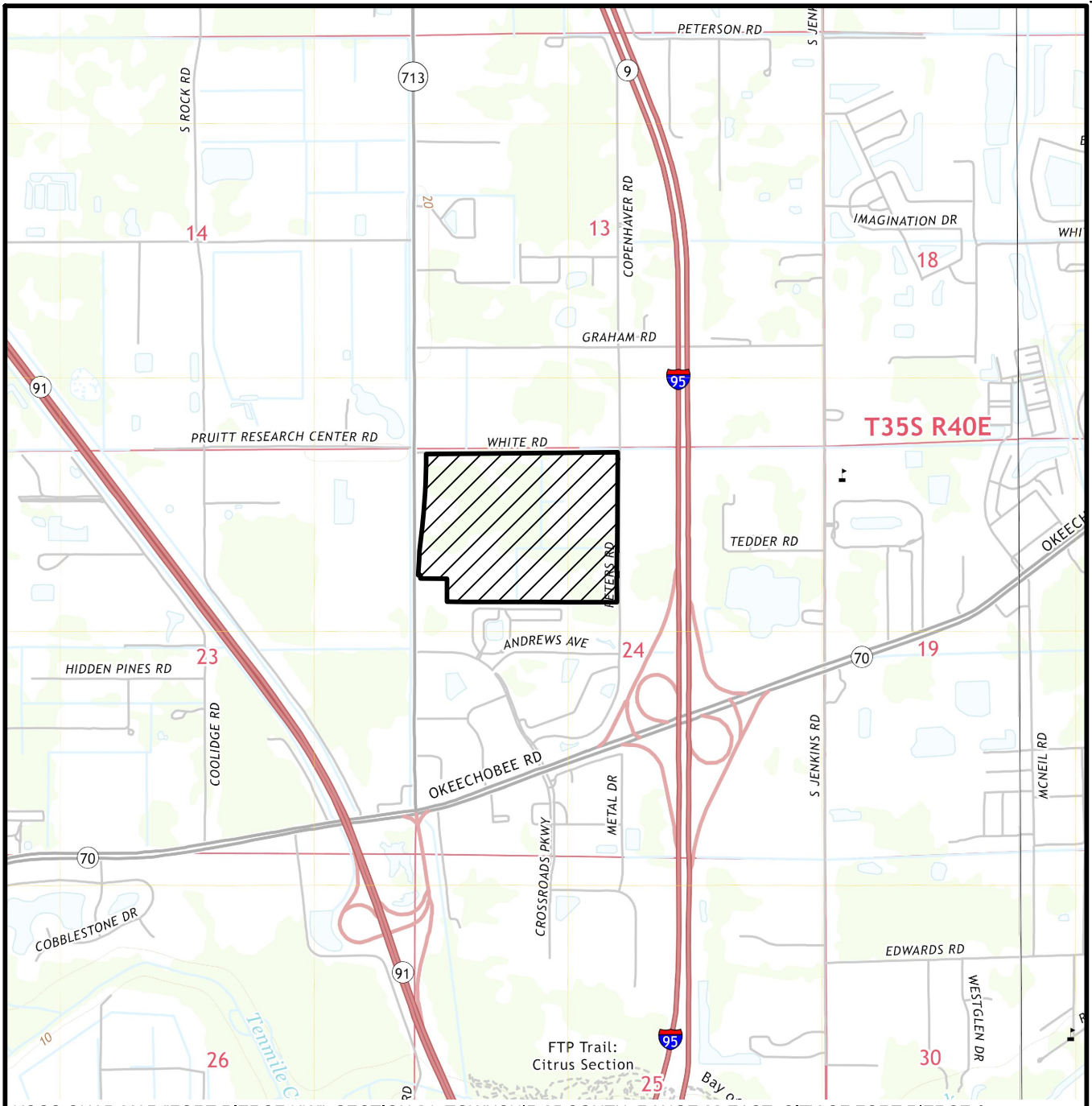
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°25'26" LONGITUDE -80°23'42"

LEGEND

▨ - SITE (109± AC)

0 2000

SCALE IN FEET

KINGS HIGHWAY PARCEL

QUAD

EW CONSULTANTS, INC.

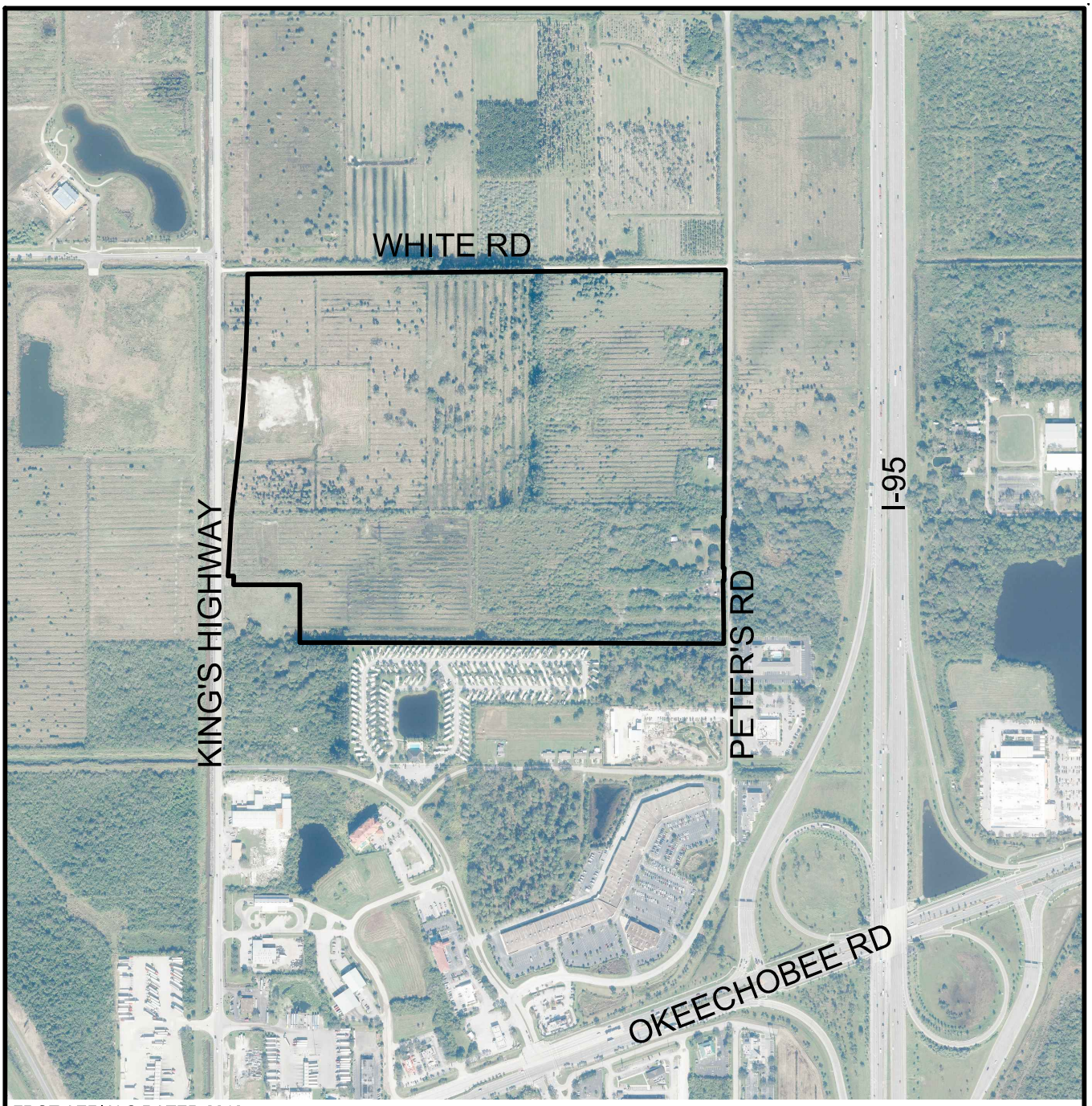
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE

2

Kings Highway Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 800
SCALE IN FEET

KINGS HIGHWAY PARCEL

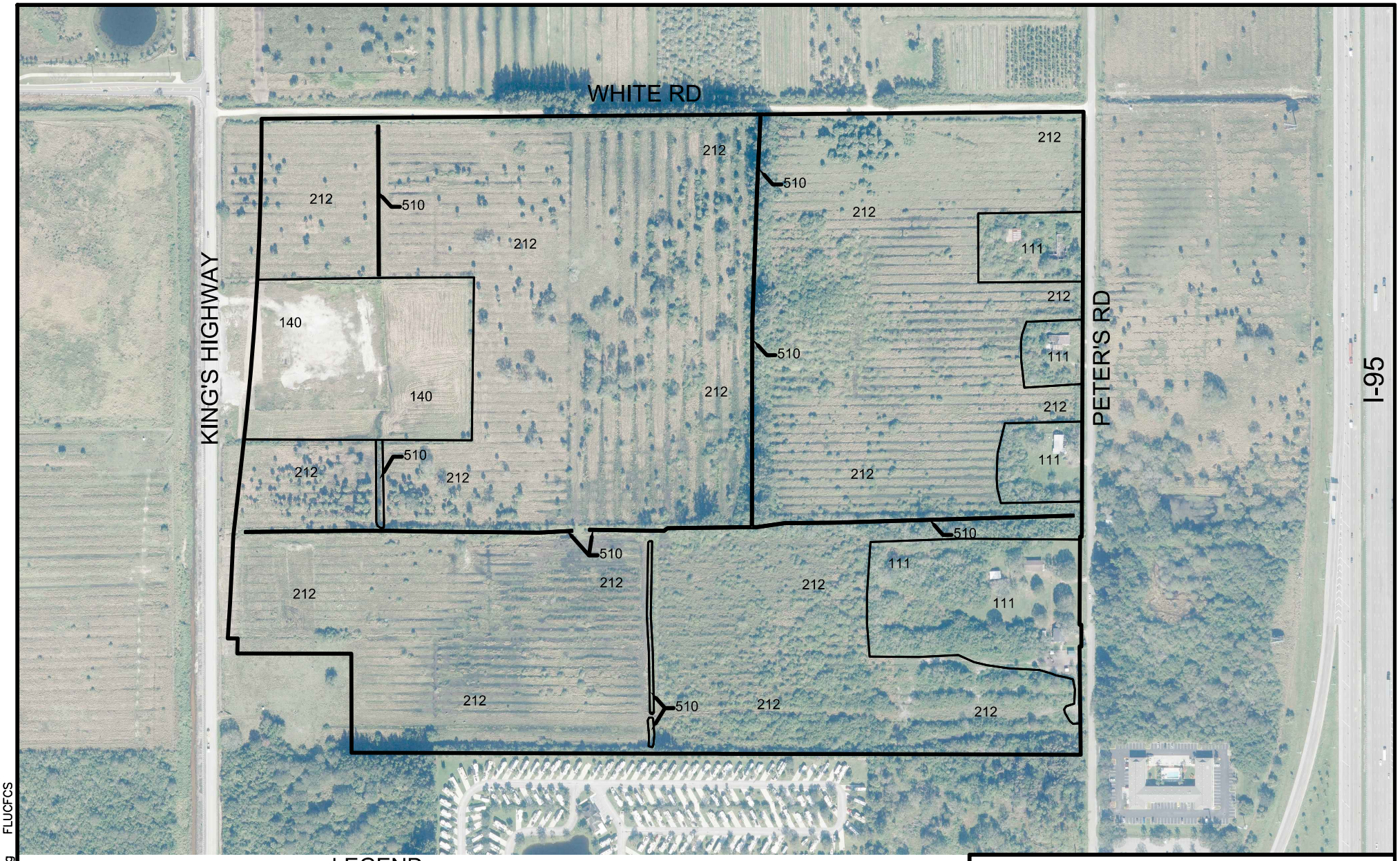
AERIAL

EW CONSULTANTS, INC.
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WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE
3

Kings Highway Parcel.dwg AERIAL



FDOT AERIALS DATED 2018

LEGEND

111 - FIXED SINGLE FAMILY UNITS (9.3± AC)
140 - COMMERCIAL & SERVICES (7.4± AC)
212 - UNIMPROVED PASTURE (91.4± AC)
510 - DITCHES (0.9± AC)
TOTAL SITE (109± AC)

0 400
SCALE IN FEET

KINGS HIGHWAY PARCEL FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE 4

Kings Highway Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(KINGS HIGHWAY PARCEL)



Map Scale: 1:5,010 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	0.7	0.6%
32	Pineda sand, 0 to 2 percent slopes	4.6	4.3%
38	Riviera fine sand, 0 to 2 percent slopes	4.2	3.8%
48	Wabasso sand, 0 to 2 percent slopes	8.1	7.4%
55	Winder loamy sand	91.5	83.9%
Totals for Area of Interest		**109.0**	**100.0%**

Impact	Per NSLRWCD, the max discharge is based on the parcel area. Therefore, re-zoning shall not have any impact on the storm discharge.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		LU Codes 710,150 See TIA Dated 3.11.2020 by O'Rourke Engineering & Planning
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning C3/E2	**3361**	**334/373**
Proposed Zoning CP-1	**4108**	**452/486**
Change in Demand	Trips **+747**	Trips **+118/+113**
Impact to Capacity	**Links and intersections operate at acceptable LOS with increase in traffic see pages 8 and 9 of TIA**	

12. Name of Owner(s): _____

Mailing Address: _____

City _____ State FL Zip _____

Phone # _____

E-mail: _____

13. Name of Applicant: _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone # _____ Fax # _____

E-mail: _____

14. Name of Representative: Jeff H. Iravani, Inc

Mailing Address: 1934 Commerce Lane Suite 5

City Jupiter State FL Zip 33458

Phone # 561-575-6030 Fax # _____

E-mail: jhi@bellsouth.net

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

Applicant's Signature Date

Table 1 - Trip Generation - 108 Acres/Kings Hwy-Existing Zoning (2 dus on 42.67 acres and .6 FAR adjusted for site limitations

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	85	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	448	438	886
Multifamily Housing (Low-Rise)	240	-	DU	T = 7.56(X) - 40.86	50%	50%	-	-	-
General Office	710	78,000	Sft	T=9.74(X)	50%	50%	377	380	757
Medical Office	720	-	Sft	T = 38.42(X) - 87.62	50%	50%	-	-	-
Warehousing	150	1,062,000	Sft	T = 1.58(X) + 45.54	50%	50%	856	862	1,718
TOTALS							**1,681**	**1,680**	**3,361**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	85	DU	T = 0.71(X) + 4.80	25%	75%	16	48	64
Multifamily Housing (Low-Rise)	240	-	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	-	-	-
General Office	710	78,000	Sft	T = 1.16(X)	86%	14%	77	13	90
Medical Office	720	-	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	-	-	-
Warehousing	150	1,062,000	Sft	T = 0.17(X)	77%	23%	138	42	180
TOTALS							**231**	**103**	**334**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	85	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	53	31	84
Multifamily Housing (Low-Rise)	240	-	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	-	-	-
General Office	710	78,000	Sft	T = 1.15(X)	16%	84%	14	75	89
Medical Office	720	-	Sft	T = 3.39(X) + 2.02	28%	72%	-	-	-
Warehousing	150	1,062,000	Sft	T = 0.19(X)	27%	73%	54	146	200
TOTALS							**121**	**252**	**373**

Source: ITE 10th Edition Trip Generation Rates

Table 2 - Trip Generation - 108 Acres/Kings Hwy- Proposed Zoning - Commercial/ Industrial at .6 coverage with same site limitations

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T=9.74(X)	50%	50%	633	633	1,266
Warehousing	150	1,770,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,421	1,421	2,842
TOTALS							**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.16(X)	86%	14%	130	21	151
Warehousing	150	1,770,000	Sft	T = 0.17(X)	77%	23%	232	69	301
TOTALS							**362**	**90**	**452**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.15(X)	16%	84%	24	126	150
Warehousing	150	1,770,000	Sft	T = 0.19(X)	27%	73%	91	245	336
TOTALS							**115**	**371**	**486**

Source: ITE 10th Edition Trip Generation Rates

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@bellsouth.net

Re-Zoning Drainage Impact Statement
For
Kings Highway Commerce Park

I. Introduction

The site is located at the southeast corner of Kings Hwy and White Road approximately 1/2 mile north of Okeechobee Rd (SR-70) and consists of 109.1 ac of mostly vacant land with 5 single family homes. See Exhibit-A

It is proposed to re-zone the site to Commerce Parkway (CP-1).

The existing zoning for the westerly 66.43 ac is already commercial (C-3). The remainder 42.67 ac of the project is E-2 zoning.

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy thru 2- 24" CMP. These pipes are now replaced by FDOT with 2-30" RCP. Canal-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork. St. Lucie River is considered impaired.

II. Design Criteria

1. The proposed drainage system shall provide a minimum of on-site retention/detention for the runoff from 2.5" of rainfall or 1".

2. The drainage system shall also provide adequate dry retention and wet detention for the required nutrient removal efficiency.

3. The pavement elevations shall be above the peak stage of a 10yr-24hr storm.

4. The finished floor elevation of the buildings shall be above the peak stage of a 100yr-72hr storm.

5. The perimeter elevation shall be above the peak stage of a 10yr-72hr storm.

6. The allowable discharge per NSLRWCD is 2" / day / ac for a 10yr-72hr storm.
   This is a volume-based limitation. There is no limitation on the peak discharge rate.

III. Conclusion

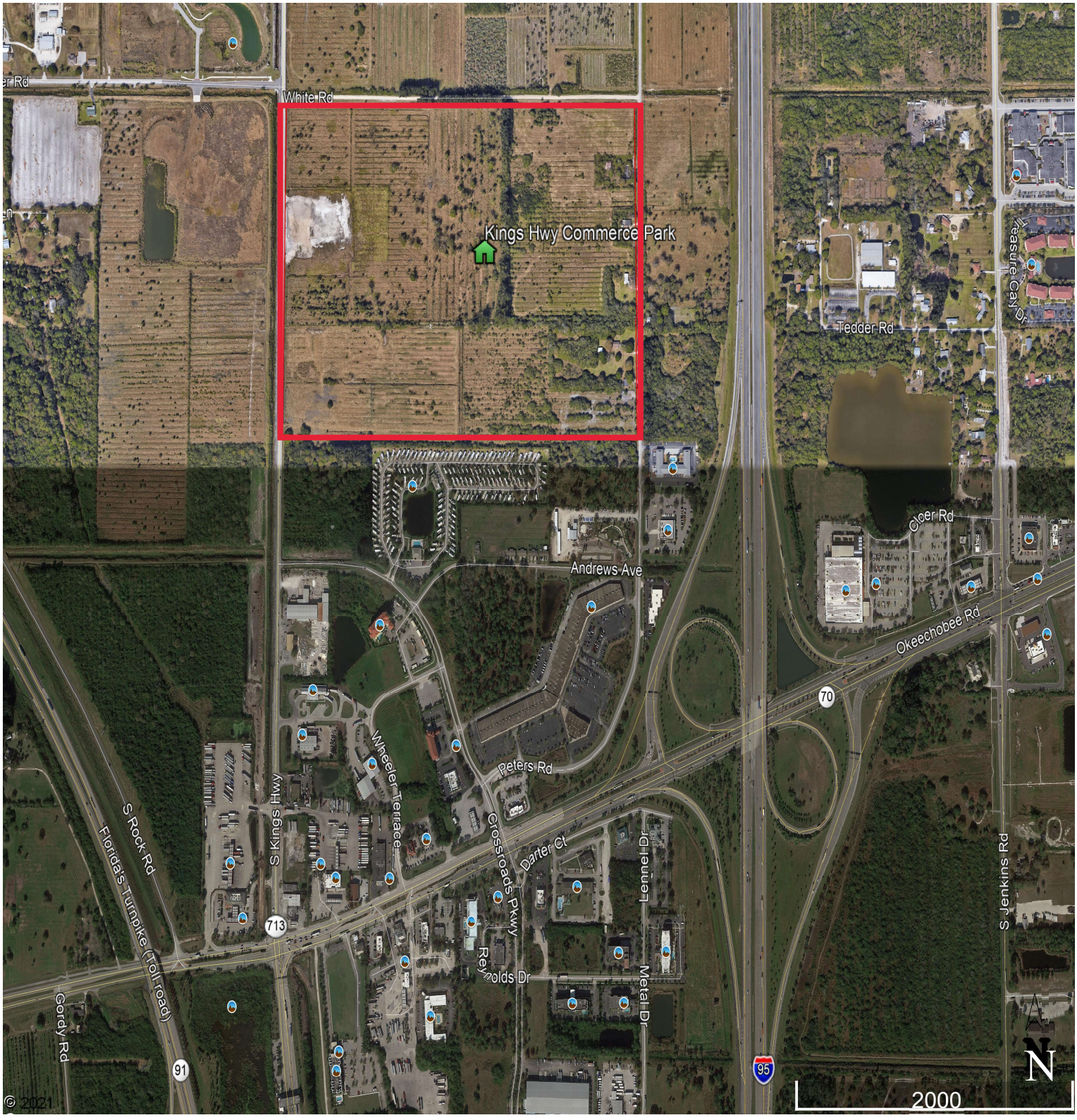
The proposed drainage system shall consist of dry and wet retention/detention areas receiving the runoff from the parking and the drive areas. The dry retention/detention system shall be in forms of dry retention/detention ponds and exfiltration trenches. The storm runoff is collected thru inlets and then conveyed to the retention/detention system. The drainage system shall provide the required treatment for water quality and the nutrients removal as required by South Florida Water Management System (SFWMD) in addition to attenuation for the storm runoff. There is no negative impact due to proposed re-zoning since the allowable discharge volume is based on the total acreage of the site and is not affected by re-zoning.

Certified on This 9th day of March, 2021.

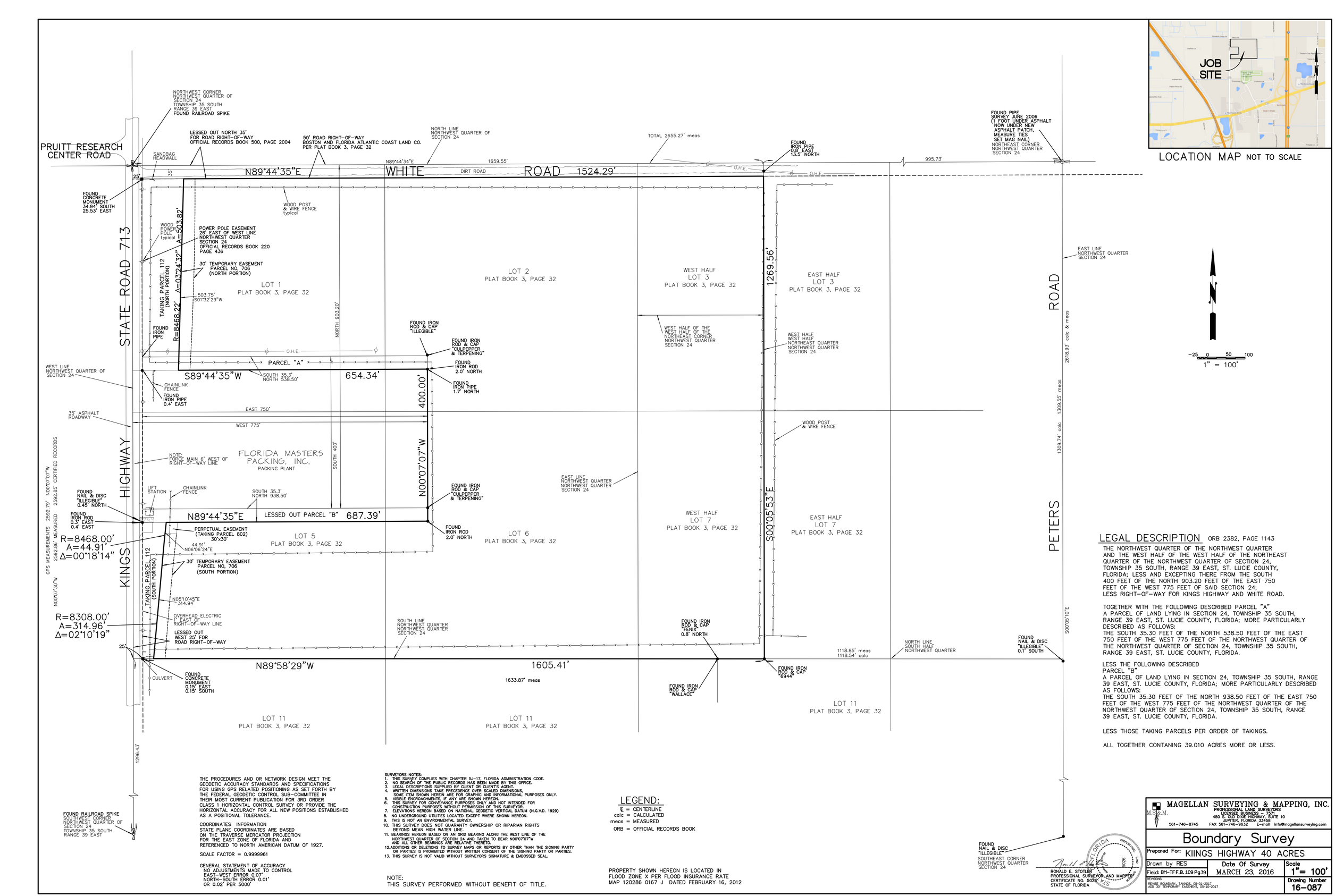
_____

Jeff H. Iravani, P.E.
FL Reg # 33155
FR # 6986

Exhibit A



Aerial Location Map



LEGAL DESCRIPTION ORB 2382, PAGE 1143

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24; LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "A"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL "B"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THOSE TAKING PARCELS PER ORDER OF TAKINGS.

ALL TOGETHER CONTANING 39.010 ACRES MORE OR LESS.

THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.

COORDINATES INFORMATION
STATE PLANE COORDINATES ARE BASED ON THE TRAVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO NORTH AMERICAN DATUM OF 1927.

SCALE FACTOR = 0.9999961

GENERAL STATEMENT OF ACCURACY
NO ADJUSTMENTS MADE TO CONTROL
EAST-WEST ERROR 0.07'
NORTH-SOUTH ERROR 0.01'
OR 0.02' PER 5000'

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON AN GRID BEARING ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND TAKEN TO BEAR N00°07'07"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
ORB = OFFICIAL RECORDS BOOK

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 120286 0167 J DATED FEBRUARY 16, 2012

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5036
STATE OF FLORIDA

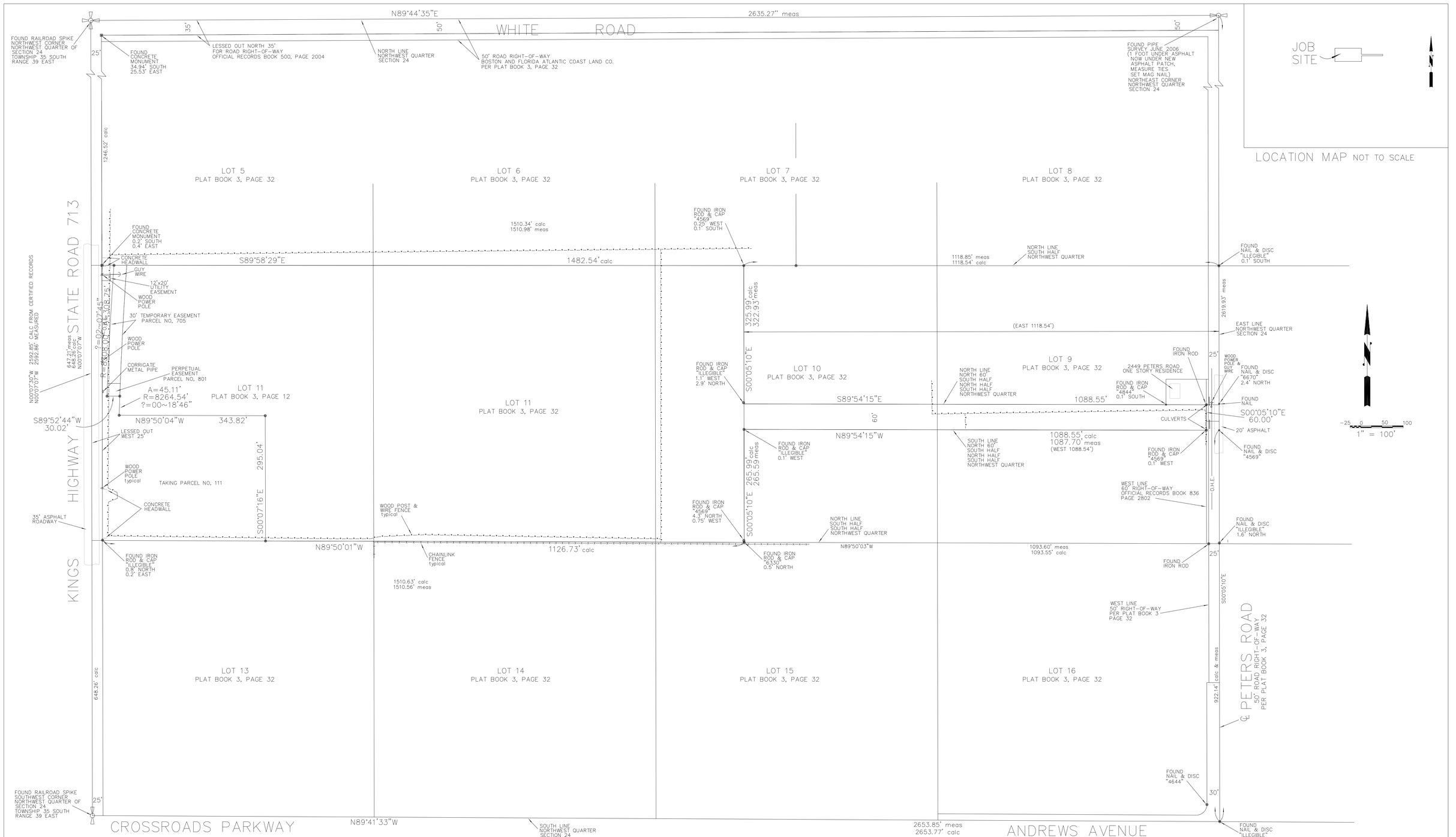
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail Info@magellansurveying.com

Boundary Survey

Prepared For: KIINGS HIGHWAY 40 ACRES

Drawn by RES	Date Of Survey MARCH 23, 2016	Scale 1"= 100'
Field: BM-TF P.B. 109 Pg.39		Drawing Number 16-087

REVISIONS:
REVISE BOUNDARY, TAKINGS, 05-01-2017
ADD 30' TEMPORARY EASEMENT, 05-10-2017



THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.

COORDINATES INFORMATION
STATE PLANE COORDINATES ARE BASED ON THE TRAVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO NORTH AMERICAN DATUM OF 1927.

SCALE FACTOR = 0.9999961

GENERAL STATEMENT OF ACCURACY
NO ADJUSTMENTS MADE TO CONTROL
EAST-WEST ERROR 0.02'
NORTH-SOUTH ERROR 0.01'
OR 0.02' PER 5000'

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENT'S AGENT.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
7. ELEVATIONS HEREON BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
10. THIS SURVEY DOES NOT GUARANTY OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
11. BEARINGS HEREON BASED ON AN GRID BEARING ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND TAKEN TO BEAR N00°07'07"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
ORB = OFFICIAL RECORDS BOOK

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 120286 0167 J DATED FEBRUARY 16, 2012

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

LEGAL DESCRIPTION ORB 3487, PAGE 76

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 1118.54 FEET AND THE WEST 25 FEET THEREOF;
AND
THE NORTH 60 FEET OF THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. LESS THOSE TAKING PARCELS PER ORDER OF TAKINGS

CONTAINING 21.271 ACRES MORE OR LESS.

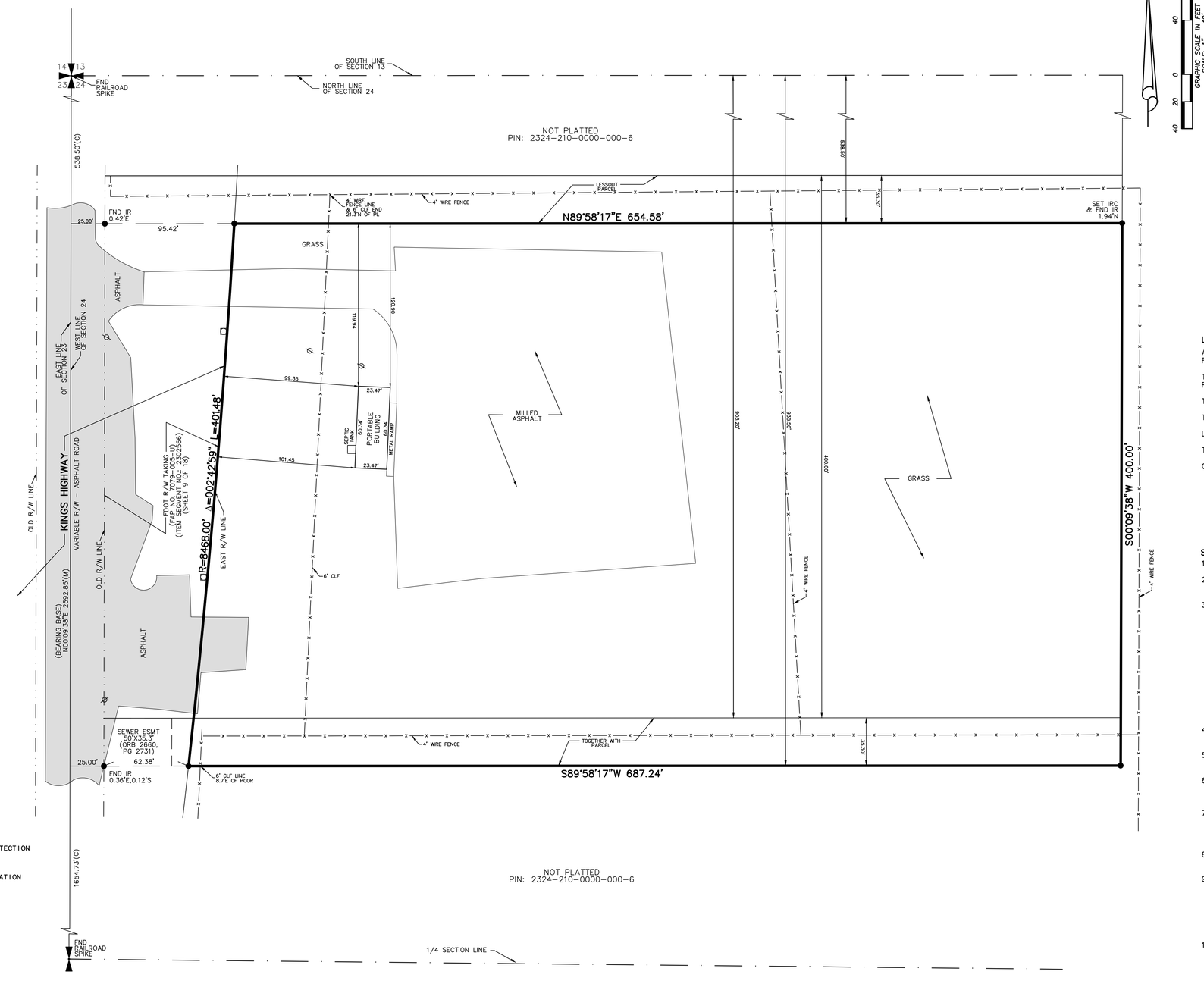
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

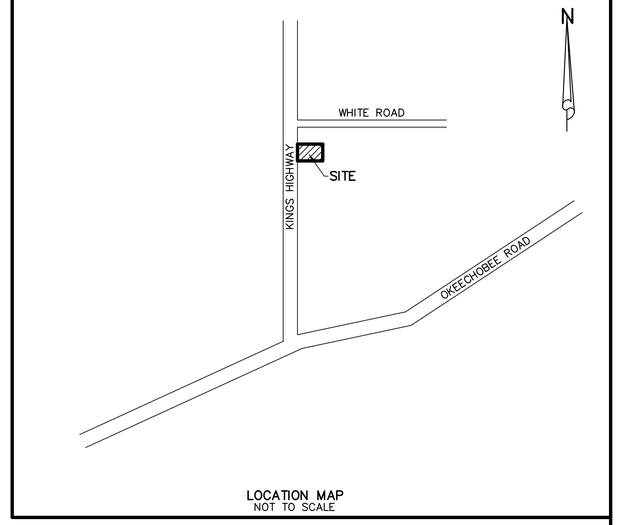
MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS # 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: KINGS HIGHWAY KIRCO

Drawn by RES	Date Of Survey	Scale
Field: BM-TFF.B.109 Pg.39	MARCH 23. 2016	1"= 100'
REVISIONS: REVISED BOUNDARY, LESS TAKINGS, 04-10-2017 ADD 30' TEMPORARY EASEMENT, 05-10-2017		Drawing Number 16-107





LOCATION MAP
NOT TO SCALE

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CLEANOUT
- = ELECTRIC BOX
- = SOUTHERN BELL BOX
- = MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = POWER POLE
- = SPRINKLER HEAD
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = CHAIN LINK FENCE
- = GUARD RAIL
- = OVERHEAD UTILITY LINES
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
- = ASPHALT
- = CONCRETE
- = MILLED ASPHALT

ABBREVIATIONS:

A/C	= AIR CONDITIONER
(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CMH	= CONFLICT MANHOLE
CNF	= COULD NOT FIND
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FH	= FIRE HYDRANT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RC	= RAISED CURB
RCP	= REINFORCED CONCRETE PIPE
RPB	= ROAD PLAT BOOK
(S)	= SURVEY
SLP	= STOP LIGHT POLE
SMH	= SANITARY MANHOLE
SBTMH	= SOUTHERN BELL TELEPHONE MANHOLE
STMH	= STORM MANHOLE
TB	= TRAFFIC BOX
TLP	= TRAFFIC LIGHT POLE
TV	= TELEVISION
UE	= UTILITY EASEMENT
WP	= WOOD POLE
WF	= WOOD FRAME

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET; LESS ROAD AND CANAL RIGHT-OF-WAYS.

TOGETHER WITH:

THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET.

LESS:

THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE WEST 775 FEET.

CONTAINING 267,728 SQUARE FEET OR 6.146 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON SAINT LUCIE COUNTY SECTIONAL DATA AND KINGS HIGHWAY AS MONUMENTED AND AS LAYED OUT AND IN USE.
3. LEGAL DESCRIPTION WAS FURNISHED BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NO.: C-3022168, DATED JULY 23, 2006 AT 11:00 P.M.

   SUBJECT TO THE FOLLOWING CONDITIONS:

   A. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN DEED BOOK 220, AT PAGE 436, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. INTENT OF SAID EASEMENT EFFECTS THE ENTIRE WEST SIDE OF SUBJECT PROPERTY ALONG KINGS HIHWAY TO ALLOW ACCESS FOR MAINTENANCE OF UTILITY POLES AND THEIR ACCESSORIES. THIS EASEMENT COULD NOT BE PLOTTED DUE TO A VAGUE DESCRIPTION OF SAID INSTRUMENT. (BII #6)

   B. ANNEXATION AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 969, AT PAGE 1857, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID AGREEMENT EFFECTS THE ENTIRE PARCEL EXCEPT THE SOUTH 35.30 FEET. (BII #7)
4. BEARING BASIS: N00°09'38"E ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST OF SAINT LUCIE COUNTY, FLORIDA
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12111C0167 J, DATED 2-16-12
6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
7. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE DEVELOPMENT OF COMMERCIAL BUILDINGS AND SITE WORK AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
8. THE CONTRACTED USE OF THIS SURVEY IS FOR FUTURE DEVELOPMENT. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
   PREPARED FOR: AUSTRAILIAN PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
   MBK MASTERS, INC., A FLORIDA CORPORATION
   HARBOR FEDERAL SAVINGS BANK, ISAOA
   RICHARD V. NEILL, JR., ESQ.
   R. N. KOBLEGARD, III, ESQ.
   ATTORNEYS' TITLE INSURANCE FUND
10. © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 10-03-18, 7-26-06

DATE OF SURVEY: 8-11-06

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
10-03-18	UPDATE SURVEY	CJM

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
2306 SOUTH KINGS HIGHWAY
SEC 24, TWP 35S, RGE 39E
AS PREPARED FOR
AUSTRAILIAN PROPERTIES, LLC

CAD	K:\LBFH\GARVSALE\DWG\06-382		
REF	K:\		
FLD	GATES/APPLEBY	FB. 027 PG. 44-46	JOB 06-0382
OFF	BMG		DATE 7/28/06
CKD	AJP	SHEET 1 OF 1	DWG D-0126

K:\LBFH\GARVSALE\DWG\06-382UP.dwg, 10/4/2018 4:17:12 PM

LEGAL DESCRIPTION

21–020
"A"
PCN 2324–241–0004–000–0
OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:
THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"B"
PCN 2324–211–0001–000–6
OFFICIAL RECORDS BOOK 1868 PAGE 2879

THE EAST THREE QUARTERS (3/ 4) OF THE NORTHEAST QUARTER (NE 1/ 4) OF THE NORTHWEST QUARTER (NW 1/ 4) OF SECTION TWENTY–FOUR (24) TOWNSHIP THIRTY FIVE (35) SOUTH RANGE THIRTY–NINE (39) EAST, CONTAINING APPROXIMATELY 26.9 ACRES.

"C"
PCN 2324–214–0002–000–2
OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.

"D"
PCN 2324–214–0001–000–5
OFFICIAL RECORDS BOOK 1828 PAGE 2808

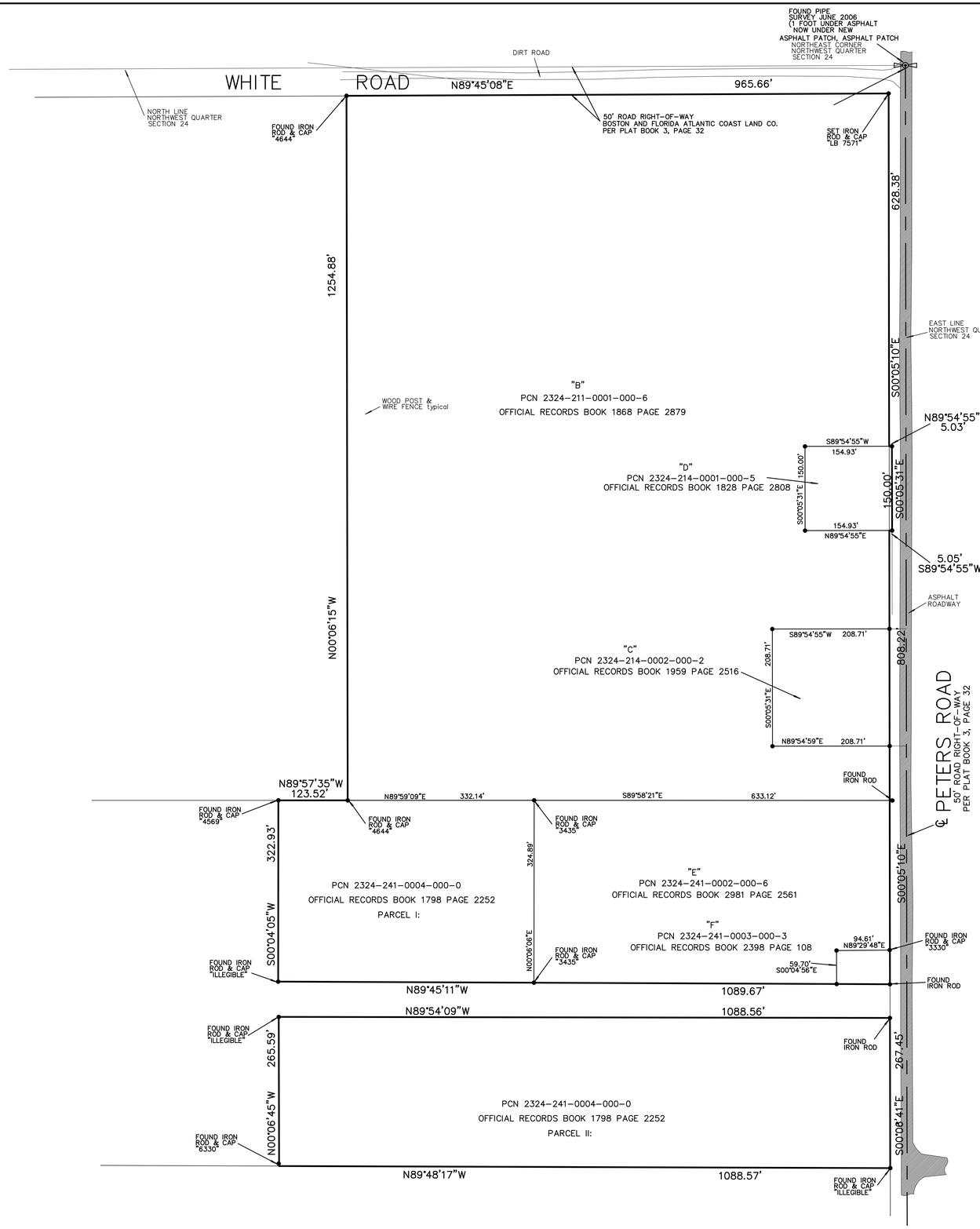
FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/ 4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/ 4 OF THE NORTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

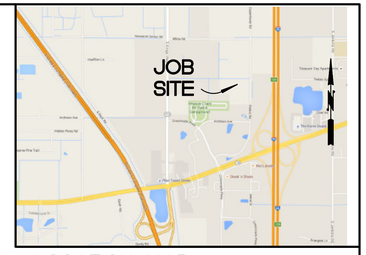
"E"
PCN 2324–241–0002–000–6
OFFICIAL RECORDS BOOK 2981 PAGE 2561

THE NORTH 1/ 2 OF THE NORTHEAST 1/ 4 OF THE SOUTHEAST 1/ 4 OF THE NORTHWEST 1/ 4, LESS THE SOUTH 60 FEET OF THE EAST 125 FEET AND LESS THE EAST 30 FEET, SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

"F"
PCN 2324–241–0003–000–3
OFFICIAL RECORDS BOOK 2398 PAGE 108; ERRONEOUS LEGAL
PER ST. LUCIE COUNTY, CLERK OF THE COURT)
DESCRIPTION PER THIS OFFICE
THE SOUTH 60.00 FEET OF THE EAST 125 FEET OF THE
PER DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 718, PAGE 2723

ALL TOGETHER CONTAINING 42.668 ACRES MORE OR LESS





LOCATION MAP NOT TO SCALE

−25 0 50 100
1" = 100'

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
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JUPITER, FLORIDA 33458
561–746–8745 FAX 561–746–9632 E–mail Info@magellansurveying.com

Boundary Survey

Prepared For: KINGS HIGHWAY DEVELOPMENT PARTNERS

Drawn by RES	Date Of Survey	Scale
Field: TF F.B.178 Pg.37	FEBRUARY 23, 2021	1"= 100'
REVISIONS:		Drawing Number 21–020

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Kings Highway Commerce Park
Concurrency

Prepared for:

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

March 11, 2021
SR21021.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed:3/11/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

March 11, 2021

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Re: Kings Highway Commerce Park

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – Concurrency Report – Kings Highway Commerce Park – 2.12.21

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EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and FDOT 2020 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate/Historical AADT
APPENDIX D: Link Analysis Data/Historical AADT
APPENDIX E: Intersection Analysis Data & Signal Warrant
APPENDIX F: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of warehousing and office located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

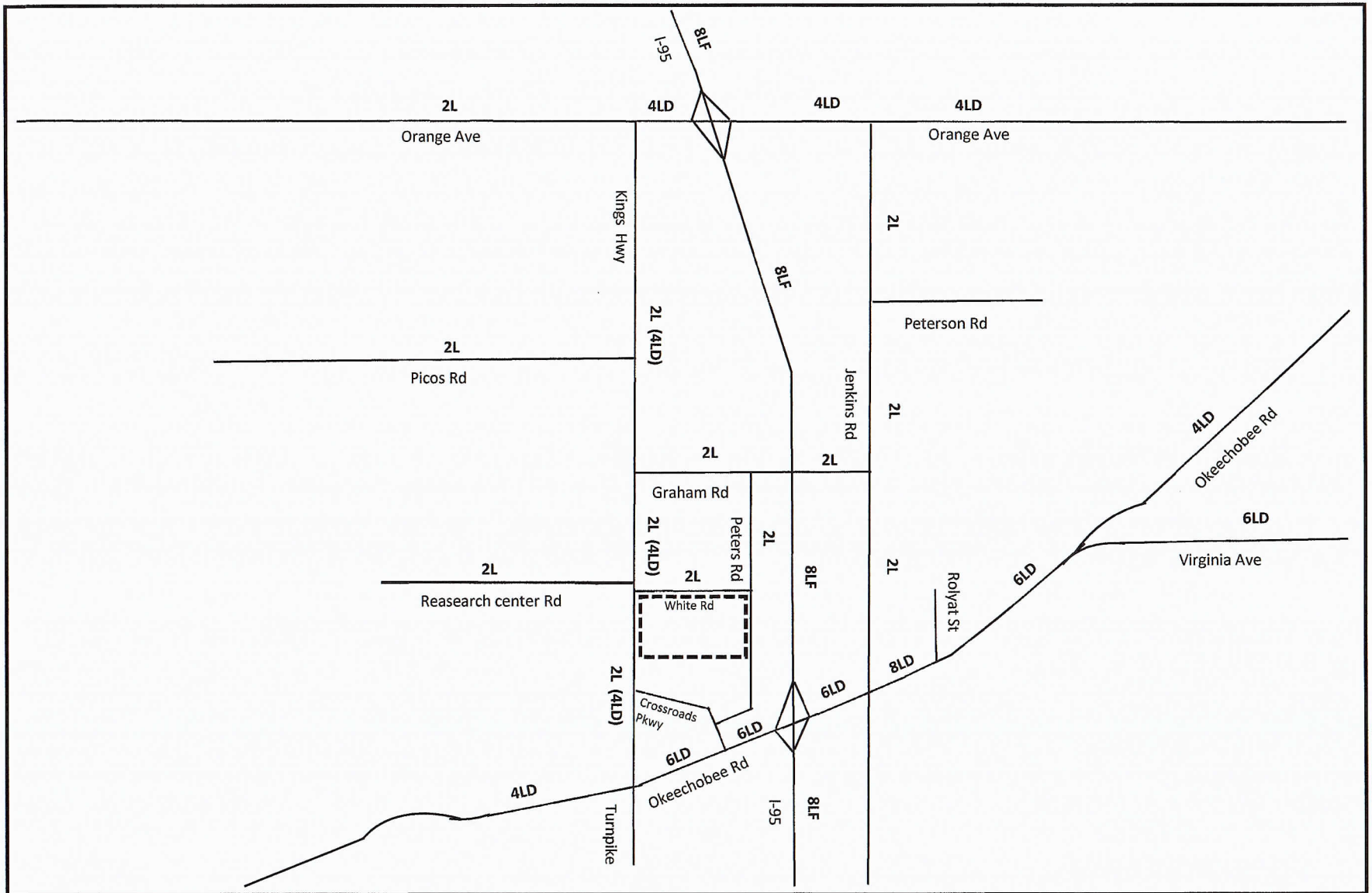
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida, will consist of 1,770,000 square feet of warehouse and 130,000 square feet of office. The site is currently vacant. The project location is shown in **Figure 1**.

Appendix A includes the project site plan.



NTS

O'ROURKE ENGINEERING & PLANNING

22 Seminole Street
Stuart, Fl, 34994

Job Number: SR20121.0 | Date: 2/12/2021

Legend

= Project Location

2L = Existing Lanes
(4LD) = Committed Lanes

Figure 1

Project Location

Kings Highway Commerce Park

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service and St. Lucie TPO 2019/2020 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Warehouse (Land Use Code 150) and Office (Land Use Code 710) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 4,108 new daily trips. There will be 452 AM peak hour trips with 362 entering the project and 90 trips exiting the project. The project will generate 486 new PM peak hour trips. There will be 115 trips entering the project and 371 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation -Kings Highway Commerce Park

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T=9.74(X)	50%	50%	633	633	1,266
Warehousing	150	1,770,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,421	1,421	2,842
TOTALS							**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.16(X)	86%	14%	130	21	151
Warehousing	150	1,770,000	Sft	T = 0.17(X)	77%	23%	232	69	301
TOTALS							**362**	**90**	**452**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.15(X)	16%	84%	24	126	150
Warehousing	150	1,770,000	Sft	T = 0.19(X)	27%	73%	91	245	336
TOTALS							**115**	**371**	**486**

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on several links.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 4-year area wide historical growth rate of 2.25%. Other project data includes committed traffic from 39 Acre Residential Development, Kings Center, Village of Sunset Lakes, Mariner Cove, Bent Creek, Celebration Pointe, Whispering Oaks, St. Lucie Commerce Center, Walsh Crossroads, Project Hurricane, and the Treasure Coast Research Park.

Details of the background traffic and growth rate are included in **Appendix C.**

LINK ANALYSIS / REVIEW

The project is significant on several links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout. Jenkins Road exceeds the theoretical capacity, a detailed analysis using ArtPlan was used to demonstrate concurrency.

The detailed analysis is included in **Appendix D.**

INTERSECTION ANALYSIS/SIGNAL WARRANT

The intersection of White Road at Kings Highway was analyzed for the AM and PM peak hours using HCS for unsignalized intersections. As part of the Kings Highway widening project, Research Center Road and White Road will be aligned. The intersection will operate at a level of service C at project build out. A signal warrant for the intersection was also conducted using the 8-hour, 4-hour and peak hour warrants. At project buildout the intersection of Kings Highway and White Road would satisfy the 8-hour, 4-hour, and peak hour signal warrants at 70%.

The intersection data and signal warrant are shown in **Appendix E.** The LOS results are included in the next section of the report.

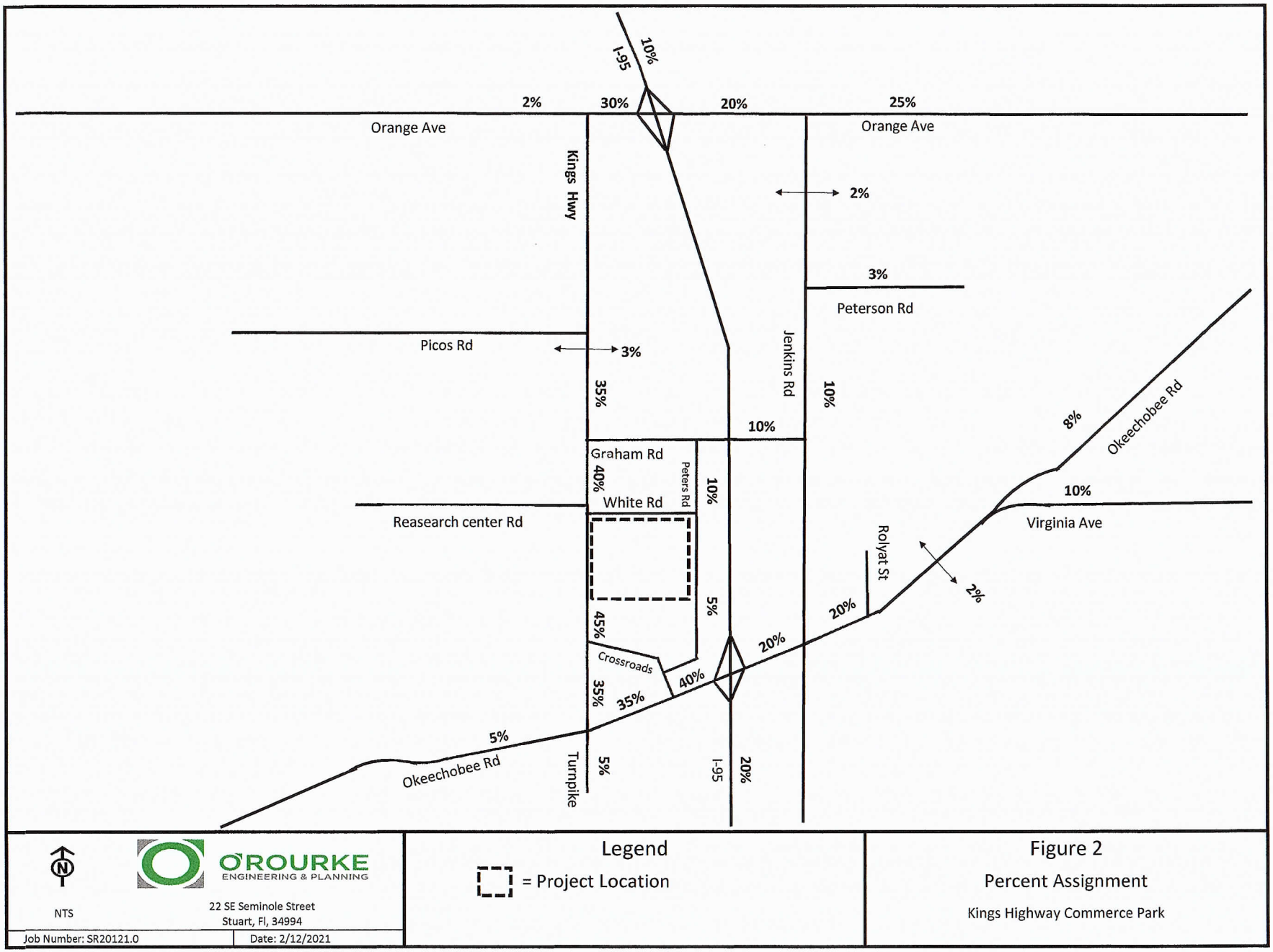

I-95
10%
2%
30%
20%
25%
Orange Ave
Orange Ave
Kings Hwy
2%
3%
Peterson Rd
Picos Rd
3%
35%
Jenkins Rd
10%
10%
Graham Rd
40%
Peters Rd
10%
White Rd
Reasearch center Rd
8%
Okeechobee Rd
10%
Virginia Ave
Rolyat St
2%
20%
5%
45%
20%
Crossroads
40%
35%
35%
5%
Okeechobee Rd
Turnpike
5%
I-95
20%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR20121.0
Date: 2/12/2021
Legend
= Project Location
Figure 2
Percent Assignment
Kings Highway Commerce Park

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	920	18	1.96%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	5	0.54%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	9	0.98%	10%
	White Rd	Graham Rd	SB	IN	YES	920	36	3.91%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	163	9.06%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	41	2.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	163	9.06%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	41	2.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	36	2.00%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	145	8.06%	40%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	32	1.78%	35%
	Graham Rd	Picos Rd	SB	IN	YES	1800	127	7.06%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	32%
	Picos Rd	Orange Ave	SB	IN	YES	1800	116	6.44%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	9	1.43%	10%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	36	5.71%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	36	1.19%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	23	1.15%	25%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	91	4.55%	25%
	I-95	Jenkins Rd	EB	IN	YES	2000	72	3.60%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	18	0.90%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2000	27	1.35%	30%
	Kings Hwy	I - 95	WB	IN	YES	2000	109	5.45%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	7	0.65%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	YES	630	36	5.71%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	YES	920	36	3.91%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	18	0.99%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	5	0.28%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	18	0.90%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	5	0.25%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	36	0.86%	40%
	Kings Hwy	I - 95	WB	IN	YES	4170	145	3.48%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	18	0.42%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	72	1.70%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	18	0.45%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	72	1.78%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	72	0.98%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	18	0.25%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	36	0.49%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 452
Net In: 362
Net Out: 90

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	6	0.65%	5%
	Crossroads Pkwy	White Rd	SB	OUT	YES	920	19	2.07%	5%
	White Rd	Graham Rd	NB	OUT	YES	920	37	4.02%	10%
	White Rd	Graham Rd	SB	IN	NO	920	12	1.30%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	52	2.89%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	167	9.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	52	2.89%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	167	9.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	148	8.22%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	46	2.56%	40%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	130	7.22%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	40	2.22%	35%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	119	6.61%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	37	2.06%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	37	5.87%	10%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	37	1.23%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	12	0.40%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	93	4.65%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	29	1.45%	25%
	I-95	Jenkins Rd	EB	OUT	YES	2000	74	3.70%	20%
	I-95	Jenkins Rd	WB	IN	NO	2000	23	1.15%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	111	5.55%	30%
	Kings Hwy	I - 95	WB	IN	NO	2000	35	1.75%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	7	0.65%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	630	37	5.87%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	12	1.90%	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	37	4.02%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	12	1.30%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	6	0.33%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	19	1.05%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	6	0.30%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	19	0.95%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	148	3.55%	40%
	Kings Hwy	I - 95	WB	IN	NO	4170	46	1.10%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	74	1.75%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	23	0.54%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	74	1.83%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	23	0.57%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	23	0.31%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	74	1.01%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	37	0.51%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	12	0.16%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 486
Net In: 115
Net Out: 371

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	D Factor	2017 Peak Hour Directional Volumes	Growth Rate (2)	2023 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	2000 (4)	0.562	100 (4)	2.25%	107	23	130	920	18	148	1.96%	YES	5%
	White Rd	Graham Rd	SB	IN	YES	2000 (4)	0.438	78 (4)	2.25%	83	13	96	920	36	132	3.91%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	8234	0.562	361	2.25%	413	38	451	1800	163	614	9.06%	YES	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	8234	0.562	361	2.25%	413	38	451	1800	163	614	9.06%	YES	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	8324	0.438	281	2.25%	321	14	335	1800	41	376	2.28%	YES	45%
	Project Entrance	Graham Rd	NB	OUT	YES	8234	0.562	361	2.25%	413	38	451	1800	36	487	2.00%	YES	40%
	Project Entrance	Graham Rd	SB	IN	YES	8234	0.438	281	2.25%	321	14	335	1800	145	480	8.06%	YES	40%
	Graham Rd	Picos Rd	SB	IN	YES	8216	0.438	315	2.25%	360	14	374	1800	127	501	7.06%	YES	35%
	Picos Rd	Orange Ave	SB	IN	YES	8216	0.438	315	2.25%	360	45	405	1800	116	521	6.44%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	OUT	YES	3733	0.509	255	2.25%	291	0	291	630	9	300	1.43%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	14189	0.509	764	2.25%	873	68	941	2000	91	1032	4.55%	YES	25%
	I-95	Jenkins Rd	EB	IN	YES	14009	0.491	737	2.25%	842	145	987	2000	72	1059	3.60%	YES	20%
	Kings Hwy	I - 95	WB	IN	YES	18112	0.562	780	2.25%	891	144	1035	2000	109	1144	5.45%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500 (3)	0.509	593 (3)	2.25%	634	101	735	630	36	771	5.71%	YES (5)	10%
	Peterson Rd	Orange Ave	SB	IN	YES	10500 (3)	0.509	593 (3)	2.25%	634	123	757	920	36	793	3.91%	YES	10%
Okeechobee Rd	Kings Hwy	I - 95	WB	OUT	YES	24585	0.562	1063	2.25%	1215	33	1248	4170	145	1393	3.48%	YES	40%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report
(2) Area wide growth rate calculated from FDOT Historical AADT
(3) 2020 Count
(4) Estimated Existing 2020 Traffic
(5) Detailed Analysis used to demonstrate Concurrency

Two-Way:	452
Net In:	362
Net Out:	90
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	D Factor	2017 Peak Hour Directional Volumes	Growth Rate (2)	2023 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	SB	OUT	YES	2000 (4)	0.562	100 (4)	2.25%	107	24	131	920	19	150	2.07%	YES	5%
	White Rd	Graham Rd	NB	OUT	YES	2000 (4)	0.438	78 (4)	2.25%	83	13	96	920	37	133	4.02%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	8234	0.562	369	2.25%	422	43	465	1800	167	632	9.28%	YES	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	8234	0.438	288	2.25%	329	38	367	1800	52	419	2.89%	YES	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	8234	0.562	369	2.25%	422	43	465	1800	167	632	9.28%	YES	45%
	Project Entrance	Graham Rd	NB	OUT	YES	8234	0.438	288	2.25%	329	38	367	1800	148	515	8.22%	YES	40%
	Project Entrance	Graham Rd	SB	IN	YES	8234	0.562	369	2.25%	422	43	465	1800	46	511	2.56%	YES	40%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	0.438	303	2.25%	346	38	384	1800	130	514	7.22%	YES	35%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	0.438	303	2.25%	346	114	460	1800	119	579	6.61%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	0.509	243	2.25%	278	0	278	630	37	315	5.87%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	14189	0.509	710	2.25%	811	79	890	2000	93	983	4.65%	YES	25%
	I-95	Jenkins Rd	EB	OUT	YES	14009	0.509	905	2.25%	1034	163	1197	2000	74	1271	3.70%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	18112	0.562	786	2.25%	898	96	994	2000	111	1105	5.55%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	10500 (3)	0.509	569 (3)	2.25%	608	96	704	630	37	741	5.87%	YES (5)	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	10500 (3)	0.509	569 (3)	2.25%	608	177	785	920	37	822	4.02%	YES	10%
Okeechobee Rd	Kings Hwy	I - 95	EB	IN	YES	24585	0.562	1086	2.25%	1241	51	1292	4170	148	1440	3.55%	YES	40%

(1) St. Lucie County 2019 Traffic Counts and LOS Report
(2) Area wide growth rate calculated from FDOT Historical AADT
(3) 2020 Count
(4) Estimated Existing 2020 Traffic
(5) Detailed Analysis used to demonstrate Concurrency

Two-Way:	486
Net In:	115
Net Out:	371
Years Grown:	6

DRIVEWAY ANALYSIS

The project will have a total of 5 driveways. Driveway 1 will be a directional access driveway on Kings Highway with right-in/left-in/right-out access. Driveways 2, 3, and 4 will be full access driveways located on White Road. Driveway 5 will be a full access driveway located on Peters Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. These driveways were analyzed using HCS. The analysis shows all 5 driveways will operate at an acceptable level of service at project buildout.

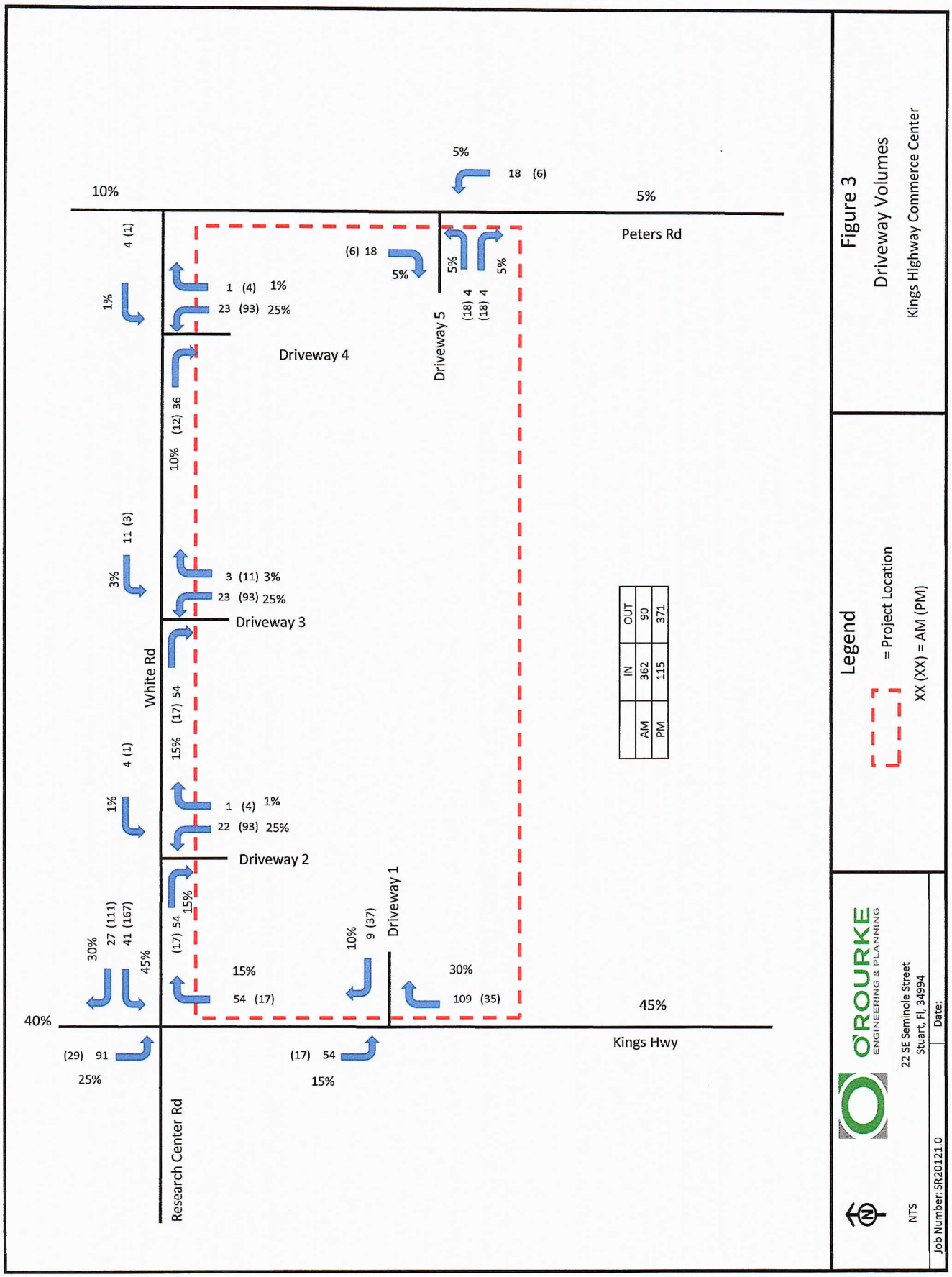
Table 4 summarizes the results. The driveway analysis is shown in **Appendix F.**

Table 4: Intersection Analysis Results

Intersection	2023 with Project			
	AM		PM	
	Delay (s)	LOS	Delay (s)	LOS
Kings Highway & White Road	EB - 14.4 WB - 16.4	EB - B WB - C	EB - 13.8 WB - 28.6	EB - B WB - D
Kings Highway & Driveway 1	10.1	B	10.1	B
White Road & Driveway 2	9.6	A	10.6	B
White Road & Driveway 3	9.2	A	9.7	A
White Road & Driveway 4	8.9	A	9.1	A
Peters Road & Driveway 5	9.6	A	9.6	A

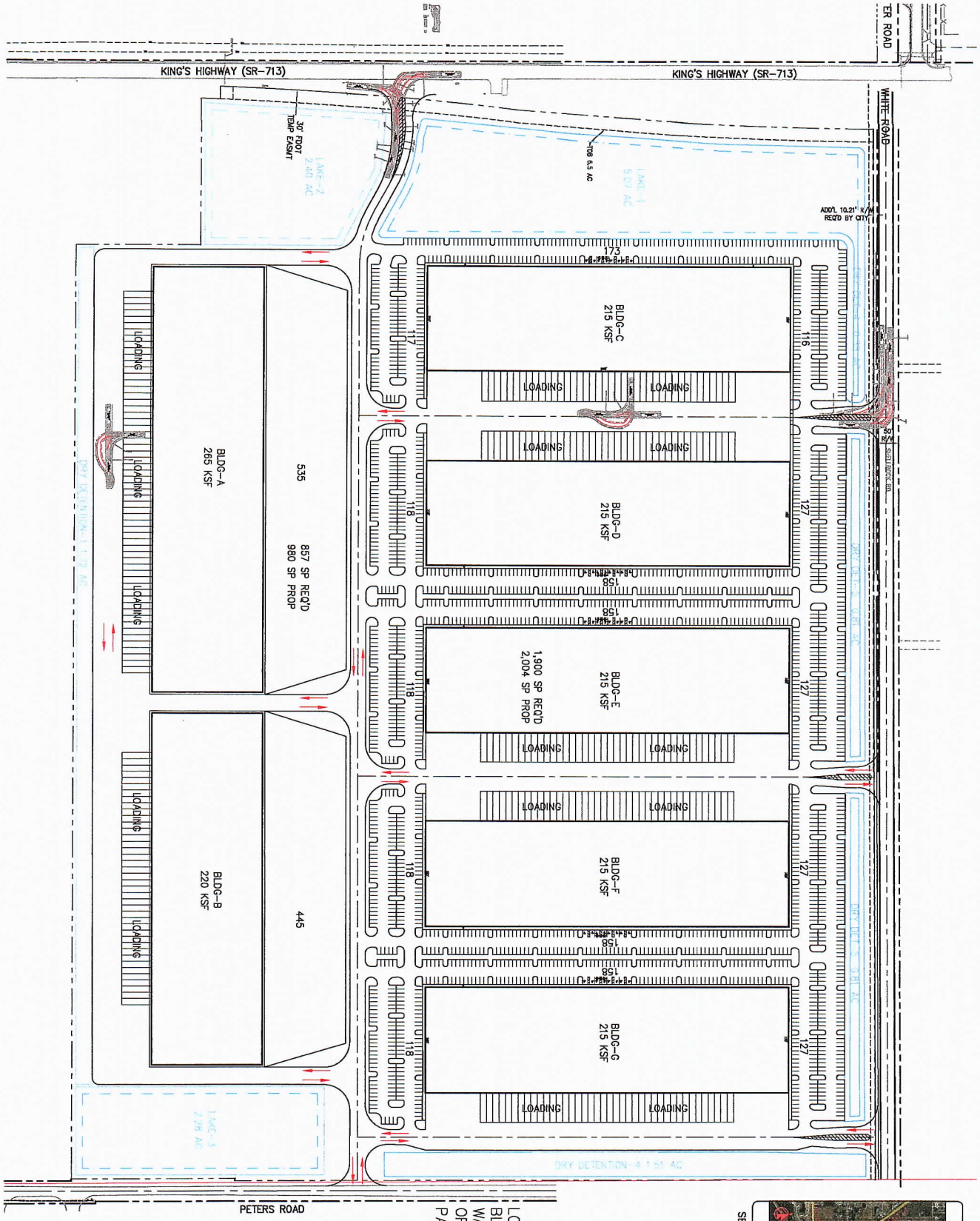
CONCLUSION

With 452 net new AM peak hour trips and 486 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.


Peters Rd
Kings Highway Commerce Center
Figure 3
Driveway Volumes
Legend
= Project Location
XX (XX) = AM (PM)
Kings Hwy
Research Center Rd
White Rd
Driveway 1
Driveway 2
Driveway 3
Driveway 4
Driveway 5
10%
5%
40%
45%
IN
OUT
AM
362
90
PM
115
371
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
NTS
Job Number: SR20121.0
Date:

APPENDIX A

SITE PLAN

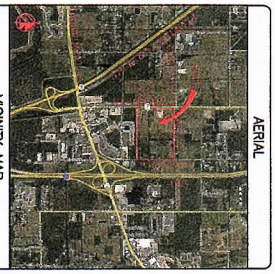


LOT AREA	108 AC
BLDG AREA	1,560,000 SF
WAREHOUSE	1,460,000 SF
OFFICE	100,000 SF
PARKING REQ'D	2,767 SP
PROP	2,984 SP

SCALE: 1" = 100'

SECTION 24, TWP 35S, RGE 39E

VICINITY MAP



SEAL

CSP-2

JOB NO. 0605-939

SHEET NO.

CONCEPTUAL SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY
07-13-2006	1"= 100'	JHI	JLT

Kings Highway Development Partners, LLC

Fort Pierce, Florida

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
J-H@bellsouth.net

APPENDIX B

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

B-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

AM APPROVED PROJECTS

| Road Name | From | To | Creekside % | Creekside Daily | Creekside Two-Way Trips | Creekside In or Out | Creekside In/Out % | Creekside Directional In/Out | Creekside Directional S/W | Palm Beaches Club % | Palm Beaches Club Daily | Palm Beaches Club Two-Way Trips | Palm Beaches Club In/Out % or Out | Palm Beaches Club Directional In/Out | Palm Beaches Club Directional S/W | RDA % | RDA Daily | RDA Two-Way Trips | RDA Directional In/Out | RDA Directional S/W | 10 Acre Residential Development % | 10 Acre Residential Development Daily | 10 Acre Residential Development Two-Way Trips | 10 Acre Residential Development Directional In/Out | 10 Acre Residential Development Directional S/W | 10 Village of Samoset Sales St. Lucie County % | 10 Village of Samoset Sales St. Lucie County Daily | 10 Village of Samoset Sales St. Lucie County Two-Way Trips | 10 Village of Samoset Sales St. Lucie County Directional In/Out | 10 Village of Samoset Sales St. Lucie County Directional S/W | Mariner Cove Ft. Pierce % | Mariner Cove Ft. Pierce Daily | Mariner Cove Ft. Pierce Two-Way Trips | Mariner Cove Ft. Pierce Directional In/Out | Mariner Cove Ft. Pierce Directional S/W | 61 Boat Creek @ 30% Complete City of Fort Pierce % | 61 Boat Creek @ 30% Complete City of Fort Pierce Daily | 61 Boat Creek @ 30% Complete City of Fort Pierce Two-Way Trips | 61 Boat Creek @ 30% Complete City of Fort Pierce Directional In/Out | 61 Boat Creek @ 30% Complete City of Fort Pierce Directional S/W | 64 Celebration Pointe @15% Complete City of Fort Pierce % | 64 Celebration Pointe @15% Complete City of Fort Pierce Daily | 64 Celebration Pointe @15% Complete City of Fort Pierce Two-Way Trips | 64 Celebration Pointe @15% Complete City of Fort Pierce Directional In/Out | 64 Celebration Pointe @15% Complete City of Fort Pierce Directional S/W | 17 Wilderness Oaks % | 17 Wilderness Oaks Daily | 17 Wilderness Oaks Two-Way Trips | 17 Wilderness Oaks Directional In/Out | 17 Wilderness Oaks Directional S/W | St. Lucie Commerce Center @25% Complete % | St. Lucie Commerce Center @25% Complete Daily | St. Lucie Commerce Center @25% Complete Two-Way Trips | St. Lucie Commerce Center @25% Complete Directional In/Out | St. Lucie Commerce Center @25% Complete Directional S/W | BHT Distribution % | BHT Distribution Daily | BHT Distribution Two-Way Trips | BHT Distribution Directional In/Out | BHT Distribution Directional S/W | Walsh Crossroads % | Walsh Crossroads Daily | Walsh Crossroads Two-Way Trips | Walsh Crossroads In/Out % or Out | Walsh Crossroads Directional In/Out | Walsh Crossroads Directional S/W | Peanut Hutchison % | Peanut Hutchison Daily | Peanut Hutchison Two-Way Trips | Peanut Hutchison Directional In/Out | Peanut Hutchison Directional S/W | SUM Daily | SUM 3 Way | SUM Directional W/E Residential | SUM Directional W/E Non-Residential | SUM Directional S/W Residential | SUM Directional S/W Non-Residential | Two Way | Directional W/E Double Count | Directional W/E Net | Directional S/W Double Count | Directional S/W Net |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Port Pierce | | | | | 44 Celebration Pointe @25% Complete City of Port Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | BHT Physiouition | | | | | Walsh Crossroads | | | | | Project Hurricane | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	21000 C	E 10500	W 10500	9.00	51.00	7.10
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
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COUNTY: 94 - ST.LUCIE

SITE: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
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COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
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COUNTY: 94 - ST.LUCIE

SITE: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N	3500	S	3500	9.00	54.30	22.80
2018	9700 C	N	4600	S	5100	9.00	55.20	22.80
2017	9500 C	N	4700	S	4800	9.00	56.20	22.80
2016	9600 C	N	4600	S	5000	9.00	57.10	32.40
2015	8400 C	N	4100	S	4300	9.00	56.30	32.40
2014	7900 C	N	3800	S	4100	9.00	54.70	19.90
2013	7200 C	N	3400	S	3800	9.00	57.20	14.20
2012	7100 C	N	3400	S	3700	9.00	57.00	14.20
2011	8000 C	N	3900	S	4100	9.00	56.50	17.20
2010	8900 C	N	4400	S	4500	11.51	57.07	17.20
2009	8000 C	N	3800	S	4200	11.11	58.68	17.20
2008	10600 C	N	5200	S	5400	11.51	54.38	11.20
2007	11100 C	N	5400	S	5700	11.51	58.16	7.90
2006	10600 C	N	5300	S	5300	10.78	56.96	17.30
2005	9900 C	N	4800	S	5100	11.10	56.60	17.30
2004	9400 C	N	4600	S	4800	11.10	60.50	17.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N	4600	S	4600	9.00	51.00	7.80
2018	10000 V	N	4400	S	5600	9.00	51.30	5.80
2017	9900 R	N	4400	S	5500	9.00	50.90	10.00
2016	9700 T	N	4300	S	5400	9.00	50.90	6.20
2015	9600 S	N	4300	S	5300	9.00	51.00	41.80
2014	9600 F	N	4300	S	5300	9.00	50.80	49.50
2013	9600 C	N	4300	S	5300	9.00	50.80	11.90
2012	7100 S	N	3600	S	3500	9.00	56.80	4.80
2011	7100 F	N	3600	S	3500	9.00	57.20	4.80
2010	7100 C	N	3600	S	3500	10.32	55.40	4.80
2009	8500 C	N	4200	S	4300	10.27	57.35	10.70
2008	9100 C	N	4500	S	4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

- Administration
  - Airport
  - Legislative Affairs
  - Port of Fort Pierce
  - TCERDA
    - Sunshine Kitchen
    - Sunshine Kitchen Tenants
  - Tourism
  - Citizens Academy
  - Innovation and Performance
  - National Community Survey
  - Strategic Plan
  - State and Federal Awards

Treasure Coast Research Park



St. Lucie County is actively sowing the seeds of the future by creating a Research, Education and Development Park (Research Park) in Fort Pierce, Florida. It currently comprised of 356 acres with future additions bringing the total acreage to more than 1,000 acres.

The St. Lucie Board of County Commissioners and the University of Florida collectively created this agriculturally-and-biotechnologically-focused Research Park on Florida's east coast. The county created Treasure Coast Education and Research Development Authority, comprised of local agricultural experts, real estate investors, financial advisors and educators, to help manage and develop the park.

The Research and Biotech Park is anchored by the USDA's 170,000-square-foot Horticultural Research Laboratory and the 90,000-square-foot University of Florida's Institute of Food and Agricultural Sciences' Research and Education Center. The Treasure Coast Research Park is home to more than 200 multi-disciplinary researchers, scientists, educators and staff.

The Sunshine Kitchen, a 10,000-square-foot facility, located inside the Research Park, is a professionally equipped, commercial kitchen and research lab designed to help entrepreneurs in the development of commercially viable food ventures.

With over three square miles of land, the park is planned for 3.3 million square feet of research and advanced manufacturing development and 800 acres of agricultural test fields. Since its formation in 2005, the Treasure Coast Education and Research & Development Authority (TCERDA) has guided the planning and operation of the Park.

In recent years, the county has invested millions in state and federal grants to make sure the park has the infrastructure it needs to be shovel ready for expansion. The Research Park is located at off Kings Highway and Pruitt Road in Fort Pierce.

For more information contact TCERDA Coordinator Regina McCants at 772-467-3107 or McCantsRe@stlucieco.org.

APPENDIX D

ARTERIAL ANALYSIS

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	Jenkins Road	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	2/17/2021 11:00:15 AM	**From**	Orange Ave	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering & Planning	**To**	Okeechobee Rd	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Southbound	**Version Date**	12/12/2012
Arterial Class	1				
File Name	C:\Users\SOR2\Documents\Projects\St. Lucie County\JHI Acreage\Artplan Analysis\Jenkins Rd - AM - SB.xap				
User Notes	SB - AM Peak Hour				

Arterial Data

K	0.09	**PHF**	0.95	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Okeechobee Rd	160	0.18	3	2	45	9	Yes	Protected	2	470	0.16	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Okeechobee Rd)	10824	10500	793	1	45	50	None	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Okeechobee Rd)	384	3018	0.023	54.02	D	0.51	35.08	B

Arterial Length	2.0614	Weighted g/C	0.18	FFS Delay	63.97	Threshold Delay	0.00	Auto Speed	35.08	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	**Hourly Volume In Peak Direction**				
1	510	840	***	***	***
2	1050	1640	***	***	***
3	1680	2460	***	***	***
4	2280	3300	***	***	***
*	510	840	***	***	***
Lanes	**Hourly Volume In Both Directions**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A
Lanes	**Annual Average Daily Traffic**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**
**** Cannot be achieved based on input data provided.**
***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	Jenkins Road	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	2/17/2021 11:00:15 AM	**From**	Okeechobee Rd	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering & Planning	**To**	Orange Ave	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Northbound	**Version Date**	12/12/2012
Arterial Class	1				
File Name	C:\Users\SOR2\Documents\Projects\St. Lucie County\JHI Acreage\Artplan Analysis\Jenkins Rd - PM - NB.xap				
User Notes	NB - PM Peak Hour				

Arterial Data

K	0.09	**PHF**	1	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Orange Ave	90	0.25	3	1	37	26	Yes	ProtPerm	1	275	0.16	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Orange Ave)	10824	10500	822	1	45	50	None	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Orange Ave)	304	1246	0.976	47.76	D	0.92	36.18	B

Arterial Length	2.0614	Weighted g/C	0.25	FFS Delay	57.51	Threshold Delay	0.00	Auto Speed	36.18	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	**Hourly Volume In Peak Direction**				
1	510	840	***	***	***
2	1050	1640	***	***	***
3	1680	2460	***	***	***
4	2280	3300	***	***	***
*	510	840	***	***	***
Lanes	**Hourly Volume In Both Directions**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A
Lanes	**Annual Average Daily Traffic**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**
**** Cannot be achieved based on input data provided.**
***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

APPENDIX E

INTERSECTION ANALYSIS

HCS7 Two-Way Stop-Control Report

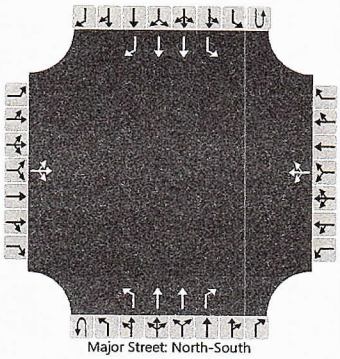
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/15/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	1	0	1	2	1
Configuration			LTR				LTR			L	T	R		L	T	R
Volume (veh/h)		10	0	10		41	0	27	0	20	458	54	0	91	477	20
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			21				72			21				96		
Capacity, c (veh/h)			402				387			1033				1019		
v/c Ratio			0.05				0.18			0.02				0.09		
95% Queue Length, Q_{95} (veh)			0.2				0.7			0.1				0.3		
Control Delay (s/veh)			14.4				16.4			8.6				8.9		
Level of Service (LOS)			B				C			A				A		
Approach Delay (s/veh)		14.4				16.4				0.3				1.4		
Approach LOS		B				C										

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HCS7 Two-Way Stop-Control Report

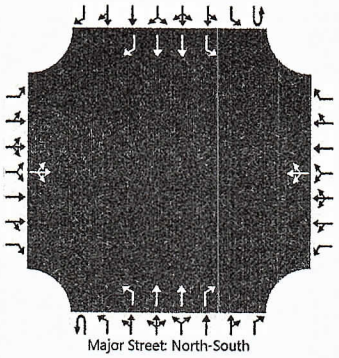
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/15/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	1	0	1	2	1
Configuration			LTR				LTR			L	T	R		L	T	R
Volume (veh/h)		20	0	20		167	0	111	0	10	485	17	0	29	475	10
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			42				293			11				31		
Capacity, c (veh/h)			452				436			1044				1028		
v/c Ratio			0.09				0.67			0.01				0.03		
95% Queue Length, Q_{95} (veh)			0.3				4.8			0.0				0.1		
Control Delay (s/veh)			13.8				28.6			8.5				8.6		
Level of Service (LOS)			B				D			A				A		
Approach Delay (s/veh)		13.8				28.6				0.2				0.5		
Approach LOS		B				D										

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Table 1: Major Approach Volumes

Time	NB/SB Volumes 2019 Existing	NB/SB Volumes 2023 Background	NB/SB Committed Project Volumes (1)	NB/SB Project Volumes	Total 2023 Volume
6-7 AM	618	676	33	68	777
7-8 AM	701	766	52	96	914
8-9 AM	647	707	48	92	847
9-10 AM	602	658	37	82	777
10-11 AM	583	637	40	84	761
11-12 PM	686	750	45	105	900
12-1 PM	701	766	49	122	937
1-2 PM	681	744	47	95	886
2-3 PM	662	724	51	95	870
3-4 PM	768	839	60	123	1022
4-5 PM	813	889	66	114	1069
5-6 PM	730	798	63	104	965
6-7 PM	475	519	44	34	597
7-8 PM	290	317	30	16	363
8-9 PM	260	284	27	10	321
9-10 PM	198	216	20	10	246

Source: FDOT Hourly Volume 2019 - Kings Hwy (Station 0076)

(1) Includes traffic from Walsh Kings Crossing, Village of Sunset Lakes, Whispering Oaks, Bent Creek, Celebration Pointe, and BHT Distribution

Table 2: Daily Trip Generation

Land Use	Directional Split		Net External Trips		
	In	Out	In	Out	Total
General Office	50%	50%	633	633	1,266
Warehousing	50%	50%	1,421	1,421	2,842
TOTALS			**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 3: Minor Approach Volumes

Hourly	Percent of Daily Traffic				External Volumes JHI Acraege		Lefts		Rights		Project Hurricane Rights	Total WB Volume (1)
	Office	Warehouse	Auto Service Center	Single-Family Housing	Office	Warehouse	Office 45%	Warehouse 45%	Office 30.0%	Warehouse 30.0%	15.0%	
6-7 AM	2.2%	6.3%	0.1%	3.8%	14	90	6	41	4	27	0	63
7-8 AM	7.0%	7.3%	5.7%	6.7%	44	104	20	47	13	31	24	101
8-9 AM	8.8%	6.0%	9.3%	6.2%	56	85	25	38	17	26	39	104
9-10 AM	5.4%	6.5%	9.0%	4.3%	34	92	15	41	10	28	38	94
10-11 AM	5.9%	6.5%	9.7%	4.8%	37	92	17	41	11	28	41	98
11-12 PM	8.4%	7.6%	10.0%	5.2%	53	108	24	49	16	32	42	118
12-1 PM	10.4%	8.6%	9.4%	5.5%	66	122	30	55	20	37	40	134
1-2 PM	8.2%	6.6%	9.3%	6.0%	52	94	23	42	16	28	39	107
2-3 PM	7.5%	7.0%	8.8%	6.6%	47	99	21	45	14	30	37	107
3-4 PM	7.4%	10.0%	7.0%	7.2%	47	142	21	64	14	43	30	129
4-5 PM	10.1%	7.8%	10.2%	9.0%	64	111	29	50	19	33	43	127
5-6 PM	10.4%	6.6%	7.7%	8.8%	66	94	30	42	20	28	32	112
6-7 PM	2.4%	2.7%	2.3%	7.2%	15	38	7	17	5	11	10	37
7-8 PM	1.7%	0.9%	0.8%	5.2%	11	13	5	6	3	4	3	16
8-9 PM	1.0%	0.6%	0.6%	4.7%	6	9	3	4	2	3	3	11
9-10 PM	1.0%	0.7%	0.0%	3.4%	6	10	3	5	2	3	0	11

(1) 50% of External Right Trips used in Total

COUNTY: 94
STATION: 0076
DESCRIPTION: SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 7
START DATE: 02/12/2019
START TIME: 2345

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	6	9	9	42	11	10	10	6	37	79
0100	11	9	15	15	50	8	8	3	11	30	80
0200	2	12	6	6	26	14	7	7	9	37	63
0300	5	10	7	5	27	7	10	16	10	43	70
0400	5	14	8	18	45	14	24	17	29	84	129
0500	15	34	33	28	110	31	39	42	53	165	275
0600	52	74	89	85	300	52	72	94	100	318	618
0700	91	81	100	90	362	81	76	101	81	339	701
0800	86	88	80	55	309	93	91	63	91	338	647
0900	70	76	63	70	279	93	88	57	85	323	602
1000	59	61	80	82	282	78	65	79	79	301	583
1100	87	85	95	103	370	62	98	81	75	316	686
1200	101	76	91	82	350	77	93	91	90	351	701
1300	101	78	78	78	335	94	81	81	90	346	681
1400	80	75	81	89	325	71	96	74	96	337	662
1500	98	93	77	118	386	67	92	98	125	382	768
1600	88	116	95	85	384	89	111	103	126	429	813
1700	102	91	98	71	362	109	99	92	68	368	730
1800	70	69	63	57	259	67	70	44	35	216	475
1900	37	52	35	48	172	32	36	31	19	118	290
2000	33	39	42	29	143	36	44	14	23	117	260
2100	29	31	28	16	104	21	17	24	32	94	198
2200	19	24	14	27	84	19	10	6	12	47	131
2300	16	14	11	9	50	6	14	14	23	57	107
24-HOUR TOTALS:					5156					5193	10349

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	364	730	366	730	730
P.M.	1545	417	1615	449	1615	847
DAILY	1545	417	1615	449	1615	847

GENERATED BY SPS 5.0.53P

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart** | Engineer: **James Kemp**
County: **89 – Martin** | Date: **February 15, 2021**
District: **Four**

Major Street: **Kings Highway** | Lanes: **2** | Major Approach Speed: **50**
Minor Street: **White Road** | Lanes: **1** | Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours. ☐ Yes ☑ No

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems). ☐ Yes ☑ No

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☑ No
80% Satisfied: ☐ Yes ☑ No
70% Satisfied: ☐ Yes ☑ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100%[a]	80%[b]	70%[c]	100%[a]	80%[b]	70%[c]
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

[a] Basic Minimum hourly volume
[b] Used for combination of Conditions A and B after adequate trial of other remedial measures
[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Major	914	900	937	886	870	1,022	1,069	965
Minor	101	118	134	107	107	129	127	112

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable:	☑ Yes	☐ No
100% Satisfied:	☐ Yes	☑ No
80% Satisfied:	☑ Yes	☐ No
70% Satisfied:	☑ Yes	☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	**Minor**	**100%[a]**	**80%[b]**	**70%[c]**	**100%[a]**	**80%[b]**	**70%[c]**
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

[a] Basic Minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	**7:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**
Major	914	900	937	886	870	1,022	1,069	965
Minor	101	118	134	107	107	129	127	112

Existing Volumes

State of Florida Department of Transportation

Form 750-020-01
TRAFFIC ENGINEERING
10/15

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart**
County: **89 – Martin**
District: **Four**

Engineer: **James Kemp**
Date: **February 15, 2021**

Major Street: **Kings Highway** Lanes: **2** Major Approach Speed: **50**
Minor Street: **White Road** Lanes: **1** Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

If all four points lie above the appropriate line, then the warrant is satisfied.

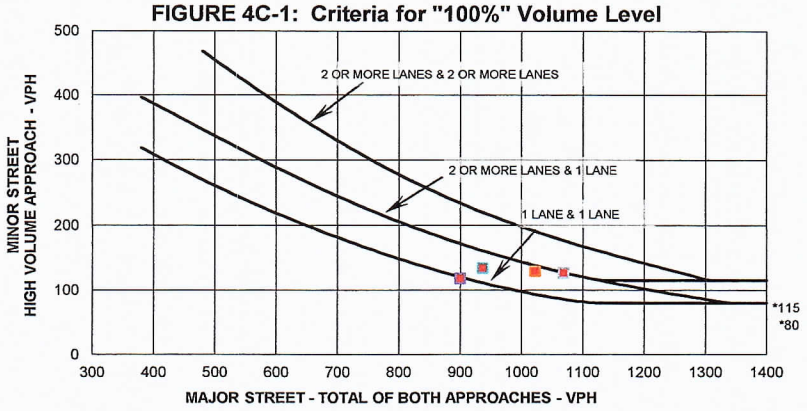
Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
11:00 AM	900	118
12:00 PM	937	134
3:00 PM	1022	129
4:00 PM	1069	127

FIGURE 4C-1: Criteria for "100%" Volume Level



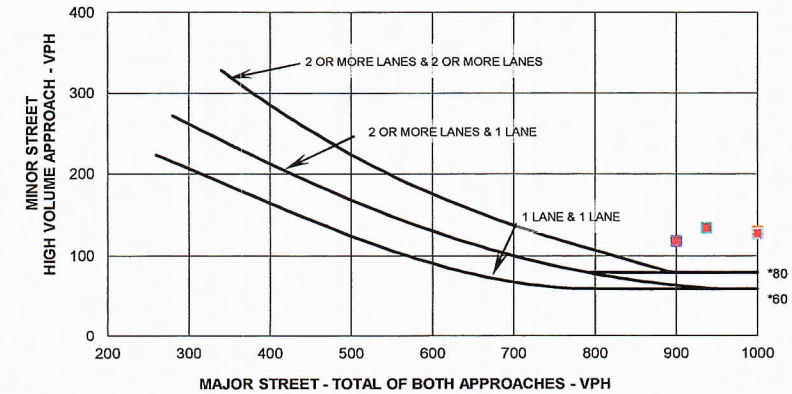
** Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
11:00 AM	900	118
12:00 PM	937	134
3:00 PM	1022	129
4:00 PM	1069	127

FIGURE 4C-2: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

State of Florida Department of Transportation

Form 750-020-01
TRAFFIC ENGINEERING
10/15

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart**
County: **89 – Martin**
District: **Four**

Engineer: **James Kemp**
Date: **February 15, 2021**

Major Street: **Kings Highway** Lanes: **2** Major Approach Speed: **50**
Minor Street: **White Road** Lanes: **1** Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 3 - PEAK HOUR

*If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.*

Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.
3:00 PM	1022	129

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
3:00 PM	1022	129

Criteria

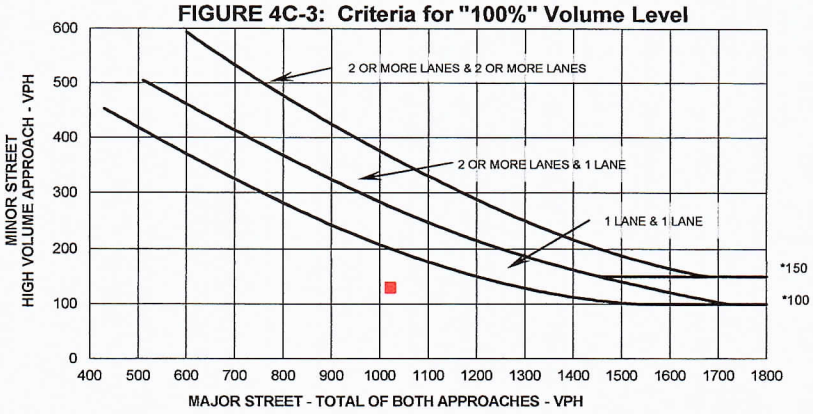
1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*	2.1	
Fulfilled?: ☐ Yes ☑ No		

2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*	129	
Fulfilled?: ☑ Yes ☐ No		

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		1,151
Fulfilled?: ☑ Yes ☐ No		

Plot volume combination on the applicable figure below.

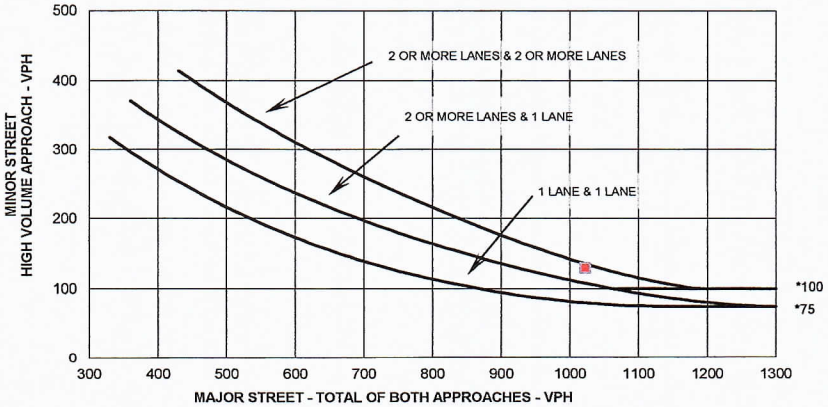
FIGURE 4C-3: Criteria for "100%" Volume Level



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

FIGURE 4C-4: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

APPENDIX F

DRIVEWAY ANALYSIS

HCS7 Two-Way Stop-Control Report

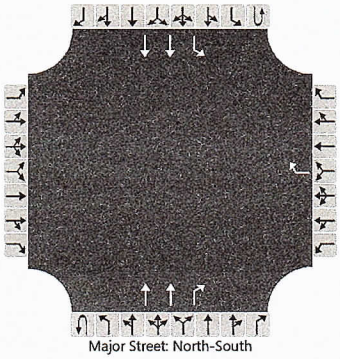
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	Kings Highway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	1	2	0
Configuration								R			T	R		L	T	
Volume (veh/h)								9			503	109	0	54	464	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No				No							
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								10						59		
Capacity, c (veh/h)								721						913		
v/c Ratio								0.01						0.06		
95% Queue Length, Q_{95} (veh)								0.0						0.2		
Control Delay (s/veh)								10.1						9.2		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)					10.1								1.0			
Approach LOS					B											

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HCS7 Two-Way Stop-Control Report

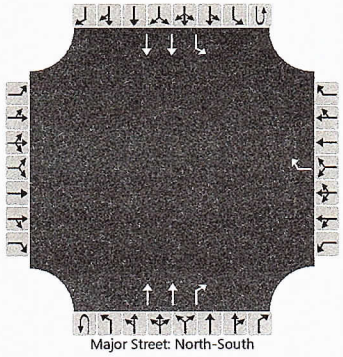
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	Kings Highway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	1	2	0
Configuration								R			T	R		L	T	
Volume (veh/h)								37			465	35	0	17	625	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								40						18		
Capacity, c (veh/h)								744						1015		
v/c Ratio								0.05						0.02		
95% Queue Length, Q_{95} (veh)								0.2						0.1		
Control Delay (s/veh)								10.1						8.6		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						10.1								0.2		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

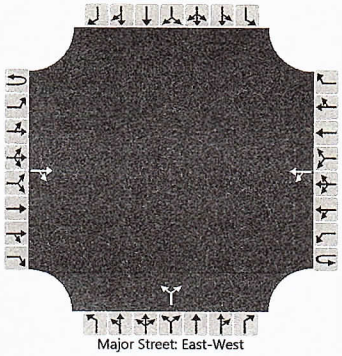
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 2
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			90	54		4	46			22		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					25					
Capacity, c (veh/h)						1417					803					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.5					9.6					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.6				9.6							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

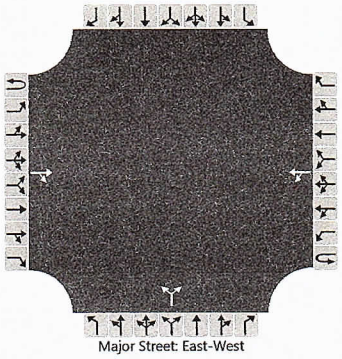
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 2
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			29	17		1	186			93		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					105					
Capacity, c (veh/h)						1550					749					
v/c Ratio						0.00					0.14					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
Control Delay (s/veh)						7.3					10.6					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.0				10.6							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

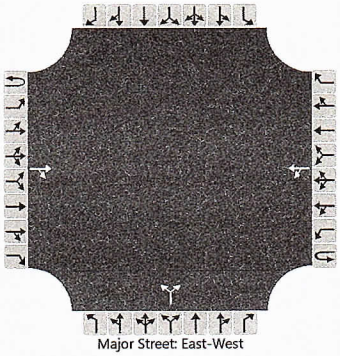
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 3
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 3
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			37	54		11	27			23		3				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					28					
Capacity, c (veh/h)						1488					876					
v/c Ratio						0.01					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.4					9.2					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					2.2				9.2							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

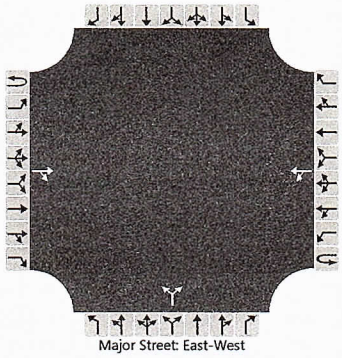
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 3
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 3
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			16	17		3	94			93		11				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					113					
Capacity, c (veh/h)						1569					871					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.3					9.7					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.2				9.7							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

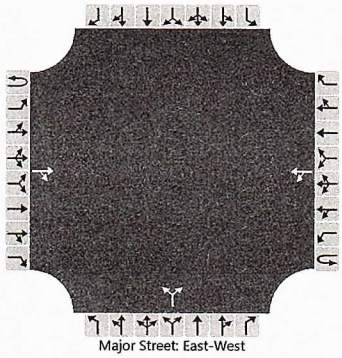
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 4
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			4	36		4	15			23		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					26					
Capacity, c (veh/h)						1559					959					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.3					8.9					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					1.6				8.9							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

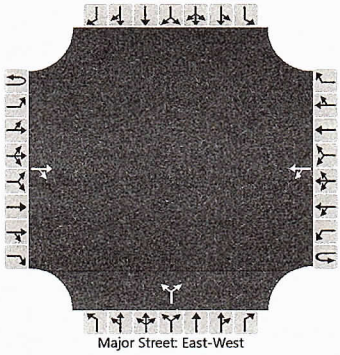
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 4
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			15	12		1	4			93		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					105					
Capacity, c (veh/h)						1577					985					
v/c Ratio						0.00					0.11					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.3					9.1					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					1.5				9.1							
Approach LOS									A							

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HCS7 Two-Way Stop-Control Report

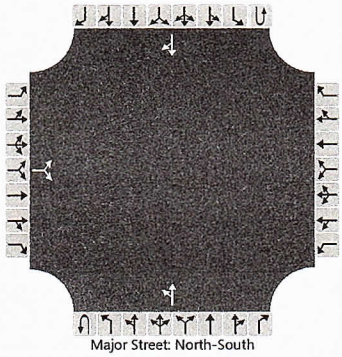
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Peters Rd & DW 5
Jurisdiction	St. Lucie County
East/West Street	Driveway 5
North/South Street	Peters Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		4						18	107				107	18
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							20						
Capacity, c (veh/h)			793							1442						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			9.6							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.6								1.2						
Approach LOS		A														

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HCS7 Two-Way Stop-Control Report

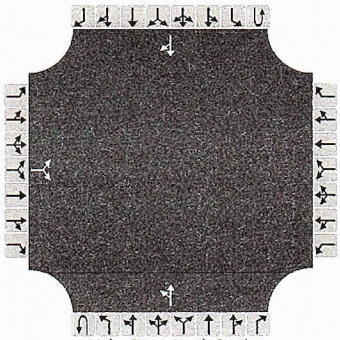
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Peters Rd & DW 5
Jurisdiction	St. Lucie County
East/West Street	Driveway 5
North/South Street	Peters Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		18						6	107				107	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39							7						
Capacity, c (veh/h)			820							1458						
v/c Ratio			0.05							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			9.6							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.6								0.4						
Approach LOS		A														

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Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@bellsouth.net

Utilities Impact Statement
For
Kings Highway Commerce Park

I. Introduction

The site is located at the southeast corner of Kings Hwy and White Road approximately 1/2 mile north of Okeechobee Rd (SR-70) and consists of 109.1 ac of mostly vacant land with 5 single family homes. See Exhibit-A

It is proposed to re-zone the site to Commerce Parkway (CP-1).

The existing zoning for the westerly 66.43 ac is already commercial (C-3). The remainder 42.67 ac of the project is E-2 zoning.

A commercial & industrial development is proposed with 1.9 MSF of building area and required infrastructure. The proposed area will include offices, warehouses, and distribution centers.

II. Change in Demand

1. Potable Water
Current Zoning
C-3, 66.43 ac C-3 @ 60% max bldg. cover comm x 0.125 gpd/sf = 217,027 GPD
E-2, 42.67 ac @ 2 DU/ac x 2.6/DU x100 gpd = 22,188 GPD
Total existing water demand = 239,215 GPD

Proposed Zoning
109.1 ac @ 60% max bldg. cover comm x 0.125 gpd/sf = 356,430 GPD

Change in Demand: 356,430 - 239,215 = 117,215 GPD

2. Wastewater
Current Zoning
C-3, 66.43 ac @ 60% max bldg. cover comm x 0.1 gpd/sf = 173,621 GPD
E-2, 42.67 ac @ 2 DU/ac x 2.6/DU x100 gpd = 22,188 GPD
Total existing water demand = 195,809 GPD

Proposed Zoning
109.1 ac @ 60% max bldg. cover comm x 0.1 gpd/sf = 285,144 GPD

Change in Demand: 285,144 - 195,809 = 89,335 GPD

3. Solid Waste

Current Zoning

C-3, 66.43 ac @ 60% max bldg. cover comm x 0.025 cy/sf = 43,406 CY/YR

E-2, 42.67 ac @ 2 DU/ac x 2.6/DU x 0.133 cy/DU = 30 CY/YR

Total existing waste generation = 43,406 + 30 = 43,436 CY/YR

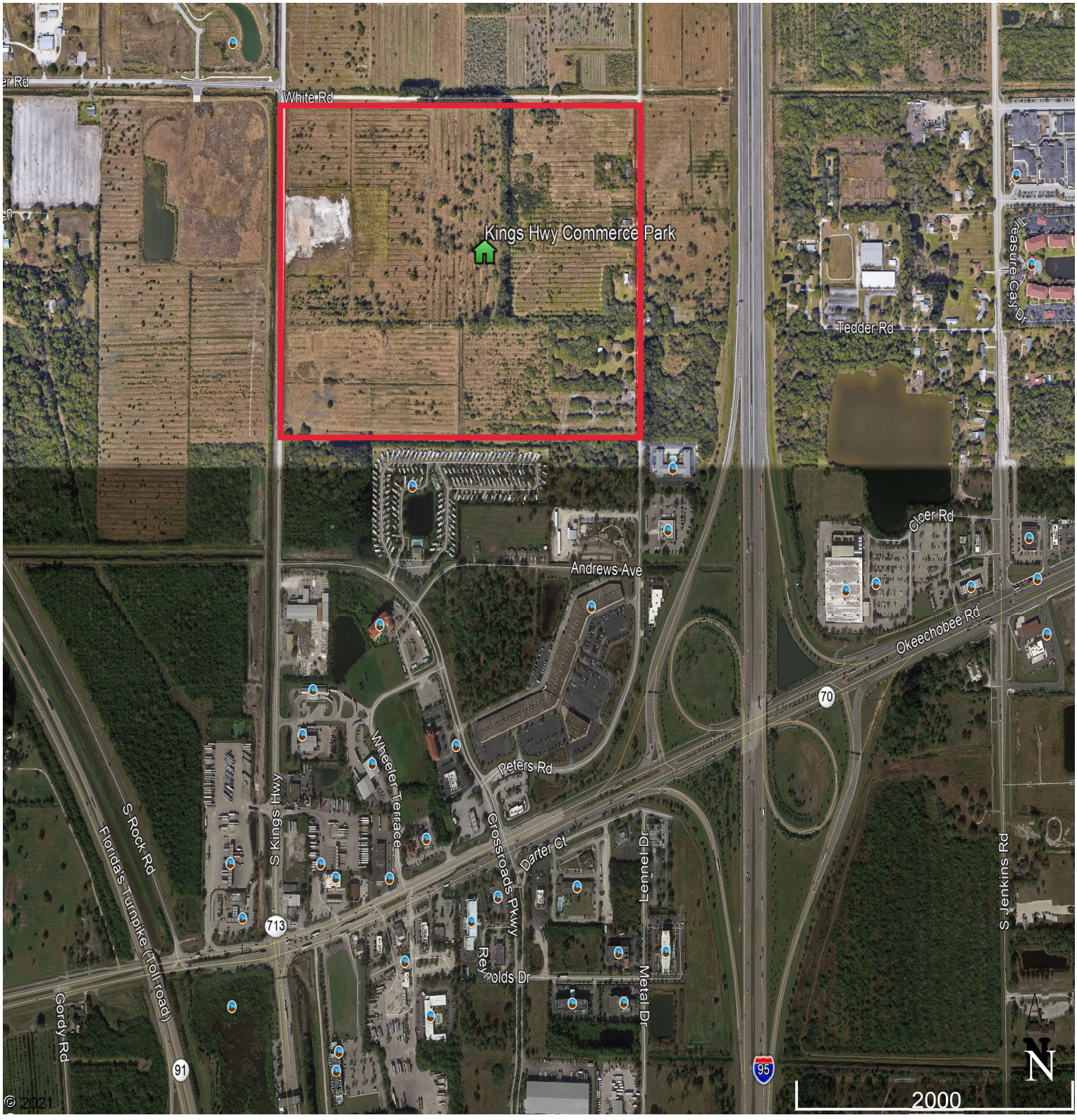
Proposed Zoning

109.1 ac @ 60% max bldg. cover comm x 0.025 cy/sf = 71,286 CY/YR

Change in Demand: 71,286 – 43,436 = 27,850 CY/YR

The actual waste generation would be less due to compactors which will reduce the volume by 2/3.

Exhibit A



Aerial Location Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Zoning Atlas Map Amendment - Kings Highway Commerce Park

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 7-4-21

NOTICE BY MAIL: 7-9-2021

NOTICE BY SIGNS: 6-10-2021

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 7-9-2021

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 X, Section 125-37 of the Code of Ordinances.

Project: Rezoning - Kings Highway Commerce Park

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: 7-9-21

Number of Mailed Letters: 21

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 7th, 2021

Dear Property Owner(s):

The property owners, R.V. Development, LLC/Great American RV Prop LLC , are requesting review and approval of a Zoning Atlas Map Amendment (Rezoning) from Single Family, two (2) du/acre (E-2) for six (6) parcels and General Commercial (C-3) for three (3) parcels to Commercial Parkway (CP-1) to develop the site for a future warehouse/flex space development. Six (6) of the properties are currently completing the annexation process with the City. The applicant has also filed Development and Design Review applications for the proposed development that are being reviewed at the Technical Review Committee stage.

The property is located at or near 2496 S. Kings Highway (9 Parcels), and is currently zoned Single Family, 2 du/acre (E-2)/General Commercial (C-3) . The property owner is proposing to rezone all 9 parcels to Commercial Parkway (CP-1). The Parcel IDs of the sites are 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, & 2324-241-0003-000-3, 2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6, and legal description of the properties are: 24 35 39 NW 1/4 OF NW 1/4-LESS S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- AND W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4-LESS W 25 FT AND LESS N 35 FT AND LESS ADDL RD R/W AS IN OR 3917-899- (39.02 AC - 1,699,711 SF) (OR 2382-1143), 24 35 39 S 400 FT OF N 938.20 FT OF E 750 FT OF W 775 FT- LESS THAT PART FOR RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONC W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB- (6.151 AC - 267,938 SF) (OR 2650-1994), 24 35 39 N 1/2 OF S 1/2 OF NW 1/4-LESS E 1118.54 FT AND LESS W 25 FT AND THE N 60 FT OF THE W 1088.54 FT OF THE E 1118.54 FT OF THE S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 - LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SELY ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SELY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (19.624 AC - 854,821 SF) (OR 3487-76), 24 35 39 E 3/4 OF NE 1/4 OF NW 1/4-LESS TRACT 150 FT X 155 FT AS IN DBK 206-141 AND IN OR 492-1228 AND LESS TRACT 208.71 FTX 208.71 FT AS IN DBK 207-165 AND LESS N 35 FT AND LESS E 25 FT- (26.91 AC) (OR 1868-2876 thru 2879 ERROR IN LEGAL), 24 35 39 FROM INTERIOR 1/4 SEC COR RUN N ALG E LI OF NW 1/4 1790.5 FT, TH W 25 FT FOR POB, TH RUN W 155 FT, TH N 150 FT, TH E 155 FT, TH S 150 FT TO POB (0.53 AC) (OR 1828-2808), 24 35 39 FROM SE COR OF NE 1/4 OF NW 1/4 RUN N 100 FT, TH W 30 FT FOR POB, TH CONT W 208.71 FT, TH N 208.71 FT, TH E 208.71 FT, TH S 208.71 FT TO POB (1.00 AC) (OR 1959-2516), 24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252), 24 35 39 N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS S 60 FT OF E 125 FT AND LESS E 30 FT- (4.64 AC)(OR 718-2723: 2981-2561; 3688-925), 24 35 39 W 455.58 FT OF E 1118.54 FT OF N 1/2 OF S 1/2 OF NW 1/4 AND W 1088.54 FT OF E 1118.54 FT OF S 264.18 FT OF S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SEC (10.29 AC) (OR 1798-2252), 24 35 39 S 60 FT OF E 125 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4-LESS E 25 FT FOR RD R/W- (0.14 AC) (OR 2398-108) (ERRONEOUS LEGAL)

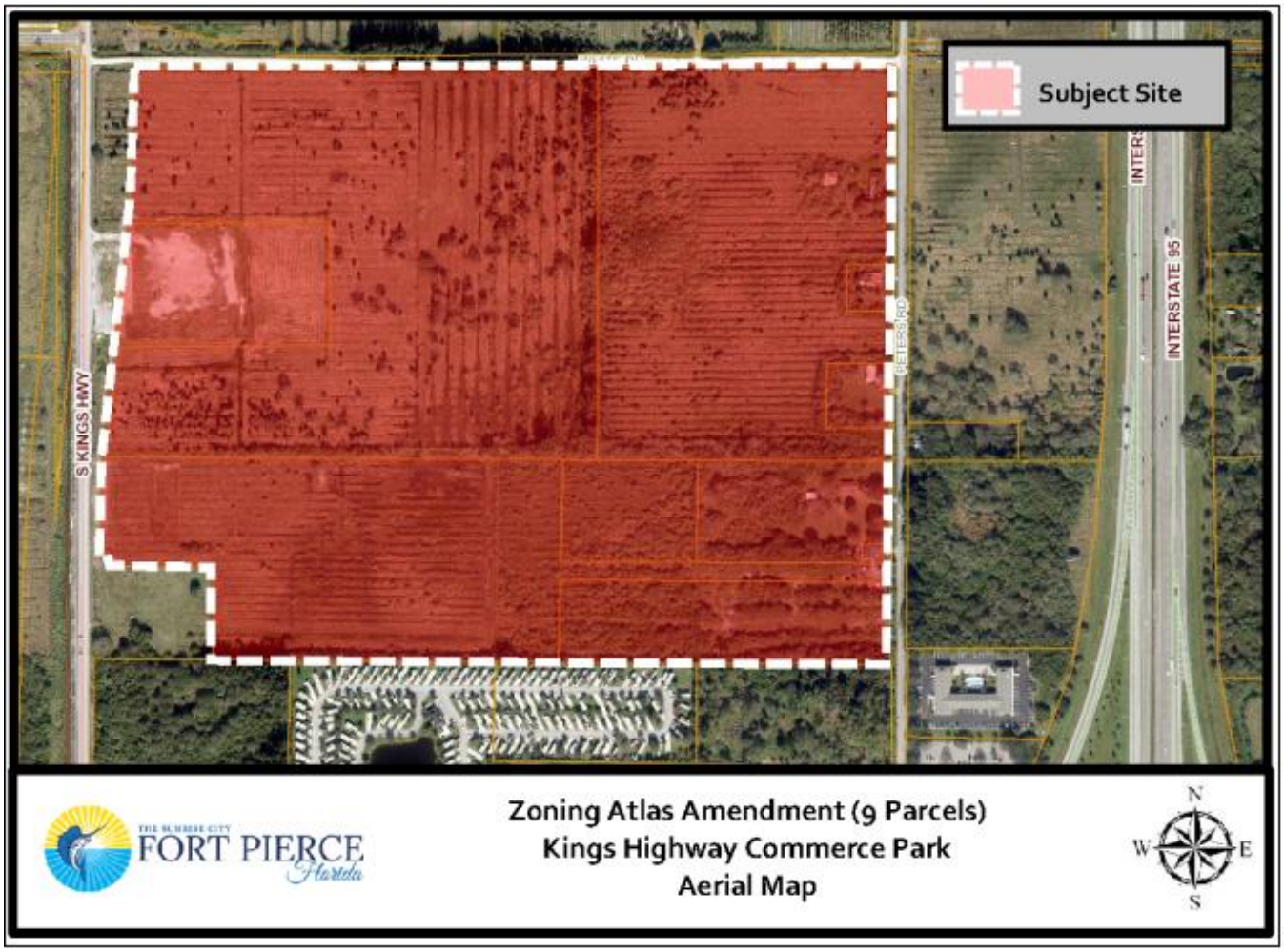
A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, July 19, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested. If you have any inquiries, or would like to review the complete application, please contact Brandon Creagan at (772) 467-3742 or at bcreagan@cityoffortpierce.com. Furthermore, 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.

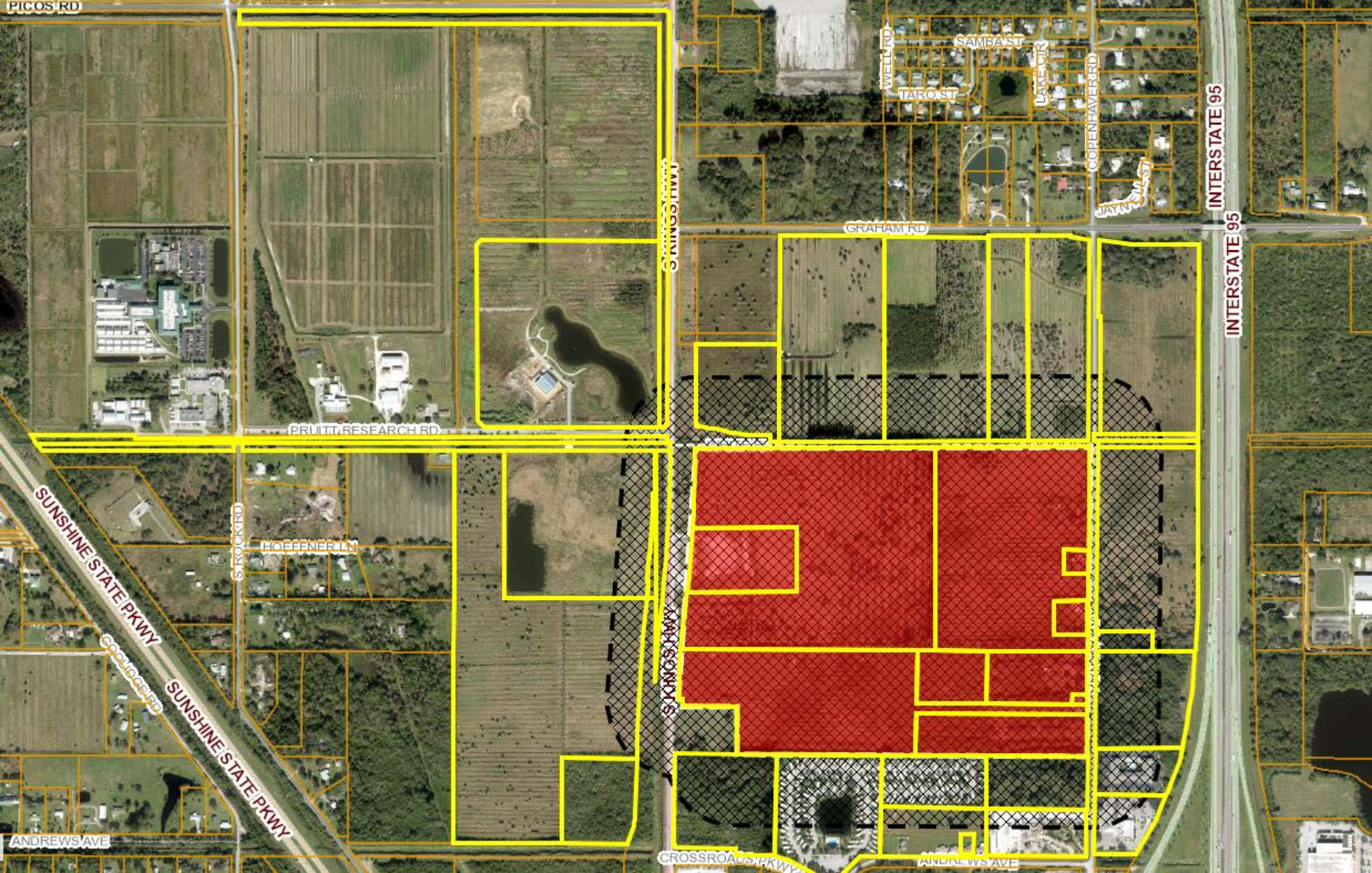
Thank you for your contribution.

Sincerely,

Brandon C. Creagan, MRCP, LEED Green Associate,
Senior Planner

Aerial Map




PICOS RD
SAMBA ST
WELL RD
TARO ST
LAKE CIR
COPENHAVER RD
JAYNE ST
INTERSTATE 95
INTERSTATE 95
GRAHAM RD
S MAXSON XS
PRUITT RESEARCH RD
S ROCK RD
HOEFFNER LN
SUNSHINE STATE PKWY
SUNSHINE STATE PKWY
GOODRICH RD
S MAXSON XS
ANDREWS AVE
CROSSROADS PKWY
ANDREWS AVE

J A Enterprises Inc 1
100 Davit DRIVE
North Palm Beach; FL 33408-5021

Shad Properties Group LLC 2
6301 W Broward Blvd
Plantation; FL 33317

East Glade Holdings Inc 3
12950 NW 113th Ct
Miami; FL 33178

RV Development LLC 4
547 Wash Roberts Lane
McMinnville; TN 37110-4971

NSLRWCD 5
14666 Orange Ave
Fort Pierce; FL 34945-4511

St Lucie County 6
2300 Virginia Ave
Fort Pierce; FL 34982-5632

L & R Inc 7
1890 Kingsley AVE; Unit Ste 102
Orange Park; FL 32073-4455

State Of Florida Department of Transportation 8
3400 W Commercial Blvd
Fort Lauderdale; FL 33309-3421

Kings Highway Development LLC 9
PO Box 540669
Lake Worth; FL 33454-0669

Aqua Technologies Group Inc 10
1306 McCollum ST
Los Angeles; CA 90026-2322

G6 Hospitality Property LLC 11
PO Box 741328
Dallas; TX 75374-1328

Cracker Barrel Old Country 12
PO Box 787
Lebanon; TN 37088-0787

Kings Hwy Commerce Park LLC 13
18860 Loxahatchee River RD
Jupiter; FL 33458-2440

Australian Properties LLC 14
PO Box 14049
Fort Pierce; FL 34979-4049

Kings Highway Commercial South LLC 15
18860 Loxahatchee River RD
Jupiter; FL 33458-2440

Patricia Farley 16
8613 SE Banyan Tree St
Hobe Sound; FL 33455-2908

Wynne Building Corp 17
8000 S US Highway 1 Ste 402
Port St Lucie; FL 34952-2338

Grady Sapp (LF EST) 18
2421 Peters RD
Fort Pierce; FL 34945-2631

Great American RV Prop LLC 19
547 Wash Roberts Lane
McMinnville; TN 37110-4971

Maria A Luna 20
110 Sunrise Dr
Fort Pierce; FL 34945-4125

JPD Enterprises of FLorida LLC 21
2705 Peters RD
Fort Pierce; FL 34945-2613

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.

07/04/2021

Amy Kolbott

Subscribed and sworn to before on July 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: $140.40
Ad No: 0004804598
Customer No: 1309463
PO #:

# of Affidavits 1

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 and 125-212 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold public hearings on Monday, July 19, 2021 at 4:30 p.m. and Monday, August 2, 2021 at 6:00 p.m. for first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, said ordinance entitled:

ORDINANCE 21-025 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING OF NINE (9) PARCELS LOCATED AT OR NEAR 2496 SOUTH KINGS HIGHWAY FROM SINGLE FAMILY, 2 DU/ACRE (E-2) AND GENERAL COMMERCIAL (C-3) TO COMMERCIAL PARKWAY (CP-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel ID's: 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3, 2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6

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. 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
Pub: July 4, 2021
TCN4804598

City Commission Regular Meeting - 4:30 pm **12. i.**

Meeting Date: 07/19/2021

Re: Zoning Atlas Map Amendment (PD Modification) - Harbour Cay Phase II - 835 Seaway Drive

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance 21-026 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED MASTER PLAN FOR PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE. FIRST READING

SUMMARY:

- In accordance with Sections 125-37, 125-133, 125-136, and 125-212 of the City Code, the applicant is requesting review and approval of a Major Modification to the Harbour Isle Planned Development.
- On February 4, 2019, the City Commission approved the Phase 1 of the Harbour Cay development through Ordinance 19-003. A minor amendment for phase 1 was subsequently approved by the Planning Department on April 24, 2019, and through the consent agenda at the City Commission on May 6, 2019. On January 6, 2020, the City Commission denied Ordinance 19-037 for a proposed Cumberland Farms gas station on this site. The applicant is now seeking approval of the Phase 2 of the Harbour Cay development.
- Phase 2 of the development will consist of a 6,500 square foot commercial building and there will be 14 storage units that will be 300 square feet each for a total of 4,200 square feet of storage space.
- The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.
- 159 letters were mailed to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve with the following condition:

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 123-6.

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 21-026
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification
Affadavit of Notification & Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:45 AM

Form Started By: Linda Cox
Started On: 07/09/2021 07:20 AM
Final Approval Date: 07/09/2021

ORDINANCE NO. 21-026

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED MASTER PLAN FOR PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances ("City Code") Section 125-212, Planned Development Zone (PD), sets forth a procedure for major modifications to a planned development; and;

WHEREAS, on August 4, 2004, the City Commission granted approval for the Planned Development known as Harbour Isle at Hutchinson Island ("Harbour Isle"), and

WHEREAS, on July 26, 2006, the plat for the Harbour Isle subdivision was recorded in Plat Book 43, Pages 31, 31A, & 31B of the Public Records of St. Lucie County, Florida; and

WHEREAS, on February 4, 2019, the City Commission granted approval for a Major Modification to the Planned Development known as Harbour Isle at Hutchinson Island ("Harbour Isle"), and

WHEREAS, on June 24, 2019, the third replat of the Harbour Isle subdivision was recorded in Plat Book 83, Pages 13 and 14 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the current property owner, Harbour Isle Plaza, LLC, has submitted a development review application for a major amendment to the Planned Development to allow for one (1) modification to allow for the construction of Harbour Cay Phase II and

WHEREAS, City Code Section 125-212 requires an applicant for a major modification to follow the same procedure as set forth for a new planned development request.

WHEREAS, the City of Fort Pierce Planning Board, at its June 14, 2021, meeting, voted 7-0 to recommend approval of the application for major amendment to the City Commission; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are true and correct and are incorporated herein as the legislative intent of this ordinance.

SECTION 2. The Harbour Isle Planned Development as recorded in Plat Book 43, Pages 31, 31A, & 31B, and Plat Book 83, Pages 13 and 14 are hereby amended as follows and as shown in Exhibit "A:"

1. Revise the previously-approved Master Plan for Harbour Isle to incorporate the development of Harbour Cay Phase II.

SECTION 3. All other aspects of the original Harbour Isle Planned Development remain in full force and effect.

SECTION 4. 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 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & 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. 21-026 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, July 4, 2021; 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 July 19, 2021; and was duly introduced, read by title only, and passed on second and final reading August 2, 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, this August 2, 2021.

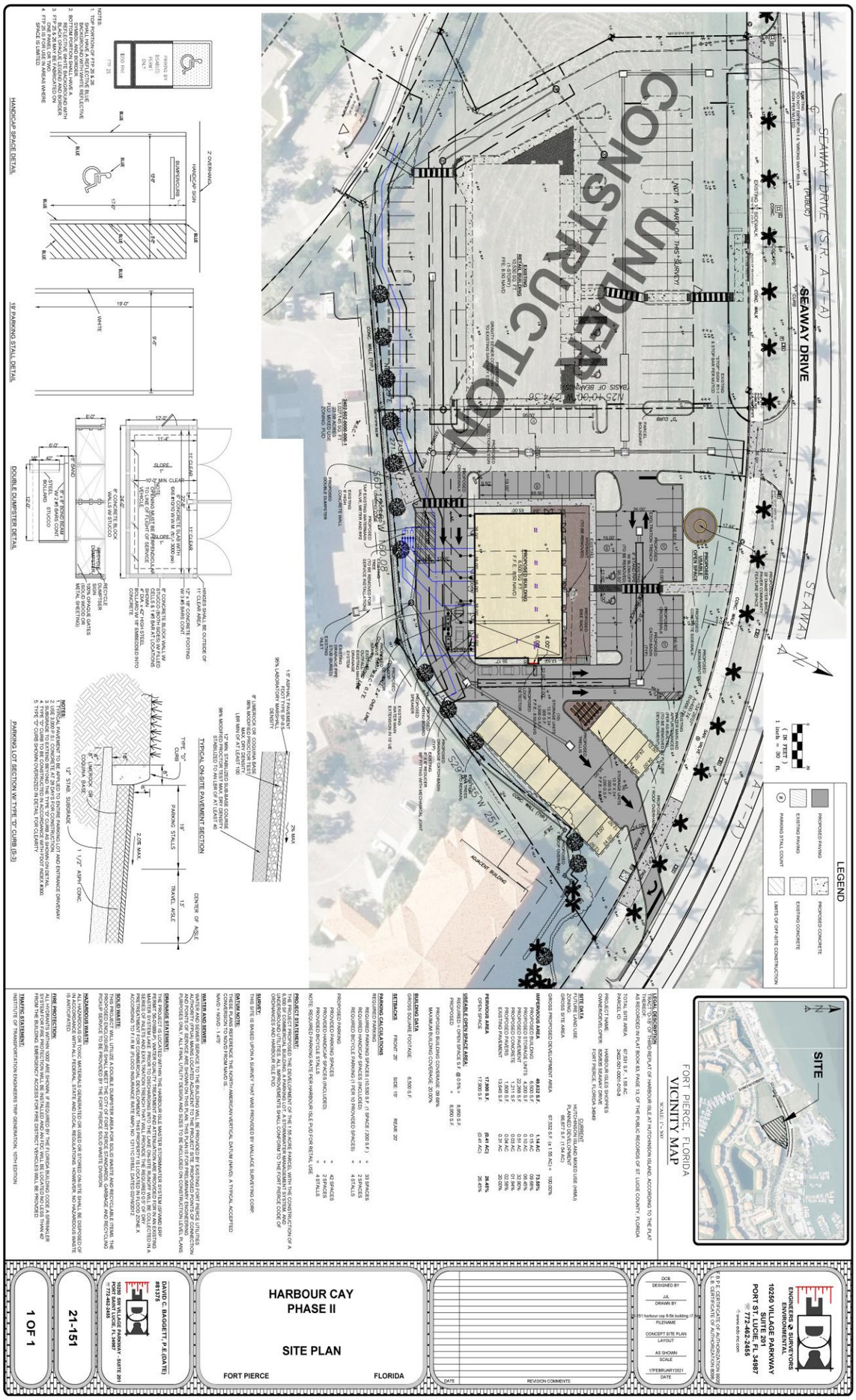
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Site Plan
Major Modification to Planned Development

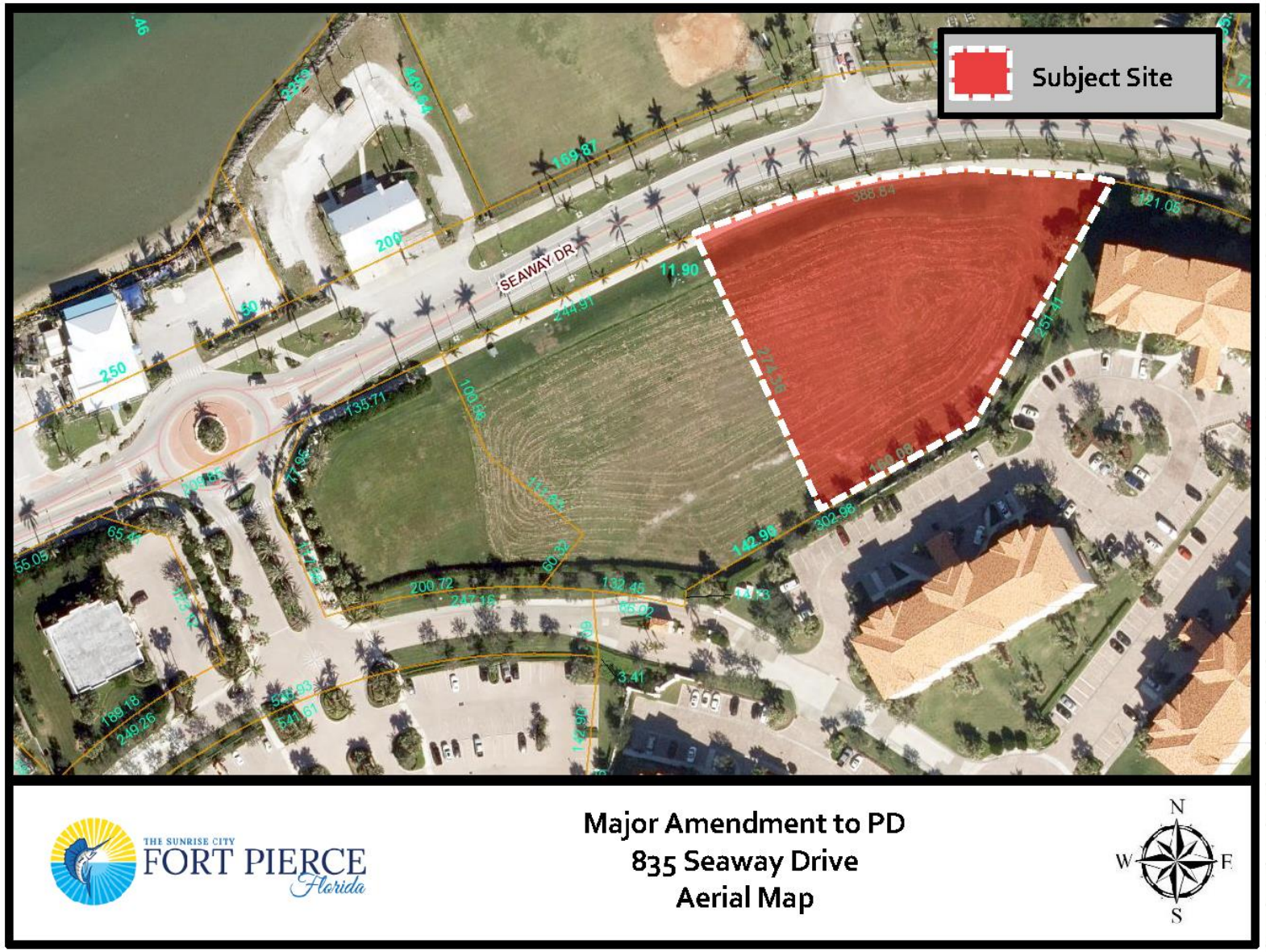


Zoning Atlas Map Amendment
Major Modification to PD

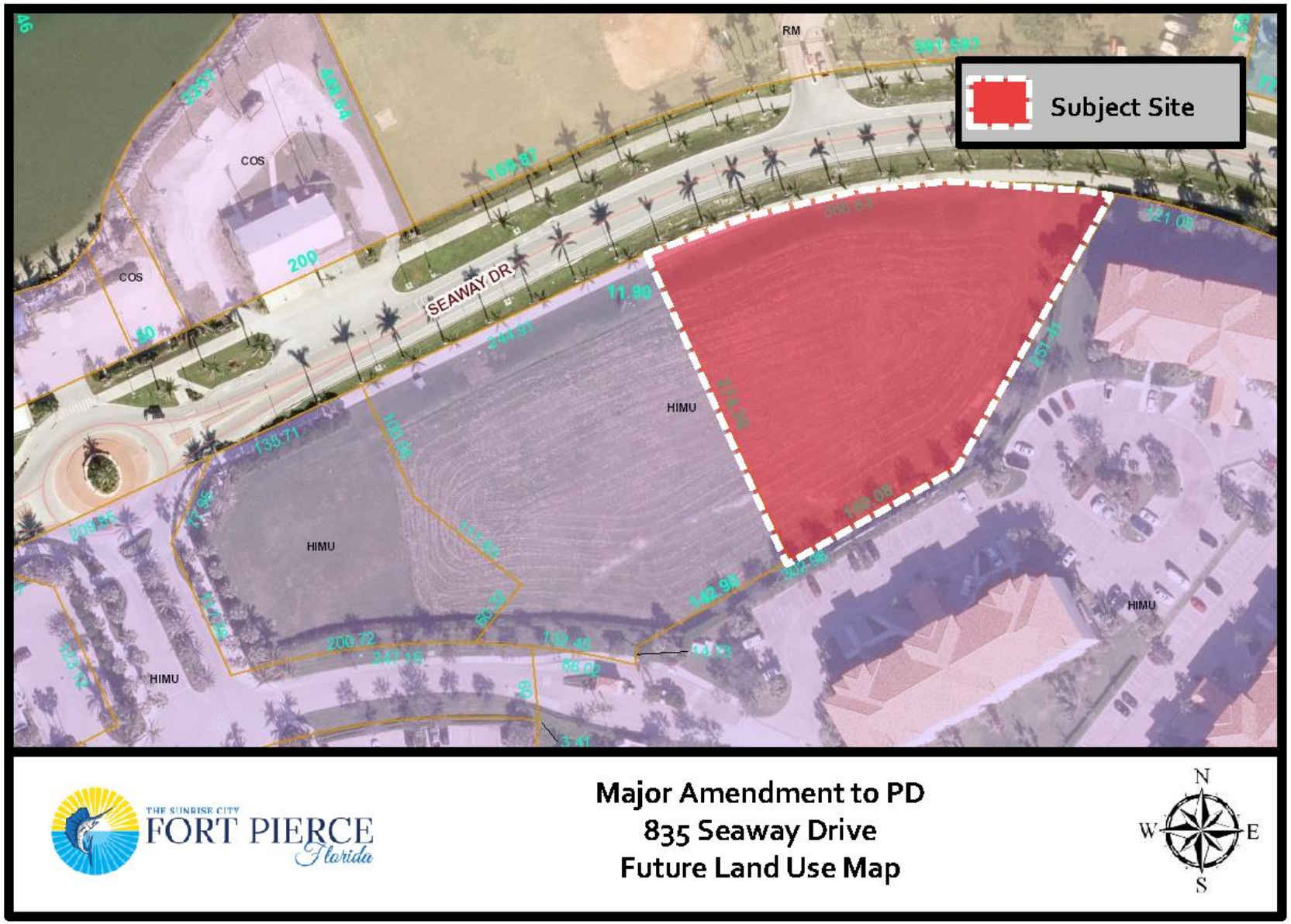


Harbour Cay Phase II
835 Seaway Drive

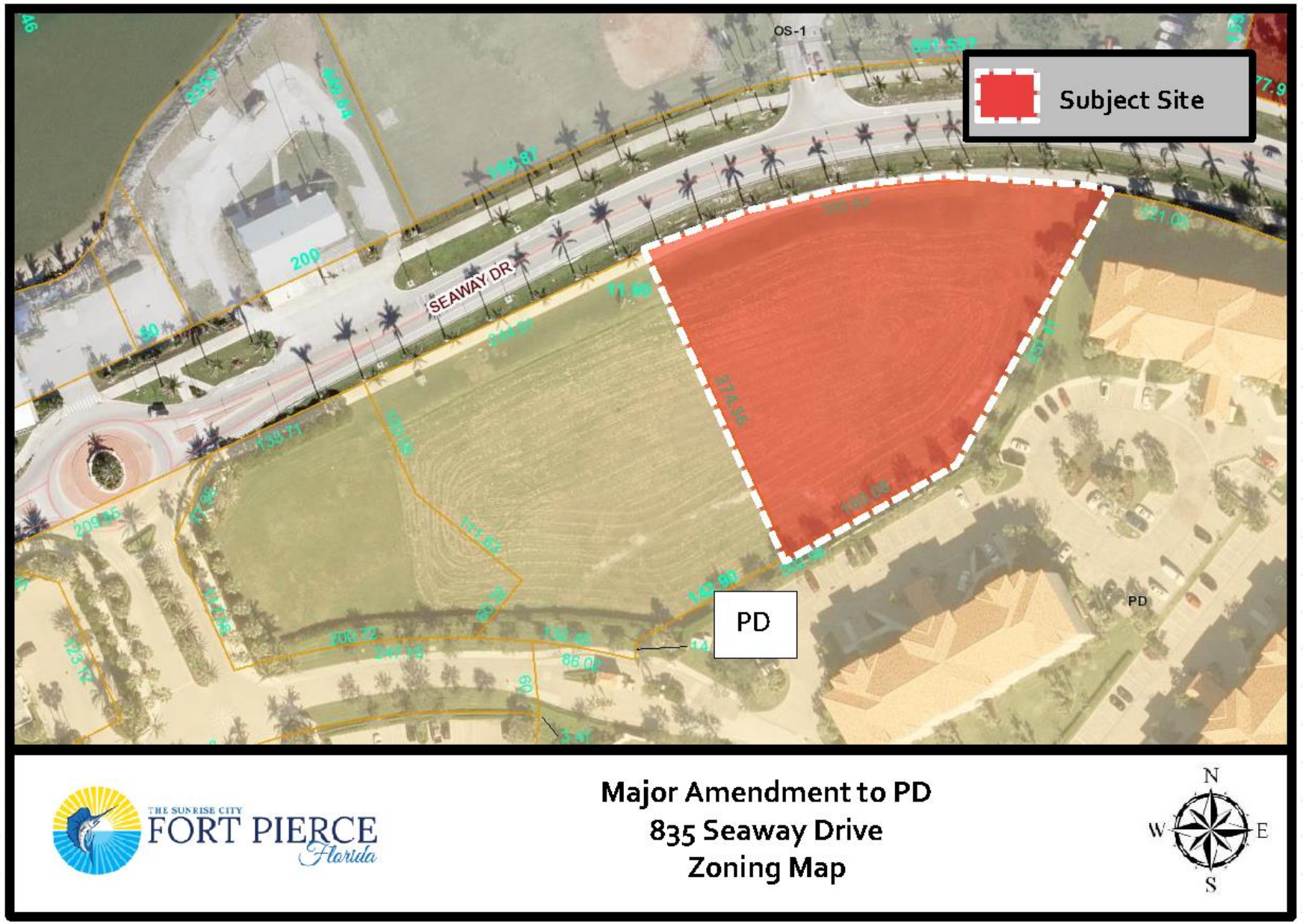
Aerial Map


Subject Site
SEAWAY DR
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
835 Seaway Drive
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map


OS-1
Subject Site
SEAWAY DR
PD
PD
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
835 Seaway Drive
Zoning Map
N
W
E
S

Request

Major Modification to the Harbour Isle Planned Development for the construction of a 6,500 square foot retail building and 4,200 square feet of self storage space.

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses and Zoning
  - ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  - ❑ Kimley-Horn reviewed the traffic study as part of the TRC review and determined that the adjacent impacted roadway has sufficient capacity available to support the proposed project trips and will operate acceptably upon project buildout.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Site Plan

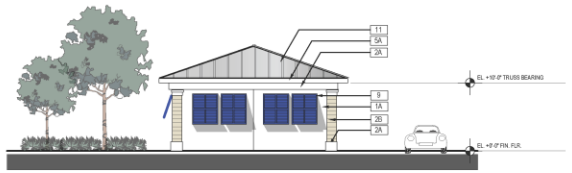


- Retail Building: 6,500 Square feet
- Self Storage: 14 units at 300 square feet each (4,200 square feet combined)
- Opportunity for outdoor seating
- Drive-thru for fast-food type business
- 42 parking spaces along with 4 bicycle space are provided
- The Landscape Plan provides for 14 trees, 19 palm trees, and 329 shrubs.

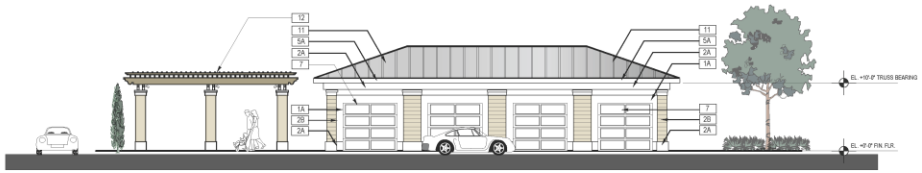
Retail Building Elevation



Self-Storage Elevation



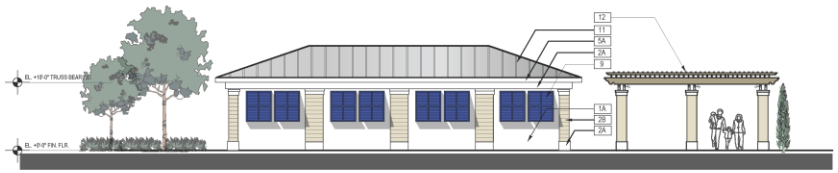
SIDE ELEVATION (EAST)
GARAGE BLDG A
1/8" = 1'-0"



FRONT ELEVATION (SOUTH)
GARAGE BLDG A
1/8" = 1'-0"



SIDE ELEVATION (WEST)
GARAGE BLDG A
1/8" = 1'-0"

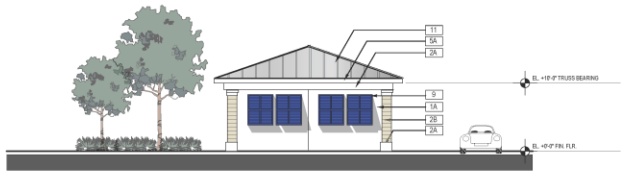


REAR ELEVATION (NORTH)
GARAGE BLDG A
1/8" = 1'-0"

MATERIAL SCHEDULE

MK	Material	Finish
1	CEMENT PLASTER	
2	SHAPED FOAM BANDING	SMOOTH FINISH - PAINT
3	SIMULATED LAP-SIDING	SMOOTH FINISH - PAINT
4	DECORATIVE SCORE LINES	PAINT SAME COLOR AS WALL
5	WOOD	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	GARAGE DOOR	WHITE
8	METAL	ALUM. B.S. TO MATCH ADJACENT COLOR
9	ALUMINUM LOUVERED AWNING	BLUE
10	METAL	PAINT
11	STANDING SEAM METAL ROOFING	DOVE GRAY
12	WOOD TRELLIS	STAINED
13		
A	SHERWIN WILLIAMS	SW 7103 "WHITETAIL"
B	SHERWIN WILLIAMS	SW 6148 "WOOL SKEIN"
C		

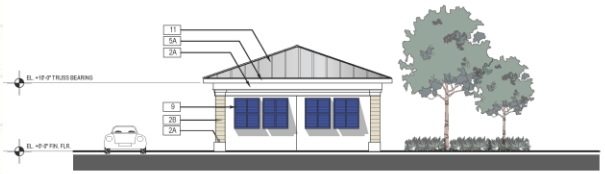
NOTE: G.C. TO PROVIDE 4' X 4' PAINT SAMPLE OF EA. COLOR ON BUILDING FOR OWNER / ARCHITECT APPROVAL.



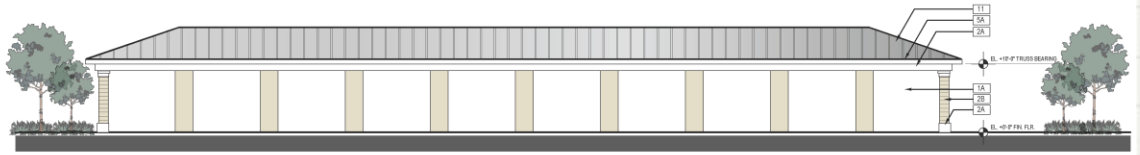
SIDE ELEVATION (EAST)
GARAGE BLDG B
1/8" = 1'-0"



FRONT ELEVATION (NORTH) GARAGE
GARAGE BLDG. B
1/8" = 1'-0"



SIDE ELEVATION (WEST)
GARAGE BLDG B
1/8" = 1'-0"



REAR ELEVATION (SOUTH) GARAGE
GARAGE BLDG. B
1/8" = 1'-0"

Planning Board Recommendations

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

CC Recommendation

Possible actions of the City Commission:

- **APPROVE** the proposed Major Modification to the Planned Development
  - Staff recommends **APPROVAL** of the request subject to the following condition:
    1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 123-6.
  - The Planning Board voted 7-0 to recommend approval
- **APPROVE** the proposed Major Modification to the Planned Development with changes
- **DISAPPROVE** the proposed Major Modification to the Planned Development

Zoning Atlas Map Amendment
Major Modification to PD

Harbour Cay Phase II
835 Seaway Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, MCRP, LEED Green Associate, Planner
RE:	**Major Modification to Planned Development/Phase 2 Site Plan Harbour Cay Phase II**
BOARD DATE:	July 19, 2021

STAFF REPORT

Property Owner	Harbour Isle Plaza LLC PO Box 3316 Jupiter, FL 33469
Representative:	Engineering, Design, & Construction 10250 SW Village Parkway Port St. Lucie, Florida 34987
Requested Action:	Approval of a Major Modification with site plan for the Harbour Isle Planned Development for the construction of Phase II of Harbour Cay
Site Location:	835 Seaway Drive
Parcel IDs:	2402-504-0002-000-1
Existing Use:	Vacant
Parcel Size:	1.55 acres
Current Future Land Use:	Hutchinson Island Mixed Use (HIMU)
Current Zoning:	Planned Development (PD)

	North	East	South	West
Surrounding FLU:	RM/COS (FP)	HIMU (FP)	HIMU (FP)	HIMU/NC (FP)
Surrounding Zoning:	OS-1 (FP)	PD (FP)	PD (FP)	PD/C-5 (FP)

Staff Analysis:

Request

In accordance with Sections 125-37, 125-133, 125-136, and 125-212 of the City Code, the applicant is requesting review and approval of a Major Modification to the Harbour Isle Planned Development. On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along seaway drive. On February 4, 2019, the City Commission approved the Phase 1 of the Harbour Cay development through Ordinance 19-003. A minor amendment for phase 1 was subsequently approved by the Planning Department on April 24, 2019, and through the consent agenda at the City Commission on May 6, 2019. On January 6, 2020, the City Commission denied Ordinance 19-037 for a proposed Cumberland Farms gas station on this site. The applicant is now seeking approval of the Phase 2 of the Harbour Cay development.

Site Plan Review:

Phase 2 of the development will consist of a 6,500 square foot commercial building and there will be 14 storage units that will be 300 square feet each for a total of 4,200 square feet of storage space. This development will directly connect to phase 1 of the development through an existing shared access driveway. Phase 2 will complete the construction of the last remaining driveway, which will be a right out only. The project only requires 33 parking spaces and the applicant it is providing 42 additional parking spaces. The east side of the building will feature a drive-thru for a potential fast food user. There are also plans for a restaurant to occupy one of the spaces as well. The patio area of the building has been designed to accommodate space for outdoor seating. There is also a connection from the development to the existing sidewalk along the Seaway Drive right-of-way that will also act as a connection to the two sides of the development for pedestrian access. Space has been designated in the front of the development for a brick paver area to be designated as community space. There is also a proposed trellis that will be located around the self-storage area. The design of Phase 2 will remain consistent and in the same style as Phase 1 with some minor upgrades.

The Lighting Plan provided is consistent with City Code 125-315 (j)(1)(a) that specifies that the parking lot lighting shall be lit to a minimum average of two (2) foot candles. The Landscaping Plan provided is consistent will City Code 123-37, General Landscaping Requirements and will offer the following:

- 14 trees, which will feature the Eagleston Holly, DD Blanchard Magnolia, Live Oak
- 19 palm trees, which will feature the Bismarck Palm, Maypan Coconut Palm, Christmas Palm
- 329 shrubs, which will feature the Green Buttonwood, Cocoplum, Podocarpus, Purple Lantana

As required a traffic study was provided with this application and was reviewed by the City's third party reviewer Kimley-Horn. The traffic report states that 1,131 daily trips will be generated for the proposed development with 81 AM peak hour trips and 51 PM peak hour trips. After review of the traffic study Kimly-Horn has determined the following "The analysis demonstrates that the adjacent impacted roadway has sufficient capacity available to support the proposed project trips and the study area intersections will operate acceptably upon project buildout." As such the project will not impact the roadway system according to the review and analysis by Kimley-Horn.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment (Major Modification to PD) promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding zoning designations.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Baard

The Planning Board at their meeting on June 14, 2021, voted 7-0 to recommend approval of the request as presented.

Staff Recommendation Zoning Atlas Map Amendment (Major Modification to PD)

The requested Application for Zoning Atlas Map Amendment, Development Review, and Design Review meets the criteria specified in Section 125-37, 125-133, 125-136, and 125-212 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; therefore, Staff recommends **APPROVAL** of the request subject to the following condition:

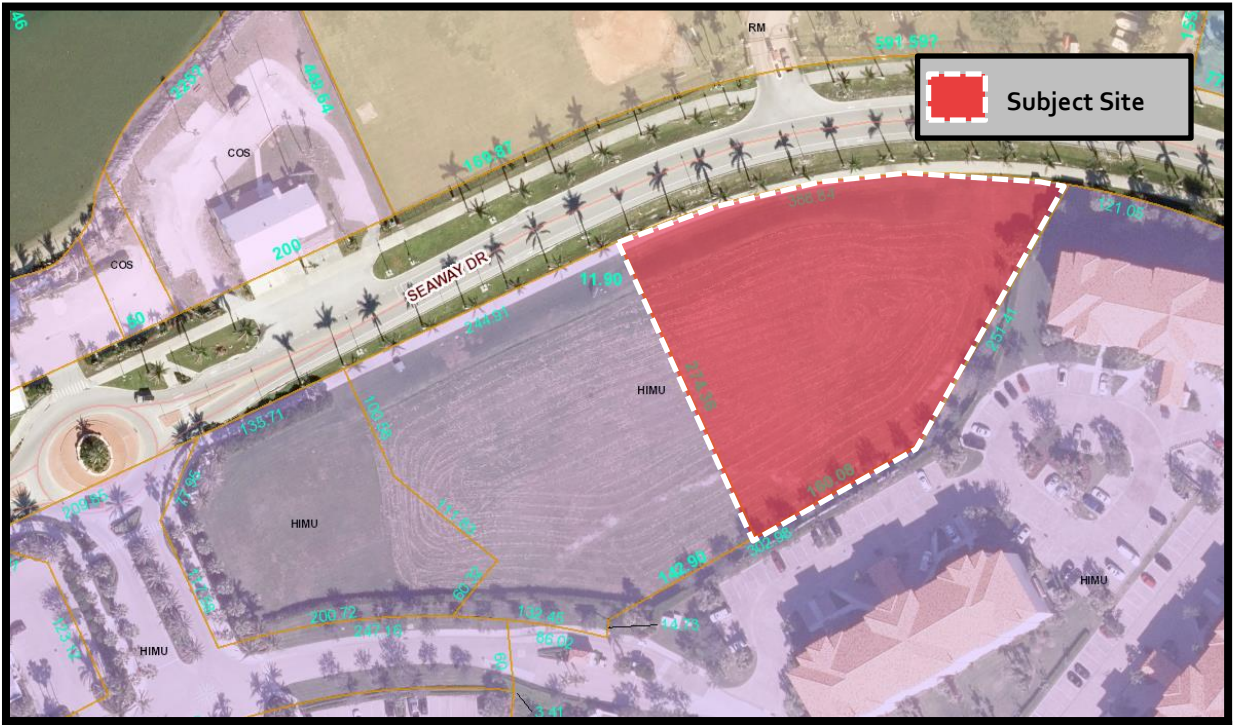
1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 123-6.



THE SUNRISE CITY FORT PIERCE Florida

Major Amendment to PD
835 Seaway Drive
Aerial Map

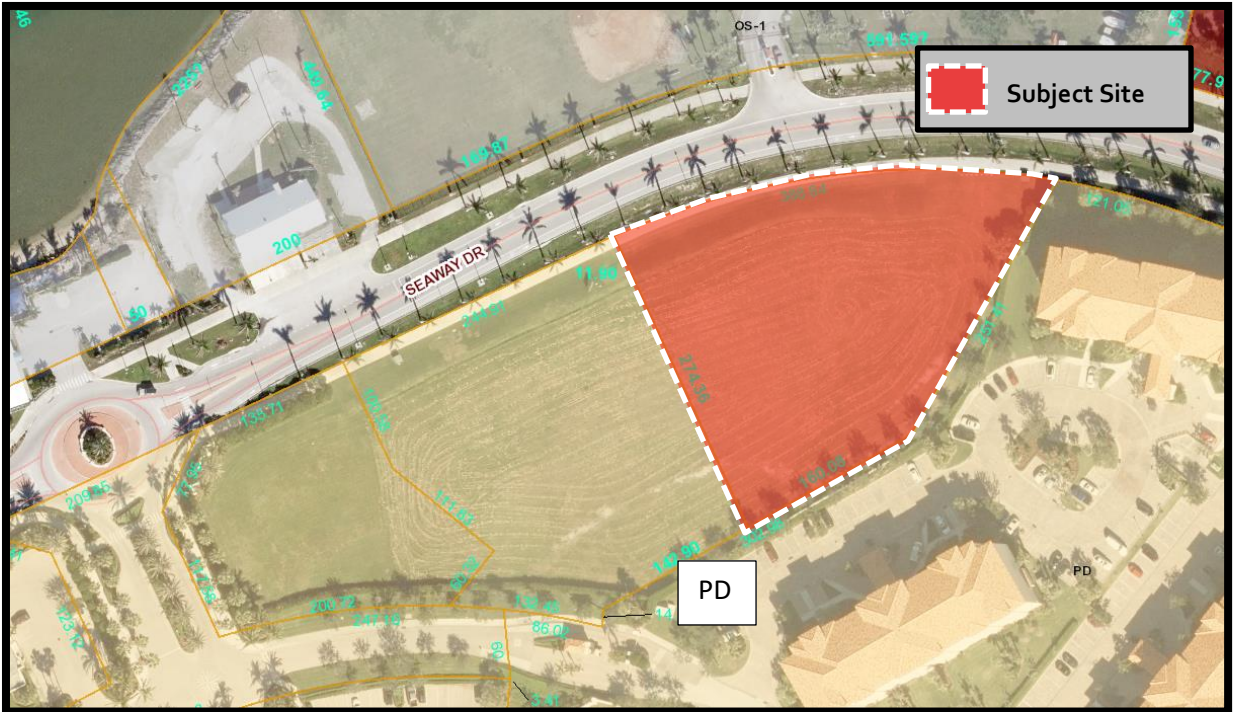
N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
835 Seaway Drive
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Major Amendment to PD
835 Seaway Drive
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 14, 2021

David Baggett
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Subject: **Major Amendment to PD, Development, & Design Review – Harbour Cay Phase II**
Technical Review Project # 21-07000005

Fort Pierce Planning:

1. Staff requests that the blue aluminum louver shutter adorn all of the elevations that are currently blank like it is being proposed on Garage Building A North Rear Elevation. This would be placed on both side elevations for building A and the rear and side elevations for building B.
4. If not already proposed, provide a pedestrian side entrance to the dumpster enclosure with a striped crosswalk from the building sidewalk to the pedestrian entrance of the enclosure.
5. A connection to the site shall be made from the existing sidewalk along Seaway Drive similar to the connection that was made for phase 1 of the project.
6. Provide a master sign plan for phase II of the project. It would be suggested that the master sign plan is similar if not the same as the one that was approved for phase I.
7. Provide a colored site plan to include the landscaping for visual and presentation purposes.
8. At the time of Final Certificate of Occupancy for the commercial/retail building a landscape bond shall be filed with the Planning Department in accordance with City Code 123-6, Required Bond.
9. Comments and the invoice will be forthcoming from Kimley—Horn on the Traffic Study and based on that review, additional comments may be forthcoming from Planning.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Harbour Cay Phase II (Harbour Isle Shoppes) – 835 Seaway Dr.
Planned Development Minor Amendment
TRC No. 21-07000005

RECEIVED
MAY 25 2021
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : May 26, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 25, 2021:

- [x] PD Minor Amendment Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] PUD Modification 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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\H\Harbour Isle Shoppes\Site Plan - Phase II\Submittal No. 2 - 052521\SP Approval - 052621.docx

City of Fort Pierce Engineering Comments

Rezoning, Development Review, & Design Review – Harbour Cay Phase II

Disapproval with Comments

1. Update the site plan to identify all property dimensions and bearings.
2. The site plan shall include a legal description of the property.
3. Provide a recent survey which clearly identifies the parcel's boundaries and the revised description of the 53' Ingress/Egress Easement to include the ORB and Page number.

Each comment must be satisfied to more forward to the Planning Board stage.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4.15.21
Property Address: Development Review – Harbour Cay Phase II – Parcel ID: 2402-504-0002-000-1

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 7th 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: 4/9/21

Technical Review Committee meeting

April 15, 2021

Case # 21-07000005

Planner: Brandon Creagan

Development review

Harbour Cay, Phase II, Seaway Drive, Ft. Pierce

Comments:

Overall, this is a nice design. However, consider adding a panoramic window to the east side of the building. The east elevation plan shows a planned brick wall at this time. The addition of a panoramic window will allow for "natural surveillance" by the users of the space (listed as future restaurant at this time) and would aide in deterring potential crime. The west side of the building does feature a window on that side.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

April 15, 2021

TECHNICAL REVIEW PROJECT # 21-07000005

Development Review – Harbour Cay Phase II – Parcel ID: 2402-504-0002-000-1

Comments

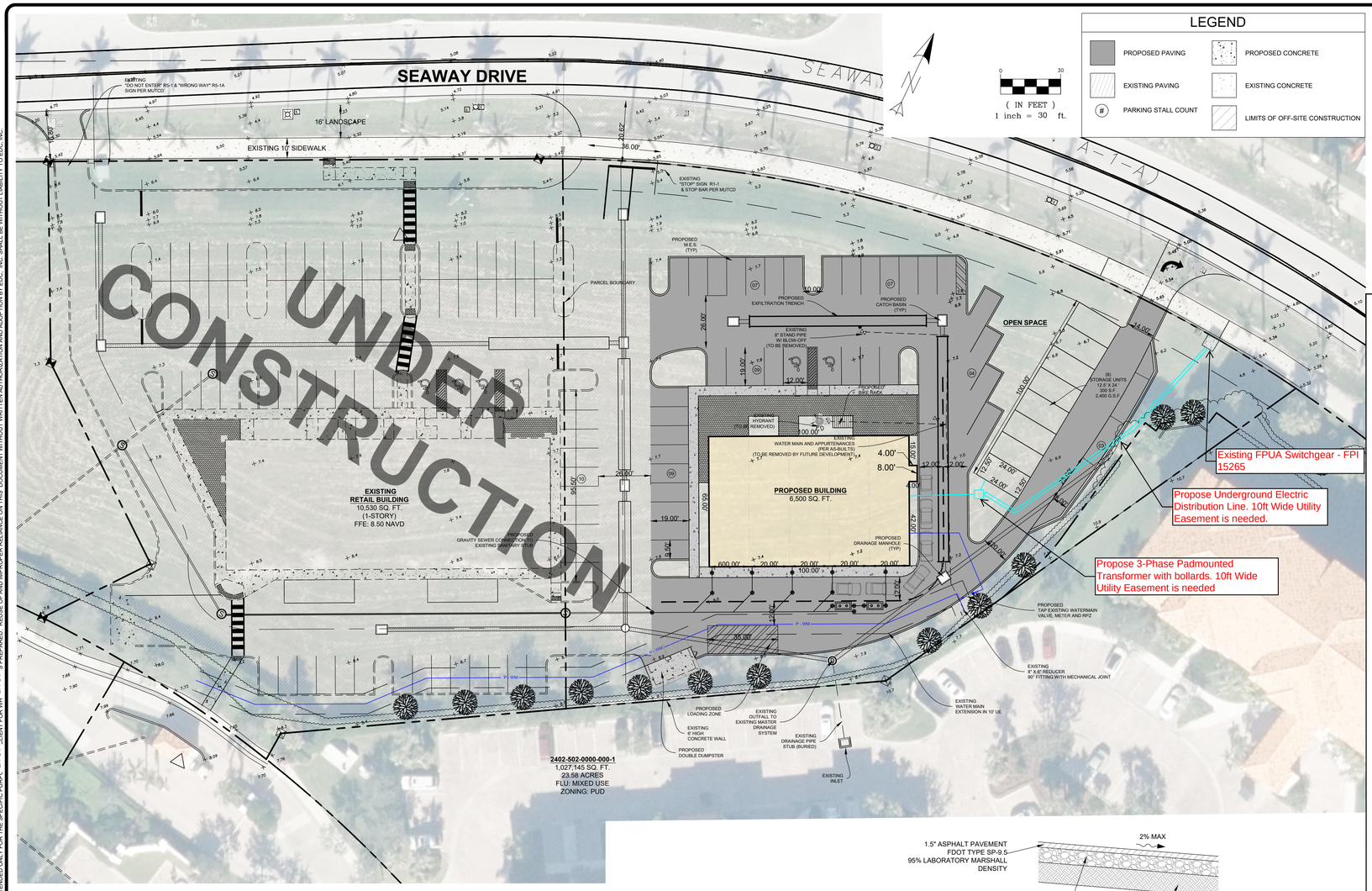
FPUA W/WW Engineering: Approved.
Note that approval through the City of Fort Pierce site plan approval process does not constitute approval of your detailed utility plans through FPUA. As such, submit two sets of Utility Construction plans to James Carnes @ 1701 S. 37th Street, Ft. Pierce, Florida 34947 for detailed review and FPUA approval.

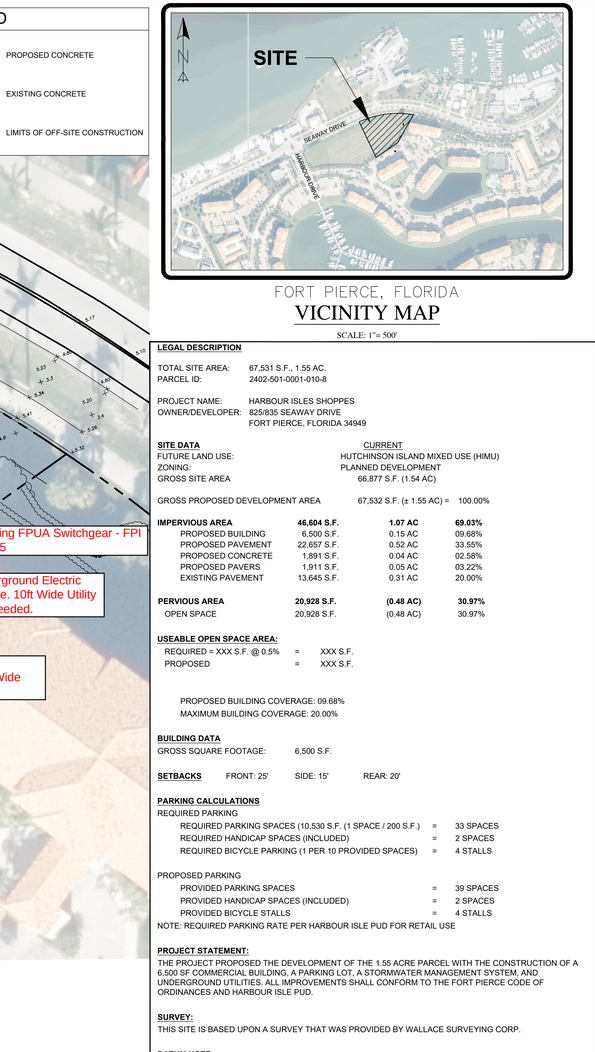
FPUA Electric & Gas Engineering: Approved.
Electric - Please provide electric load information for the propose structure /new services and AutoCAD drawing. Customer will be responsible for all transformer pad, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

For more information and project coordination, 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
Utility easement will be required for all propose FPUA electric facilities within the site.
Please find attached the markup consultant plan, showing FPUA existing electric and our propose location for the new electric facilities within the site.

If the developer should have any questions, please have them contact the individual listed above.





FORT PIERCE, FLORIDA

VICINITY MAP

SCALE: 1"= 500'

LEGAL DESCRIPTION

TOTAL SITE AREA: 67,531 S.F., 1.55 AC.
PARCEL ID: 2402-501-0001-010-8

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT
GROSS SITE AREA	66,877 S.F. (1.54 AC)

GROSS PROPOSED DEVELOPMENT AREA 67,532 S.F. (± 1.55 AC) = 100.00%

IMPERVIOUS AREA	**46,604 S.F.**	**1.07 AC**	**69.03%**
PROPOSED BUILDING	6,500 S.F.	0.15 AC	09.68%
PROPOSED PAVEMENT	22,657 S.F.	0.52 AC	33.56%
PROPOSED CONCRETE	1,891 S.F.	0.04 AC	02.58%
PROPOSED PAVERS	1,911 S.F.	0.05 AC	03.22%
EXISTING PAVEMENT	13,645 S.F.	0.31 AC	20.00%
PERVIOUS AREA	**20,928 S.F.**	**(0.48 AC)**	**30.97%**
OPEN SPACE	20,928 S.F.	(0.48 AC)	30.97%

USEABLE OPEN SPACE AREA:
REQUIRED = XXX S.F. @ 0.5% = XXX S.F.
PROPOSED = XXX S.F.

PROPOSED BUILDING COVERAGE: 09.68%
MAXIMUM BUILDING COVERAGE: 20.00%

BUILDING DATA
GROSS SQUARE FOOTAGE: 6,500 S.F.

SETBACKS FRONT: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
REQUIRED PARKING
REQUIRED PARKING SPACES (10,530 S.F. (1 SPACE / 200 S.F.) = 33 SPACES
REQUIRED HANDICAP SPACES (INCLUDED) = 2 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 4 STALLS

PROPOSED PARKING
PROVIDED PARKING SPACES = 39 SPACES
PROVIDED HANDICAP SPACES (INCLUDED) = 2 SPACES
PROVIDED BICYCLE STALLS = 4 STALLS
NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.55 ACRE PARCEL WITH THE CONSTRUCTION OF A 6,500 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS…
NAVD = NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY; ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

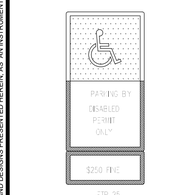
DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

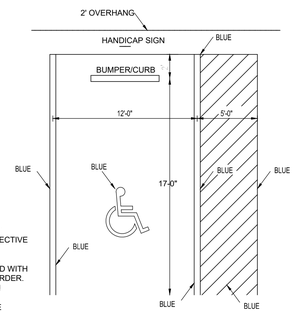
HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

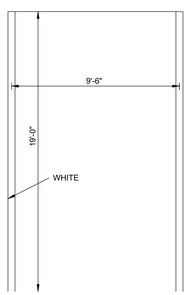
TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION



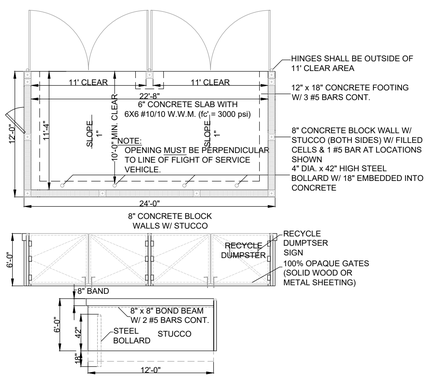
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



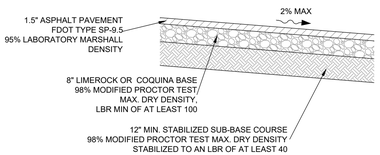
HANDICAP SPACE DETAIL



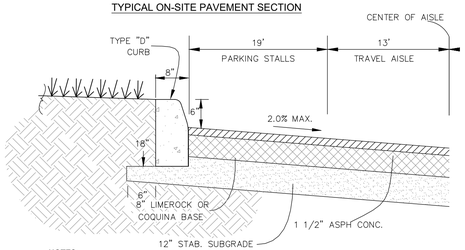
19' PARKING STALL DETAIL



DOUBLE DUMPSTER DETAIL



TYPICAL ON-SITE PAVEMENT SECTION



PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
JJL DRAWN BY
21-151 harbour cay 6.5k building.dwg FILENAME
CONCEPT SITE PLAN LAYOUT
AS SHOWN SCALE
15FEBRUARY2021 DATE

REVISION COMMENTS
DATE

HARBOUR CAY PHASE II
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-151

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2021\21-151 - Mascn - Harbour Cay Ph II\ENGINEERING\AutoCAD\DWGs\21-151 HARBOUR CAY 6-5K BUILDING.dwg, CONCEPT SITE PLAN, 2/15/2021 3:07:24 PM, James, EDC, Inc.

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Harbor Cay Phase II

REVIEW DATE: 4/2/2021

PLANNER: B. CREAGAN

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

6. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**

8. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

9. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

11. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

12. **Hydrants shall be located no more than 15 ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of fire hydrants. A clear space of not less than five feet (5 ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade.**

Kimley»Horn

To: Brandon C. Creagan, MCRP, LEED Green Associate
Planner
City of Fort Pierce Planning Department

From: Alexander R. Memering, E.I.T. ARM
Kimley-Horn and Associates, Inc.

Date: May 28, 2021

Re: **Harbour Cay Phase II**
Final Review of Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated May 18, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. The proposed project consists of a 4,200-square foot mine-warehouse, a 4,810 square-foot shopping center, and a 1,722 coffee/donut shop with drive-thru. The proposed development is generally located on the south side SR A1A, east of Harbour Isle Drive in the City of Fort Pierce. It should be noted that this traffic impact analysis evaluated Harbour Cay Phase II traffic impacts, as the Harbour Cay Phase I traffic impact analysis has been approved.

The total trip generation potential for the proposed development is 1,131 daily trips, 81 AM peak hour trips (42 entering/39 exiting) and 51 PM peak hour trips (25 entering/26 exiting). Access to the site is provided via two proposed full access connections and one proposed right-out only access connection on SR A1A.

The analysis demonstrates that adjacent impacted roadway has sufficient capacity available to support the proposed project trips and the study area intersections will operate acceptably upon project buildout. The Florida Department of Transportation (FDOT) approved site access for the proposed development, which did not recommend ingress turn lanes on SR A1A. We have no further comments for the applicant at this time.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. Please contact us if you have any questions or need additional information.

Kimley»Horn

To: Brandon C. Creagan, MCRP, LEED Green Associate
Planner
City of Fort Pierce Planning Department

From: Alexander R. Memering, E.I.T. ARM
Kimley-Horn and Associates, Inc.

Date: April 27, 2021

Re: **Harbour Cay Phase II**
Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Impact Analysis (dated March 24, 2021) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. Please find our review comments below pertaining to the development's impacts to adjacent transportation facilities.

1. Please perform the Traffic Impact Analysis per Section 105-5 of City of Fort Pierce Land Development Code. This will require updating of, but not limited to, the following:
   a. Pass-by trips shall not be higher than 25 percent (25%). Please revise the trip generation tables for both Phase I and Phase II. Also, please ensure the pass-by trips do not exceed 10% of adjacent street traffic.
   b. The minimum horizon for forecasting traffic shall by five (5) years from the project's opening date. Please revise the evaluation of future conditions
2. In the Appendix, please provide a volume development worksheet for Driveway 1 similar to those provided for Driveway 2 and Driveway 3.
3. Please include internal capture calculations within the Appendix.
4. Upon revising the trip generation estimates, please determine the radius of impact (study area) using Table A within Section 105-5 of the City of Fort Pierce Land Development Code. The applicant may submit the updated study area for approval prior to submittal of the revised TIA.
5. Please justify the trip distribution assumed for the percentage of traffic to/from the Harbor Isles residential development.
6. The trip distribution shown in the volume development worksheet does not match what is shown in Figure 3a/b. Please revise these worksheets and HCS analysis accordingly.
7. Please discuss the need for an ingress left-turn lane in accordance with NCHRP Report 457. Based upon the proposed uses for both Phase I and Phase II, volumes along SR A1A, and location of Driveway 2 along a curve, the need for an ingress left-turn lane may be warranted.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. Please contact us if you have any questions or need additional information.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Seaway Drive

Parcel ID #(s): 2402-504-0002-000-1

Project description: Construction of a 6,500 sf commercial building with drive-thru and 4,200 sf of storage units and associated site improvements

Harbour Isle Plaza, LLC	Engineering Design & Construction, Inc., Bradley J. Currie, AICP, Vice President
Property Owner(s)	**Applicant/Representative, Title, Company**
77 Lighthouse Drive	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Jupiter FL 33469	Port St. Lucie FL 34987
City State Zip	City State Zip
561-623-8801	772-462-2455
Phone Number	Phone Number
cmason@masondc.com	bradcurrie@edc-inc.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

(Auth. Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

(seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 10,700 Residential: Proposed Units:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Seaway Drive	MF Residential	MF Residential	Retail

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☑ Landscaping Plan (see Section 22-187)
- ☑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☑ Traffic Impact Report
- ☑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location Seaway Drive

Parcel ID #(s) 2402-504-0002-000-1

Project Description Construction of a 6,500 sf commercial building with drive-thru and 4,200 sf of storage units

Harbour Isle Plaza, LLC	Engineering Design & Construction, Inc. / Brad Currie
Property Owner(s)	Applicant/Representative, Title, Company
77 Lighthouse Drive	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Jupiter FL 33469	Port St. Lucie FL 34987
City State Zip	City State Zip
561-623-8801	772-462-2455
Phone Number	Phone Number
cmason@masondc.com	bradcurrie@edc-inc.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 Application (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.*

(Auth. Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006804
Expires 06/11/2024

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW / Fire Station / Coast Guard	ROW / COS / RM	ROW / OS1
South	Residential	HIMU	PD
East	Vacant	HIMU	PD
West	Retail	HIMU	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	PD	15,000 sf	1.55	X
****Proposed**	HIMU	PD	10,700 sf	1.55	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,875.00
**Proposed Zoning/FLU	Total gallons per day 1337.50
**Change in Demand	Total gallons per day reduction of 537.50 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1500.00
**Proposed Zoning/FLU	Total gallons per day 1337.50
**Change in Demand	Total gallons per day reduction of 537.50 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS) Proposed Commercial Dev. Not required.

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

Proposed Commercial Dev. Not required.	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	15,000 sf maximum buildout x 0.05 = 750 cy
****Proposed Zoning/FLU**	10,700 sf x 0.05 = 535 cy
***Change in Demand**	reduction of 215 cy

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLES MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exit: 32
****Proposed Zoning/FLU**	245	AM Entry: 11 AM Exit: 9 PM Entry: 13, PM Exit: 18
***Change in Demand**	Trips reduction 321 trips	Trips 13 / 12 / 18 / 8 (reductions)
Impact to Capacity	Reduction of 321 trips, AM Entry reduced 13. AM Exit reduced: 12, PM Entry reduced 18, PM Exit reduced 18.	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units:		Single Family:		Multifamily:	
Non-residential (square footage):					
Mixed-use (describe use):					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type Proposed Commercial Dev. Not required.	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Retail - Shopping Center	N/A	6,500		July 2021	July 2022
Self Storage		4,200		July 2021	July 2022

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐Yes ☐No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☐ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: Seaway Drive (TBD)
2. Property Tax ID(s): 2402-504-0002-000-1
3. Total Acreage: 1.55 Acres
4. Existing Future Land Use Designation: HIMU
5. Existing Zoning Classification: PD
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: Development Review, Design Review, Concurrency Review

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: The applicant is proposing a 6,500 sf commercial building with drive-through and 4,200 sfstorage units with associated site improvements.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Seaway Drive / Fire Station / Coast Guard	RM	OS-1
South	MF Residential	HIMU	PD
East	MF Residential	HIMU	PD
West	Retail	HIMU	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	PD	15,000 sf	1.55	
Proposed	HIMU	PD	10,700 sf	1.55	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 1,875.00
Proposed Zoning	Total gallons per day 1,337.50
Change in Demand	**Total gallons per day** reduction of 537.50 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 1,875.00
Proposed Zoning	Total gallons per day 1,337.50
Change in Demand	**Total gallons per day** reduction of 537.50 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	N/A	
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	15,000 sf maximum build-out x 0.05 = 750 cy
Proposed Zoning	10,700 sf x 0.05 = 535 cy
Change in Demand	reduction of 215 cy

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The project is located within the Harbour Isles Master Stormwater System (SFWMD ERP Permit 56-01689-P). Water quality treatment and attenuation are provided for in an existing master system lake. Prior to discharging into the lake on-site runoff will be collected in a series of inlets and exfiltration trench that will provide the required 0.5" of dry pre-treatment for commercial development.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exhit: 32
Proposed Zoning	245	AM Entry: 11 AM Exit: 9, PM Entry: 13, PM Exhit: 18
Change in Demand	Trips reduction of 321 trips	Trips 13/12/18/8 (reductions)
Impact to Capacity	Reduction of 321 trips, AM Entry reduced 13, AM Exit reduced 12, PM Entry reduced 18, PM Exit reduced 18.	

12. Name of Owner(s): Harbour Isle Plaza, LLC
Mailing Address: 77 Lighthouse Drive
City Jupiter State FL Zip 33469
Phone # 561-623-8801
E-mail: cmason@masondc.com

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Bradley J. Currie, Authorized Agent March 29, 2021

Applicant's Signature Date

10250 SW Village Parkway, Suite 201, Port St. Lucie,	FL	34987
Address	State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Authorized Agent	Bradley J. Currie, AICP (See attached Agent Auth.)	772-462-2455
Property Owner's Name (Please Print)		Phone

77 Lighthouse Drive, Jupiter	FL	33469
Address	State	Zip

	March 29, 2021
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of March, 2021, by Bradley J. Currie who is personally known to me or has produced _____as ident

Patricia M. Sesta
Signature of Notary (seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 06/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

May 19, 2021 *Via: Electronic Mail*

Brandon Creagan, MCRP, LEED Green Associate
City of Fort Pierce
100 North US Highway 1
Fort Pierce, FL 34954

Re: Major Amendment to PD, Development, & Design Review – Harbour Cay Phase II Technical Review Project # 21-07000005, Response to TRC Comments

Dear Brandon:

On behalf of our client, please find the attached response to comments received at the April 15, 2021 TRC meeting for a project known as Harbour Cay Phase II. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. Staff requests that the blue aluminum louver shutter adorn all of the elevations that are currently blank like it is being proposed on Garage Building A North Rear Elevation. This would be placed on both side elevations for building A and the rear and side elevations for building B.

RESPONSE: Please see revised elevations which address this comment.

2. If not already proposed, provide a pedestrian side entrance to the dumpster enclosure with a striped crosswalk from the building sidewalk to the pedestrian entrance of the enclosure.

RESPONSE: Please see revised site plan. Pedestrian access to dumpster has been added.

3. A connection to the site shall be made from the existing sidewalk along Seaway Drive similar to the connection that was made for phase 1 of the project.

RESPONSE: Please see revised site plan. Connection to existing sidewalk along Seaway Drive has been added.

4. Provide a master sign plan for phase II of the project. It would be suggested that the master sign plan is similar if not the same as the one that was approved for phase I.

RESPONSE: Please see attached signage package.

5. Provide a colored site plan to include the landscaping for visual and presentation purposes.

RESPONSE: Please see attached color rendering with landscape overlay included as requested.

6. At the time of Final Certificate of Occupancy for the commercial/retail building a landscape bond shall be filed with the Planning Department in accordance with City Code 123-6, Required Bond.

RESPONSE: Acknowledged.

7. Comments and the invoice will be forthcoming from Kimley—Horn on the Traffic Study and based on that review, additional comments may be forthcoming from Planning.

RESPONSE: Acknowledged. Comments were received on 04/27/2021. Responses are noted below.

Engineering Department

1. Update the site plan to identify all property dimensions and bearings.

RESPONSE: Please see revised site plan which includes dimensions and bearings.

2. The site plan shall include a legal description of the property.

RESPONSE: The site plan has been revised to include the legal description as requested.

3. Provide a recent survey which clearly identifies the parcel's boundaries and the revised description of the 53' Ingress/Egress Easement to include the ORB and Page number.

RESPONSE: Please see attached survey as requested.

Kimley Horn Traffic

This traffic study has been prepared using the TPO Guidelines modified to the 3% significance. This approach has been used for all recent studies in Ft. Pierce.

1. Please perform the Traffic Impact Analysis per Section 105-5 of City of Fort Pierce Land Development Code. This will require updating of, but not limited to, the following:
    a. Pass-by trips shall not be higher than 25 percent (25%). Please revise the trip generation tables for both Phase I and Phase II. Also, please ensure the pass-by trips do not exceed 10% of adjacent street traffic.
    b. The minimum horizon for forecasting traffic shall by five (5) years from the project's opening date. Please revise the evaluation of future conditions.

RESPONSE:

a. The TPO guidelines do not restrict Pass-By to 25%.
The pass-by trips are less than 10% of the adjacent street traffic.
The Pass-By Rates for the uses were taken from the ITE Trip Generation Manual 3rd Edition. For the Coffee/Donut shop, 49% from Fast Food with drive-thru was used as a conservative value. ITE lists Coffee/Donut Shop with drive-thru as 89% pass-by. The Shopping Center value of 34% was directly from the ITE Manual.

b. The horizon year is 5 years in the Ordinance and 3 in the TPO Guideline. The horizon forecast was revised to 3 years.

2. In the Appendix, please provide a volume development worksheet for Driveway 1 similar to those provided for Driveway 2 and Driveway 3.

RESPONSE: A volume development sheet for Driveway 1 has been included in the appendix

3. Please include internal capture calculations within the Appendix.

RESPONSE: The internal matrices are now included in the Appendix.

4. Upon revising the trip generation estimates, please determine the radius of impact (study area) using Table A within Section 105-5 of the City of Fort Pierce Land Development Code. The applicant may submit the updated study area for approval prior to submittal of

the revised TIA.

RESPONSE: The radius of development is different between the codes, City code has no significance criteria whereas the TPO language has a distance but also significance.

5. Please justify the trip distribution assumed for the percentage of traffic to/from the Harbor Isles residential development.

RESPONSE: The Harbour Isles % assignment has been part of all prior approvals, so we continued to use that as a reasonable assignment. Harbour Isles represents the closest and greatest number in the area.

6. The trip distribution shown in the volume development worksheet does not match what is shown in Figure 3a/b. Please revise these worksheets and HCS analysis accordingly.

RESPONSE: The volume development sheet has been revised to match Figure 3.

7. Please discuss the need for an ingress left-turn lane in accordance with NCHRP Report 457. Based upon the proposed uses for both Phase I and Phase II, volumes along SR A1A, and location of Driveway 2 along a curve, the need for an ingress left-turn lane may be warranted.

RESPONSE: The FDOT had evaluated this driveway for buildout and that they did not require the left turn lane. This application is the missing parcel for which FDOT approval has already been attained.

Fort Pierce Police Department

Overall, this is a nice design. However, consider adding a panoramic window to the east side of the building. The east elevation plan shows a planned brick wall at this time. The addition of a panoramic window will allow for “natural surveillance” by the users of the space (listed as future restaurant at this time) and would aide in deterring potential crime. The west side of the building does feature a window on that side.

RESPONSE: We appreciate the recommendation but due to the interior design of the building (kitchen layout), a window on the eastern elevation cannot be accommodated.

SLCFD

2. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: Acknowledged.

3. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

RESPONSE: Acknowledged.

4. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.

RESPONSE: Acknowledged.

5. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

RESPONSE: Acknowledged.

6. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

RESPONSE: Acknowledged.

7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

RESPONSE: Acknowledged.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: Acknowledged.

9. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

RESPONSE: Acknowledged.

10. Hydrants shall be located no more than 15 ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of fire hydrants. A clear space of not less than five feet (5 ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade.

RESPONSE: Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request approval of the site and construction plans. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,
ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Craig Mason – Mason Development & Construction, LLC.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-05-19_B_Creagan_Harbour_Cay_II_Major_Amend_Dev_Design_Rsp2Cmts_Ltr_21-151.docx

Harbour Isle Plaza LLC
77 Lighthouse Drive
Jupiter, FL 33469

AGENT CONSENT FORM

Project Name: Harbour Cay Phase II

Parcel ID: 2402-504-0002-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Craig Mason WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of March, 2021, by Craig Mason (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Jennifer Ingenito

Printed Name of Notary

(Notary Seal)

JENNIFER INGENITO
Notary Public - State of Florida
Commission # HH 017555
My Comm. Expires Oct 30, 2024
Bonded through National Notary Assn.

10/30/24

My commission expires

Owner's Signature

Craig Mason

Owner's Name

880 Jupiter Park Dr.

Street Address

Jupiter, FL 33458

City, State, Zip

561 623 8801

Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4692207 OR BOOK 4401 PAGE 2159, Recorded 03/27/2020 09:08:58 AM Doc Tax: $2100.00

Prepared By:
Network Closing Services, Inc.
7651A Ashley Park Ct., Ste. 401
Orlando, FL 32835
Incidental to the issuance of a title insurance policy.
File Number: **20-505**

Parcel ID #: 2402-504-0001-000-4

WARRANTY DEED

This WARRANTY DEED, dated March 25th, 2020 by Harbour Isle Development Commercial, LLC, a Florida limited liability company, hereinafter called the GRANTOR, to Harbour Isle Plaza, LLC, a Florida limited liability company, whose post office address is P.O. Box 3316, Jupiter, FL 33469, hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in St. Lucie County, Florida, viz:

Tract "D-1A", Third Replat of Harbour Isle at Hutchinson Island, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 13 and 14, of the Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness
Printed Name: Richard W. Norris

Witness
Printed Name: Susan J. Gordon

Harbour Isle Development Commercial, LLC,
a Florida Limited Liability Company

By: R. Mason Simpson, Pres
R. Mason Simpson, President

STATE OF FL
COUNTY OF Orange

The foregoing instrument was signed and acknowledged before me by means of [X] physical presence or [ ] online notarization, this 25th day of March, 2020, by R. Mason Simpson as President of Harbour Isle Development Commercial, LLC, a Florida limited liability company, on behalf of the entity, who (X) is personally known to me or (___) has produced _____ as identification.

(SEAL)

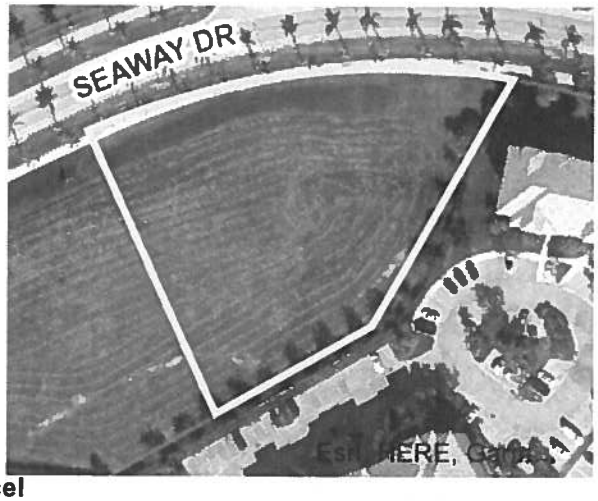
SUSAN J. GORDON
Notary Public - State of Florida
Commission # GG 269623
My Comm. Expires Dec 19, 2022
Bonded through National Notary Assn.

Notary Public
My Commission Expires:

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, March 4, 2021

Parcel Report



Parcel

PARCELNO:	2402-504-0002-000-1
Property ID:	186026
Owner1:	Harbour Isle Plaza LLC
SiteAddress:	TBD

Owner

Owner1:	Harbour Isle Plaza LLC
Owner2:	
Owner3:	
MailingAddress:	PO Box 3316 Jupiter, FL 33469-1004

Overview

PrimaryLandUse:	1000 - Vac Comm
DistrictGroup:	9022 - Fort Pierce
Subdivision:	Third Replat Harbour Isle at Hutchinson Island
Just/Market Value:	$559,200
FinishedArea:	
Acres:	1.55
TotalArea:	67,518

Legal Description

LegalDescription:	THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1B (1.55 AC - 67,518 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0
2019	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Land Lines

Line Number	Units	Unit Type
1	67,518	SqFt

Photos

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

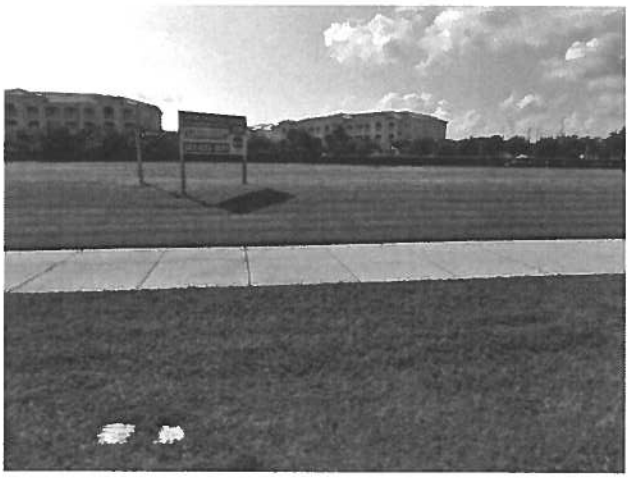
Property Identification

Site Address: TBD
Sec/Town/Range: 02/35S/40E
Parcel ID: 2402-504-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 186025
Map ID: 24/02N
Zoning:

Ownership

Harbour Isle Plaza LLC
PO Box 3316
Jupiter, FL 33469



Legal Description

THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1A (1.535 AC - 66,865 SF)

Current Values

Just/Market Value:	$560,200
Assessed Value:	$560,200
Exemptions:	$0
Taxable Value:	$560,200

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.54
Land Size (SF):	66,865

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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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Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, March 11, 2021

Parcel Report



Parcel

PARCELNO: 2402-504-0002-000-1
Property ID: 186026
Owner1: Harbour Isle Plaza LLC
SiteAddress: TBD

Owner

Owner1: Harbour Isle Plaza LLC
Owner2:
Owner3:
MailingAddress: PO Box 3316 Jupiter, FL 33469-1004

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 9022 - Fort Pierce
Subdivision: Third Replat Harbour Isle at Hutchinson Island
Just/Market Value: $559,200
FinishedArea:
Acres: 1.55
TotalArea: 67,518

Legal Description

LegalDescription: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1B (1.55 AC - 67,518 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0
2019	$559,200	$0	$559,200	$0	$559,200	$0	$559,200	$0	$0

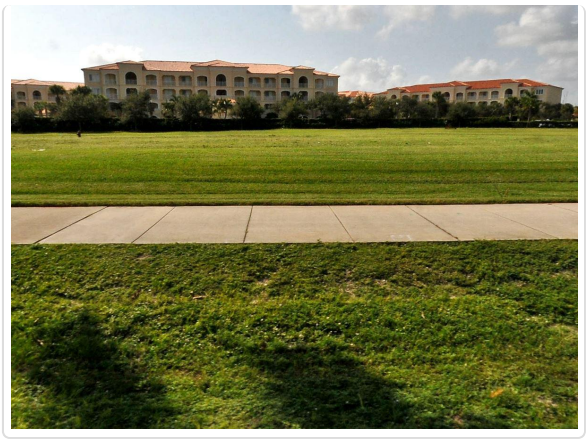
Tax Links

SLC Tax Collector's Office taxes for this parcel
Download TRIM notice for this parcel

Land Lines

Line Number	Units	Unit Type
1	67,518	SqFt

Photos



ENGINEERS SURVEYORS ENVIRONMENTAL

HARBOUR CAY PHASE II

Revised Rezone, Minor Site Plan Development Review & Design Review

March 23, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a PUD Rezone amendment, site plan along with approval of design and concurrency review for a project known as Harbour Cay Phase II. The parcel is located on Seaway Drive in Fort Pierce, Florida. The applicant is requesting approval of a 6,500-sf retail building which includes a drive-thru and 4,200 sf of storage units with associated site improvements. The parcel can be identified as Parcel ID # 2402-504-0002-000-1 and is approximately 1.55 acres total.

SITE CHARACTERISTICS & PROJECT HISTORY

The property is located on Seaway Drive in Fort Pierce, Florida and consists of approximately 1.55 acres and is currently undeveloped. The petitioner requesting approval of a site plan for a 6,500-sf retail building which includes a drive-thru and a 4,200 sf of storage units with associated site improvements.

The subject property has a current Future Land Use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development). The service provider for Water and wastewater services to serve this facility is FPUA.

To the north of the subject property lies the right-of-way of Seaway Drive. North of the right-of-way is a developed parcel of land owned by the Unites States Government (US Coast Guard). This parcel has a future land use designation of Conservation and Open Space (COS) and an underlying zoning category of General and Recreational Open Space (OS-1).

To the west commercial development known as Harbor Isles Shoppes Phase I which is currently under construction. The future land use designation of this property is HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

South of the subject properties is the right-of-way of Harbour Isle Drive followed by a multi-family development known as Harbour Isles at Hutchinson Island East. These commercial parcels have a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

East of the subject parcel is development multifamily uses. This parcel has a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

SITE PLAN
DEVELOPMENT REVIEW

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval. Due to the minor nature of the changes, a revised capacity analysis is not required as part of this submittal package.

DESIGN REVIEW

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-23_Harbour_Isles_PhII_Dev_Design_Review_Justification_Statement_21-151.docx

Saint Lucie County Property Appraiser



March 11, 2021

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Boundary Survey For:

HARBOUR ISLE PLAZA

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.=	SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◒	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #4569)
ℙ	= PROPERTY LINE
⌀	= UTILITY POLE
⌀	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⌀	= LIGHT POLE

This survey is made specifically and only for the following party for the purpose of a due diligence on the surveyed property.

Harbour Isle Plaza

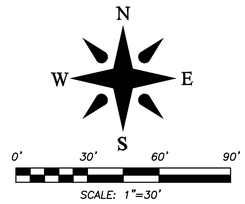
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
825 Seaway Drive
Fort Pierce, FL 34949

LEGAL DESCRIPTION:
*Tract "D-1B", **THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the map or plat thereof as recorded in Plat Book 83, Page 13, Public Records of Saint Lucie County, Florida.*

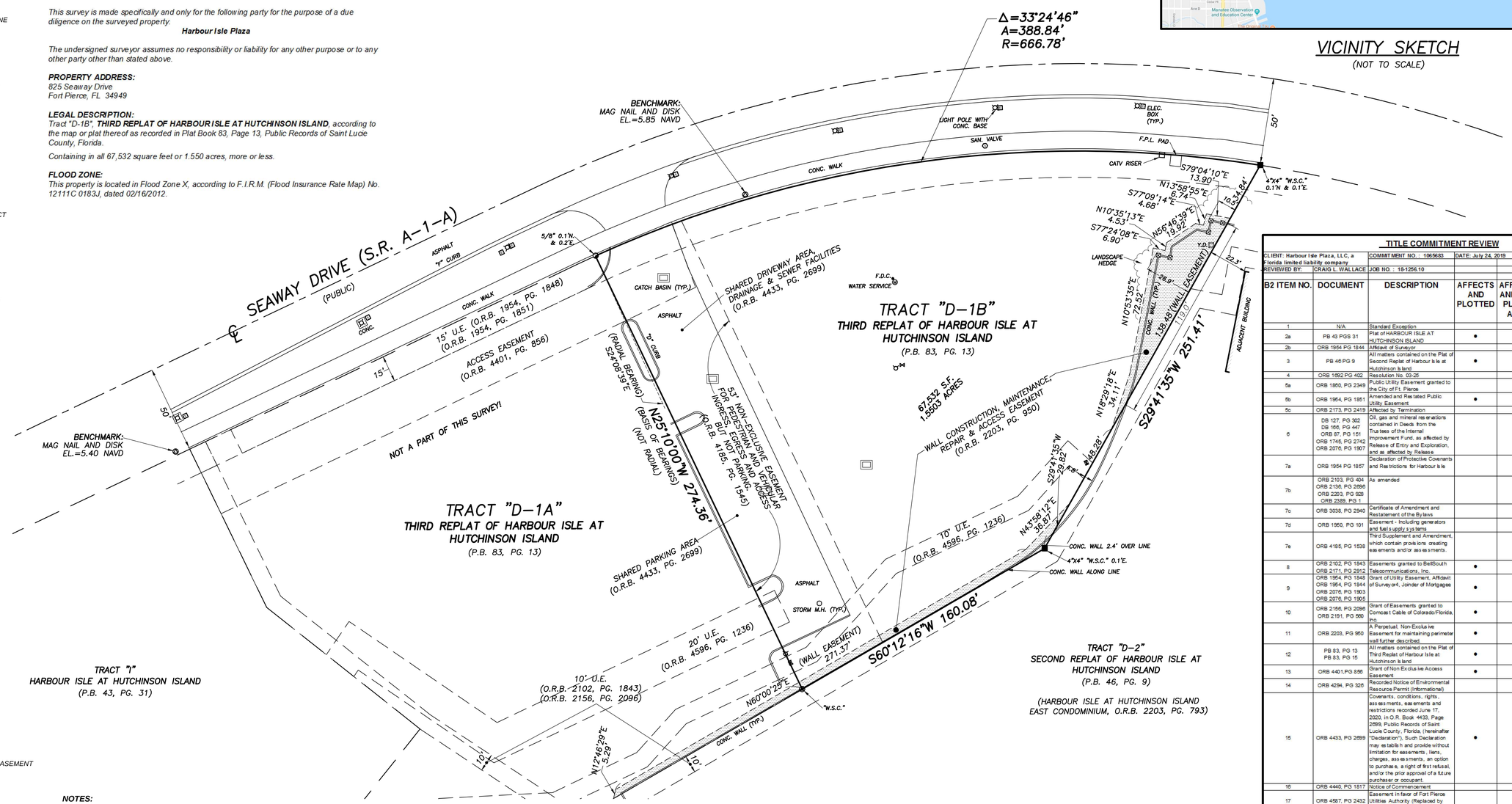
Containing in all 67,532 square feet or 1.550 acres, more or less.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12111C 0183J, dated 02/16/2012.





VICINITY SKETCH
(NOT TO SCALE)



TITLE COMMITMENT REVIEW

CLIENT: Harbour Isle Plaza, LLC, a Florida limited liability company		COMMITMENT NO. : 1065683	DATE: July 24, 2019			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. : 18-1256.10				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	Standard Exception				•
2a	PB 43 PGS 31	Plat of HARBOUR ISLE AT HUTCHINSON ISLAND	•			
2b	ORB 1954 PG 1844	Affidavit of Surveyor		•		
3	PB 46 PG 9	All matters contained on the Plat of Second Replat of Harbour Is le at Hutchinson Is land.	•			
4	ORB 1892 PG 402	Resolution No. 03-25				•
5a	ORB 1860, PG 2349	Public Utility Easement granted to the City of Ft. Pierce.			•	
5b	ORB 1954, PG 1851	Amended and Restated Public Utility Easement	•			
5c	ORB 2173, PG 2419	Affected by Termination		•		
6	DB 127, PG 302 DB 166, PG 447 ORB 87, PG 151 ORB 1745, PG 2743 ORB 2076, PG 1907	Oil, gas and mineral reservations contained in Deeds from the Trustees of the Internal Improvement Fund, as affected by Release of Entry and Exploration, and as affected by Release.				•
7a	ORB 1954 PG 1857	Declaration of Protective Covenants and Restrictions for Harbour Is le		•		
7b	ORB 2103, PG 404 ORB 2136, PG 2696 ORB 2203, PG 928 ORB 2389, PG 1	As amended		•		
7c	ORB 3038, PG 2940	Certificate of Amendment and Restatement of the By laws		•		
7d	ORB 1960, PG 101	Easement - including generators and fuel s upply s ys tems			•	
7e	ORB 4185, PG 1538	Third Supplement and Amendment, which contain provis ions creating easements and/or ass es sments		•		
8	ORB 2102, PG 1843 ORB 2171, PG 2912	Easements granted to BellSouth Telecommunications, Inc.	•			
9	ORB 1954, PG 1848 ORB 1954, PG 1844 ORB 2076, PG 1903 ORB 2076, PG 1905	Grant of Utility Easement, Affidavit of Surveyor4, Joinder of Mortgagee	•			
10	ORB 2156, PG 2096 ORB 2191, PG 560	Grant of Easements granted to Comcas t Cable of Colorado/Florida, Inc.	•			
11	ORB 2203, PG 950	A Perpetual, Non-Exclus ive Easement for maintaining perimeter wall further described.	•			
12	PB 83, PG 13 PB 83, PG 15	All matters contained on the Plat of Third Replat of Harbour Is le at Hutchinson Is land	•			
13	ORB 4401,PG 856	Grant of Non Exclus ive Access Easement	•			
14	ORB 4294, PG 326	Recorded Notice of Environmental Resource Permit (Informational)				•
15	ORB 4433, PG 2699	Covenants, conditions, rights, ass es sments, easements and restrictions recorded June 17, 2020, in O.R. Book 4433, Page 2699, Public Records of Saint Lucie County, Florida, (hereinafter "Declaration"). Such Declaration may es tablis h and provide without limitation for easements, liens, charges, ass es sments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.	•			
16	ORB 4440, PG 1817	Notice of Commencement				•
17	ORB 4587, PG 2432	Easement in favor of Fort Pierce Utilities Authority (Replaced by O.R. Book 4596, Page 1236)			•	
18	ORB 4596, PG 1236	Easement in favor of Fort Pierce Utilities	•			

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from file number 1065683, issued by Attorneys' Title Fund Services, dated April 26, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

I HEREBY ATTEST *that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: 04/27/2021

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

Boundary Survey For:

HARBOUR ISLE PLAZA

WALLACE SURVEYING CORP, LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	G.M.	JOB No.: 18-1256.16	F.B. DXF PG.
OFFICE:	S.W.	DATE: 04/27/21	DWG. No.: 18-1256-10
C'K'D.:	C.W.	REF.: 18-1256.DWG	SHEET: 1 OF 1

DESCRIPTION SKETCH FOR:
TRACT "D-1B"

LEGAL DESCRIPTION:
That portion of Tract D-1, of ***SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND,*** *according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:*

COMMENCE *at the Northwest corner of said Tract D-1;*
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the ***POINT OF BEGINNING*** *of the hereinafter described line;*
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the ***POINT OF TERMINUS.***

Containing in all 67,532 square feet or 1.550 acres, more or less.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28,2018. This office has made no search of the Public Records.*
2. *This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.*
3. *This sketch cannot be transferred or assigned without the specific written permission of* ***Wallace Surveying Corporation****.*
4. *This is not a survey!*

CERTIFICATION:
I HEREBY ATTEST *that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

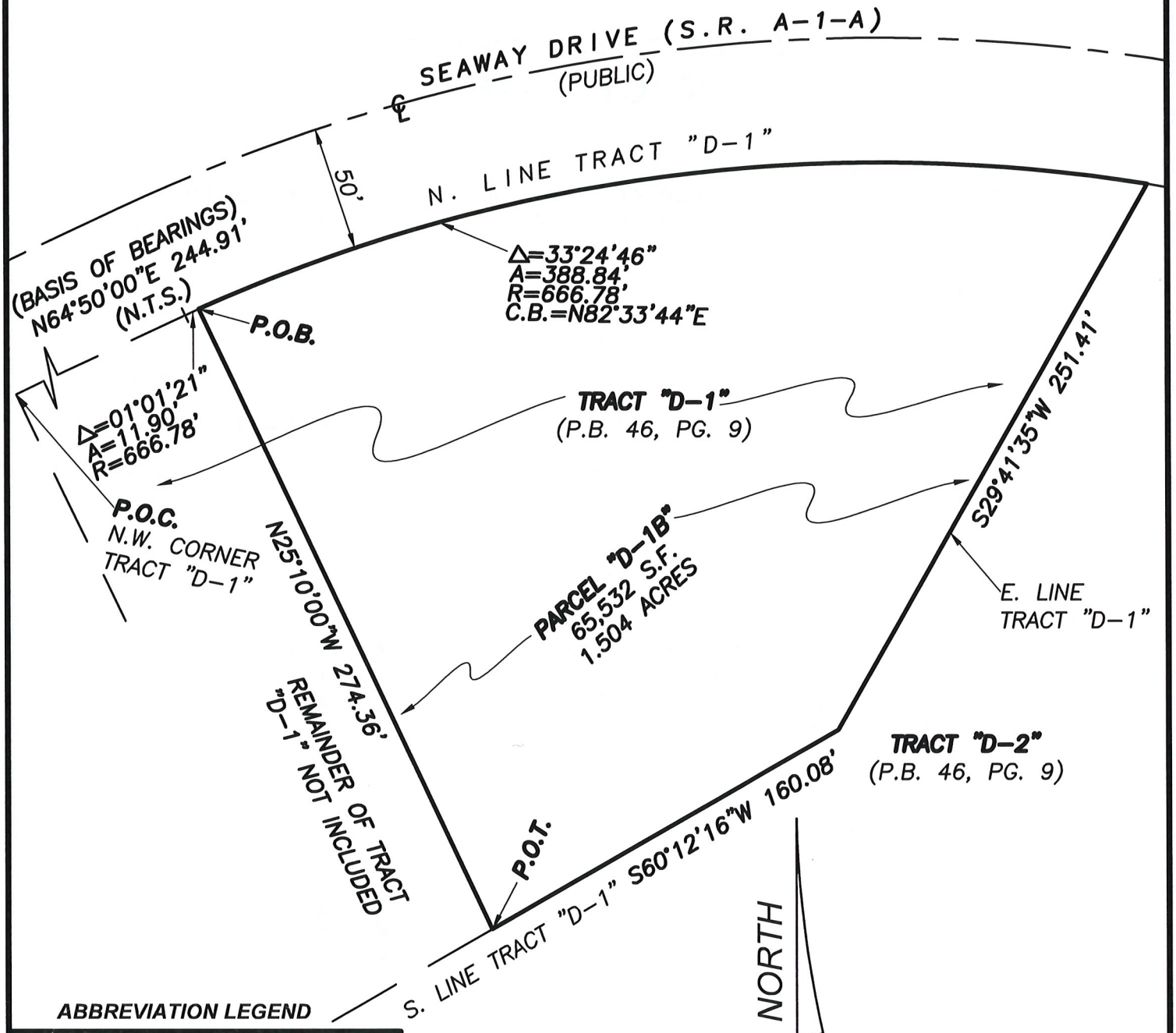
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

18-1256-6

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 09/11/18	DWG. No.: 18-1256-6
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.5

TRACT "D-1B"



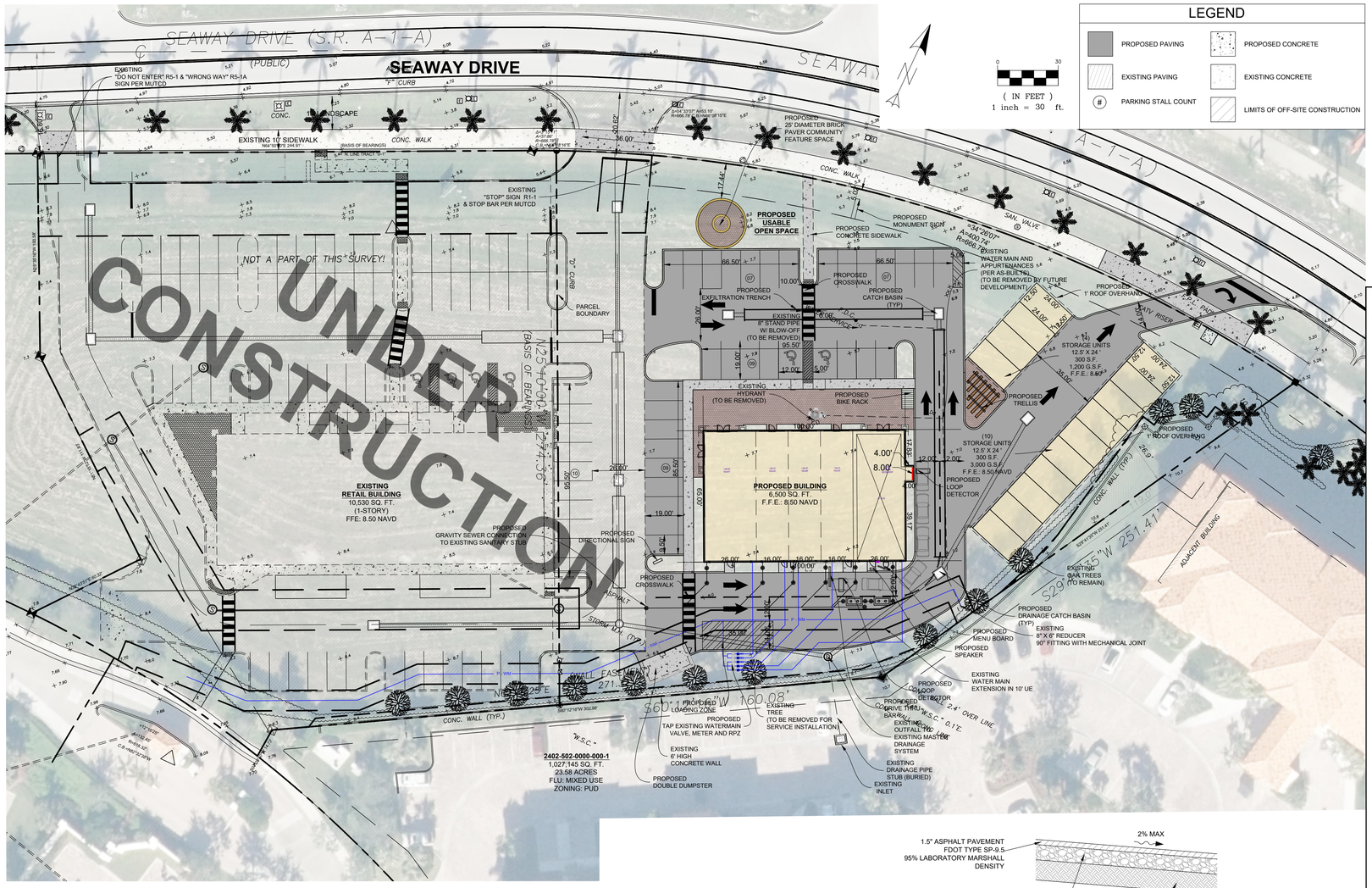
SCALE: 1"=60'

ABBREVIATION LEGEND

℄	=CENTERLINE
C.B.	=CHORD BEARING
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.O.T.	=POINT OF TERMINUS
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

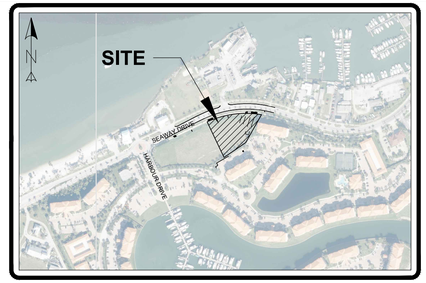
DATE: 09/11/18	DWG. No.: 18-1256-6
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.5



LEGEND

- PROPOSED PAVING
- EXISTING PAVING
- (#) PARKING STALL COUNT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- LIMITS OF OFF-SITE CONSTRUCTION

0 30
(IN FEET)
1 inch = 30 ft.



FORT PIERCE, FLORIDA

VICINITY MAP

SCALE: 1"= 500'

LEGAL DESCRIPTION
TRACT "D-1B" OF THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF.
AS RECORDED IN PLAT BOOK 83, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

TOTAL SITE AREA: 67,531 S.F., 1.55 AC.
PARCEL ID: 2402-501-0001-010-8

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT
GROSS SITE AREA	66,877 S.F. (1.54 AC)

GROSS PROPOSED DEVELOPMENT AREA 67,532 S.F. (± 1.55 AC) = 100.00%

IMPERVIOUS AREA	**49,632 S.F.**	**1.14 AC**	**73.55%**
PROPOSED BUILDING	6,500 S.F.	0.15 AC	09.68%
PROPOSED STORAGE UNITS	4,200 S.F.	0.10 AC	06.45%
PROPOSED PAVEMENT	22,268 S.F.	0.51 AC	32.90%
PROPOSED CONCRETE	1,211 S.F.	0.03 AC	01.94%
PROPOSED PAVERS	1,808 S.F.	0.04 AC	02.58%
EXISTING PAVEMENT	13,645 S.F.	0.31 AC	20.00%
PERVIOUS AREA	**17,900 S.F.**	**(0.41 AC)**	**26.45%**
OPEN SPACE	17,900 S.F.	(0.41 AC)	26.45%

USEABLE OPEN SPACE AREA:
REQUIRED = OPEN SPACE S.F. @ 0.5% = 8,950 S.F.
PROPOSED = 8,950 S.F.

PROPOSED BUILDING COVERAGE: 09.68%
MAXIMUM BUILDING COVERAGE: 20.00%

BUILDING DATA
GROSS SQUARE FOOTAGE: 6,500 S.F.

SETBACKS FRONT: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
REQUIRED PARKING
- REQUIRED PARKING SPACES (10,530 S.F. (1 SPACE / 200 S.F.) = 33 SPACES
- REQUIRED HANDICAP SPACES (INCLUDED) = 2 SPACES
- REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 4 STALLS

PROPOSED PARKING
- PROVIDED PARKING SPACES = 42 SPACES
- PROVIDED HANDICAP SPACES (INCLUDED) = 2 SPACES
- PROVIDED BICYCLE STALLS = 4 STALLS

NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.55 ACRE PARCEL WITH THE CONSTRUCTION OF A 6,500 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS…
NAVD = NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY, ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

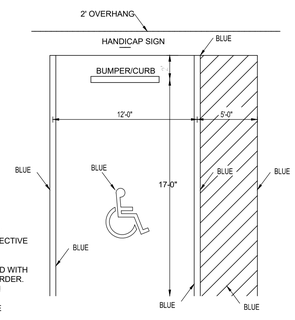
HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVDED.

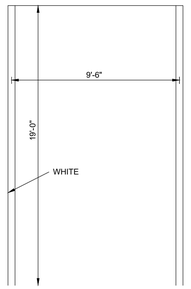
TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION



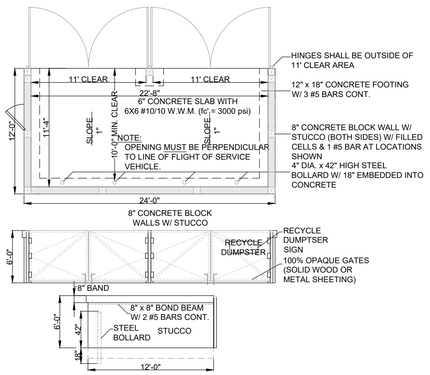
NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



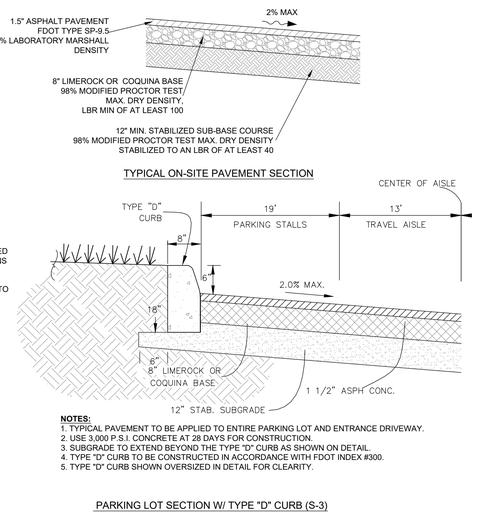
HANDICAP SPACE DETAIL



19' PARKING STALL DETAIL



DOUBLE DUMPSTER DETAIL



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
JJL DRAWN BY
21-151 harbour cay ft-fp building 07.dwg FILENAME
CONCEPT SITE PLAN LAYOUT
AS SHOWN SCALE
17TEBRUARY2021 DATE

REVISION COMMENTS

DATE

HARBOUR CAY PHASE II
SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

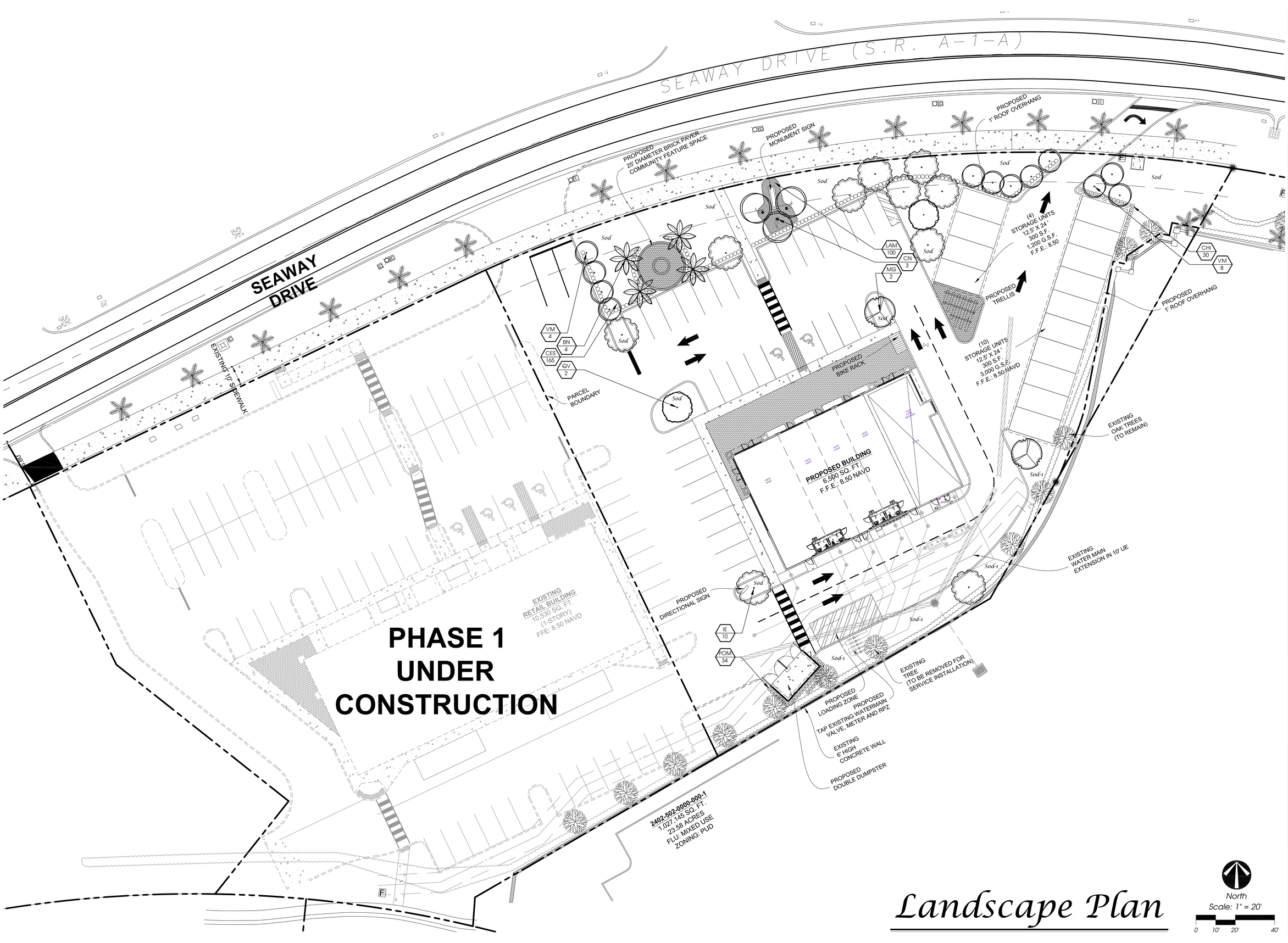
21-151

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2021\21-151 - Mason - Harbour Cay Ph II\ENGINEERING\AutoCAD\DWG\21-151 HARBOUR CAY 6-SK BUILDING R7.dwg, CONCEPT SITE PLAN, 5/26/2021 4:32:10 PM, James, EDC, Inc.


Harbour Cay Phase II
Fort Pierce, Florida
ENGINEERS SURVEYORS ENVIRONMENTAL



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Harbour Cay

Phase 2

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0302
Drawn By	JWS
Submittal Dates	3-24-2021
	5-12-2021
Revision Dates	
Added Crosswalk	5-12-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

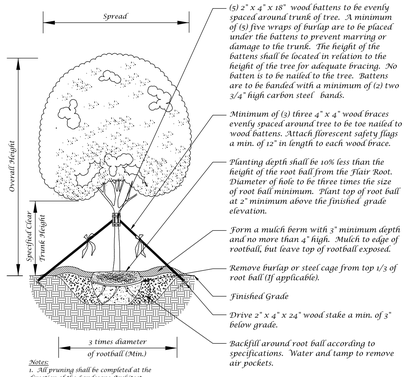
Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
2	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
4	BN	BISMARCKIA NOBILIS	BISMARCK PALM	8' C.T.	A.S.	MATCHED, THICK TRUNKS
3	CN	COCUS NUCIFERA 'MAYPAN'	MAYPAN COCONUT PALM	SEE PLAN	A.S.	THICK CURVED TRUNKS
12	VM	VEITCHIA MERRILLII-ADONIDIA	CHRISTMAS PALM	12' C.T.	A.S.	MATCHED
SHRUBS / GROUNDCOVERS						
165	CES*	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK
30	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	#3, 2' x 2'	2' O.C.	FULL & THICK
34	POM	PODOCARPUS MAKII	PODOCARPUS	#7, 2' x 2'	2' O.C.	FULL & THICK
100	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	#1, 8" x 12"	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

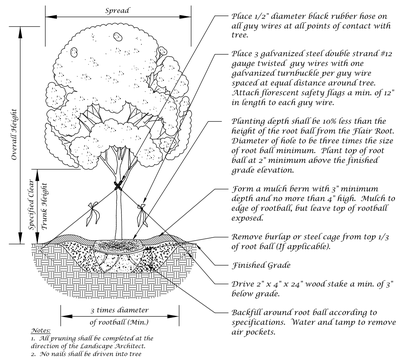
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

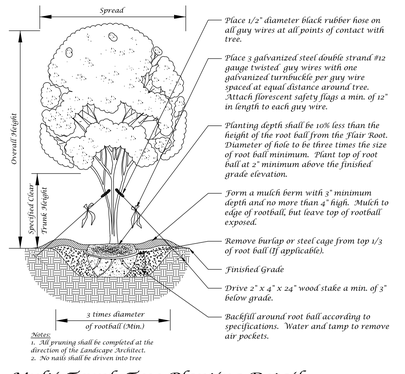
Not to Scale



Notes:
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2. No nails shall be driven into tree

Tree Planting Detail

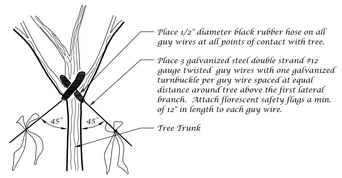
Not to Scale



Notes:
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2. No nails shall be driven into tree

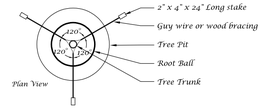
Multi-Trunk Tree Planting Detail

Not to Scale



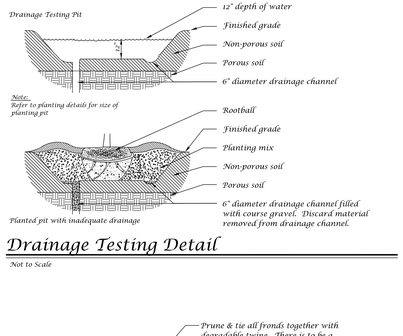
Guy Wire Attachment Detail

Not to Scale



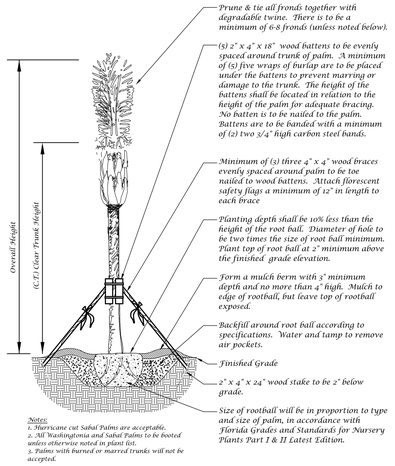
Staking Detail

Not to Scale



Drainage Testing Detail

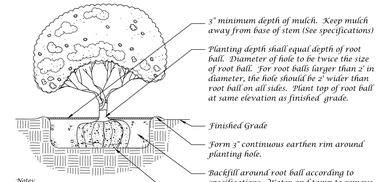
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

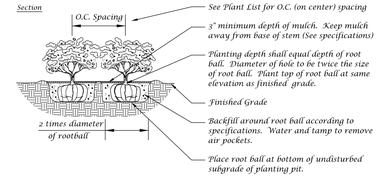
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

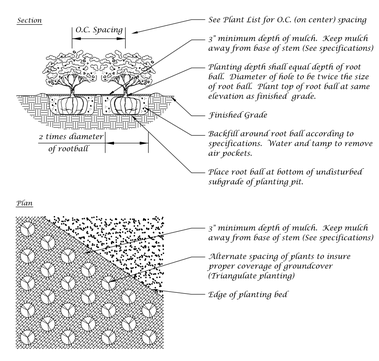
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Harbour Cay
Phase 2
City of Fort Pierce, Florida

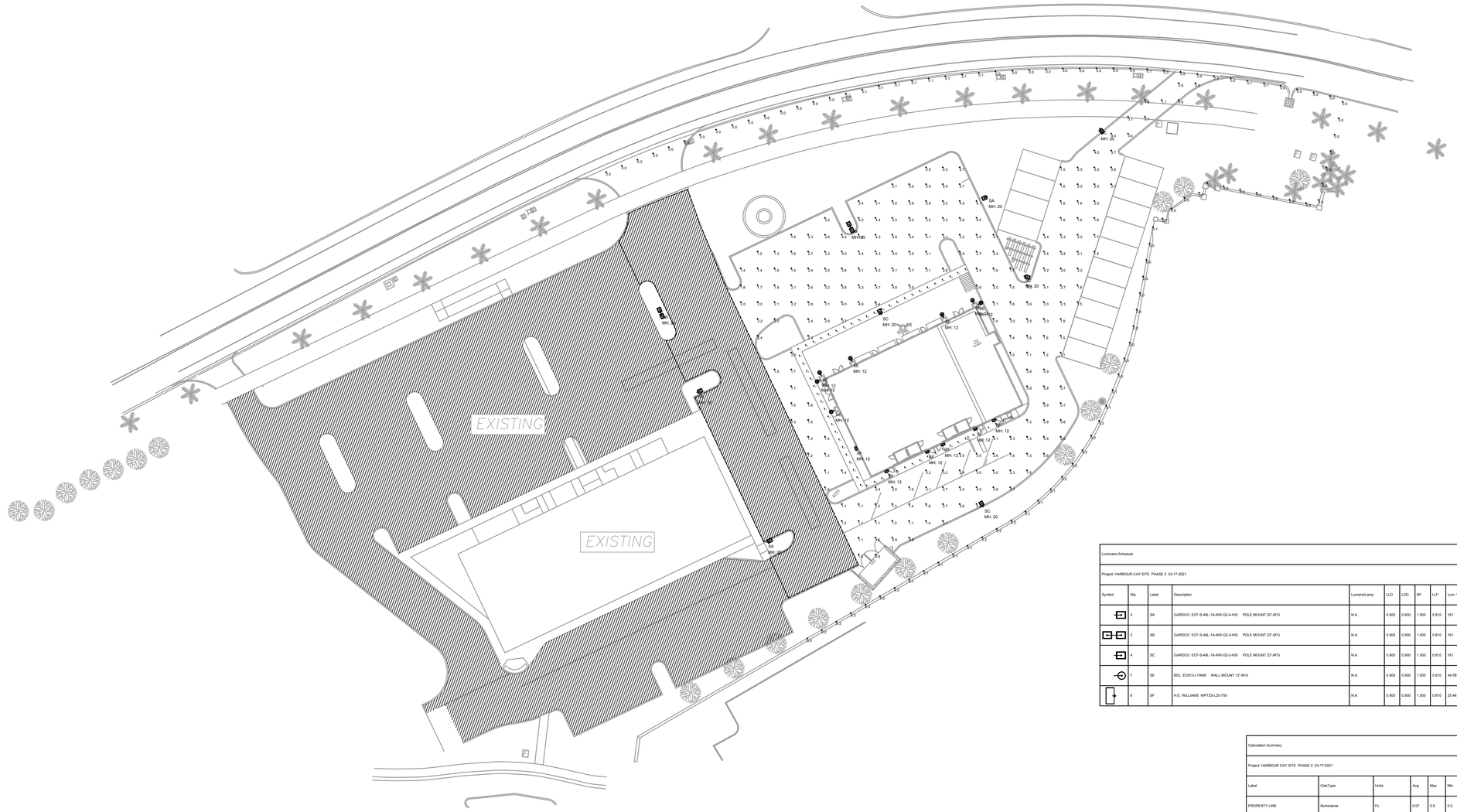
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0302
Drawn By	JWS
Submittal Dates	3-23-2021
	5-12-2021
Revision Dates	
Added Crosswalk	5-12-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-2 of 2



SITE PHOTOMETRIC PLAN

3/8"=1'-0"

Luminaire Schedule									
Project: HARBOUR CAY SITE PHASE 2 03-17-2021									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	3	SA	GARDCO ECF-S-48L-1A-NW-G2-4-HS POLE MOUNT 20' AFG	N.A.	0.900	0.900	1.000	0.810	161	483
	2	SB	GARDCO ECF-S-48L-1A-NW-G2-3-HS POLE MOUNT 23' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	4	SC	GARDCO ECF-S-48L-1A-NW-G2-3-HS POLE MOUNT 23' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	7	SE	BDL EC613-L1W48 WALL MOUNT 12' AFG	N.A.	0.900	0.900	1.000	0.810	49.58	347.06
	8	SF	H.E. WILLIAMS WPTZS-L20-750	N.A.	0.900	0.900	1.000	0.810	25.46	192.76

Calculation Summary							
Project: HARBOUR CAY SITE PHASE 2 03-17-2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.07	0.5	0.0	N.A.	N.A.
SIDEWALK	Illuminance	Fc	3.68	8.0	1.4	2.63	5.71
DRIVE PH2	Illuminance	Fc	2.35	5.10	0.50	4.70	10.20
PARKING PH2	Illuminance	Fc	2.59	5.40	1.10	2.35	4.91

ISSUED FOR PERMIT ONLY 03-17-21
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2021-0172
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

03-17-21
date

signed

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
F.L.B. CERTIFICATE OF AUTHORIZATION 8058

DCB — DESIGNED BY
JE — DRAWN BY
2021-0172ph1.f.dwg — FILENAME
E1.1 — LAYOUT
AS SHOWN — SCALE
17FEBUARY2021 — DATE

REVISION COMMENTS — DATE

HARBOUR CAY
PHASE II
FORT PIERCE FLORIDA

LIGHTING PLAN

DAVID C. BAGGETT, P.E.(DATE)
#81375

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-151

E2.1

ELECTRICAL SPECIFICATIONS

PART 1 – GENERAL

A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.

B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
   1. NATIONAL ELECTRICAL CODE (NFPA-70)
   2. CODE FOR SAFETY TO LIFE (NFPA_101)
   3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72)
   4. UNDERWRITERS' LABORATORIES (UL)
   5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
   6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   7. FEDERAL SPECIFICATION (FED. SPEC.)
   8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
   9. FLORIDA BUILDING CODE. FBC 2020 EDITION
   10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
   11. CITY OF ROYAL PALM BEACH BUILDING CODE. (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2020)
   12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)

D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.

E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.

H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 – PRODUCTS

A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN-THWN" INSULATION UNLESS OTHERWISE NOTED.

B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT-DIPPED GALVANIZED.

C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS

I. IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

D. RIGID NONMETALIC CONDUIT SHALL BE SCHEDULE 40 PVC.

E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.

F. PANELBOARDS:
   1. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
   2. ALL CIRCUIT BREAKERS SHALL BE BOLT ON. PLUG-IN BREAKERS ARE NOT ACCEPTABLE.
   3. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
   4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
   5. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
   6. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
   7. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.

G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK, ENCLOSURES SHALL BE NEMA-1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONSOR AS OTHERWISE NOTED.

H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE.
WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 – EXECUTION

A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
   1. 208/120 VOLTS, 3 PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTOR; WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
   2. 480/277 VOLT, 3-PHASE, 4-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS: GREY. GROUNDING CONDUCTORS SHALL BE GREEN.
   3. BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.

I.

B. WIRING METHODS
   1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
   2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
   3. TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.

D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.

E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.

G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.

H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IECE.
CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.

K. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.

L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.

M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

N. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
ANY CONFLICTS AND DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE

O. PROCEEDING WITH ANY WORK.
PER NEC 210.8(B)(2) ALL 15- AND 20-AMPERE, 125-VOLT RECEPTACLES IN NONDWELLING-TYPE KITCHENS TO BE GFCI PROTECTED.

P. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2020 FBC ENERGY CONSERVATION SECTION 405.7.3.

Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.

ELECTRICAL SHEET INDEX

E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E2.1	PHOTOMETRIC PLAN
E3.1	POWER PLAN
E5.1	ELECTRICAL RISER DIAGRAM

ELECTRICAL LEGEND

▽	TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▼	DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
▽▼	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWCC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP SINGLE RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
GFI	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5-20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5-20R), CEILING MOUNTED.
	SPECIAL-PURPOSE RECEPTACLE
J	JUNCTION BOX
J$_P$	SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
J$_{T/D}$	DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
	TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 25DTP-4D W/IVORY FINISH.
	SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
EF	EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
$	SINGLE POLE, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$$_3$$	3-WAY, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$$_D$$	SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$$_M$$	MOTOR RATED SWITCH
$$_{VS}$$	VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$	TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
⊠	FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
A B C	FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
A B C	FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
⏚	GROUNDING ELECTRODE & CONDUCTOR SYSTEM
	TRANSFORMER
	ELECTRICAL PANELBOARD
	TELEPHONE WOOD BACKBOARD
WP	WEATHERPROOF
T/C	TIME CLOCK
RE	RELOCATED
E	EXISTING TO REMAIN
A.F.F.	ABOVE FINISH FLOOR
	CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
LV	CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
DS	CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

ISSUED FOR PERMIT ONLY 03-17-21
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT # 2021-0172
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Brady L. Brown Florida License #58232 — 03-17-21 date — signed

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9939
L.B. CERTIFICATE OF AUTHORIZATION 8098

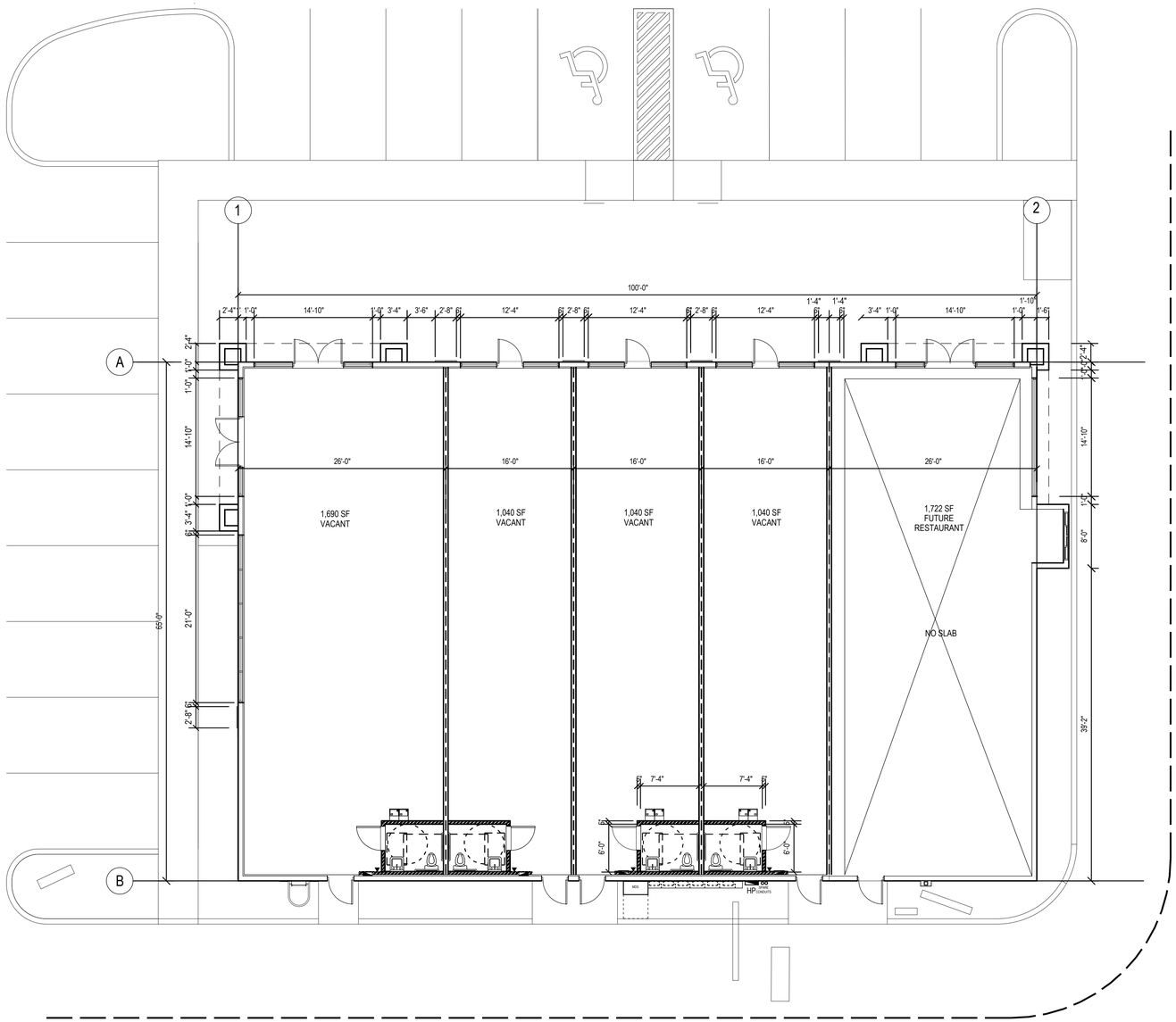
DCB DESIGNED BY
JJL DRAWN BY
208-147290-1.dwg FILENAME
ED-1 LAYOUT
AS SHOWN SCALE
1FEBUARY2021 DATE

REVISION COMMENTS
DATE

HARBOUR CAY
PHASE II
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-151



FLOOR PLAN

1/8" = 1'-0"

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561.860.2995
AA #26001725
A R C H I T E C T U R E, I N C.

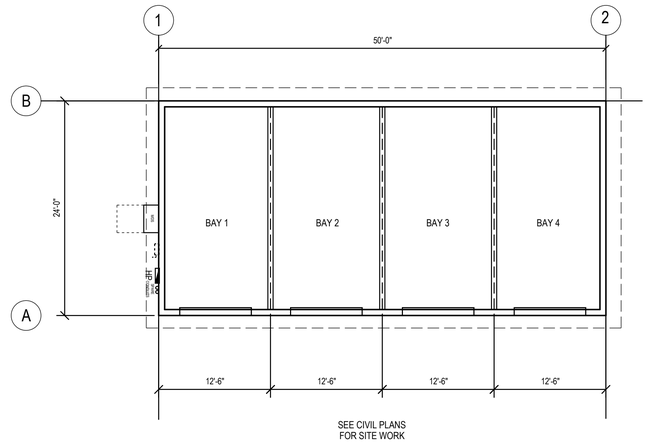
HAROLD TUTTLE
AR #0015395

OWNER:

HARBOUR CAY SHOPPES - PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

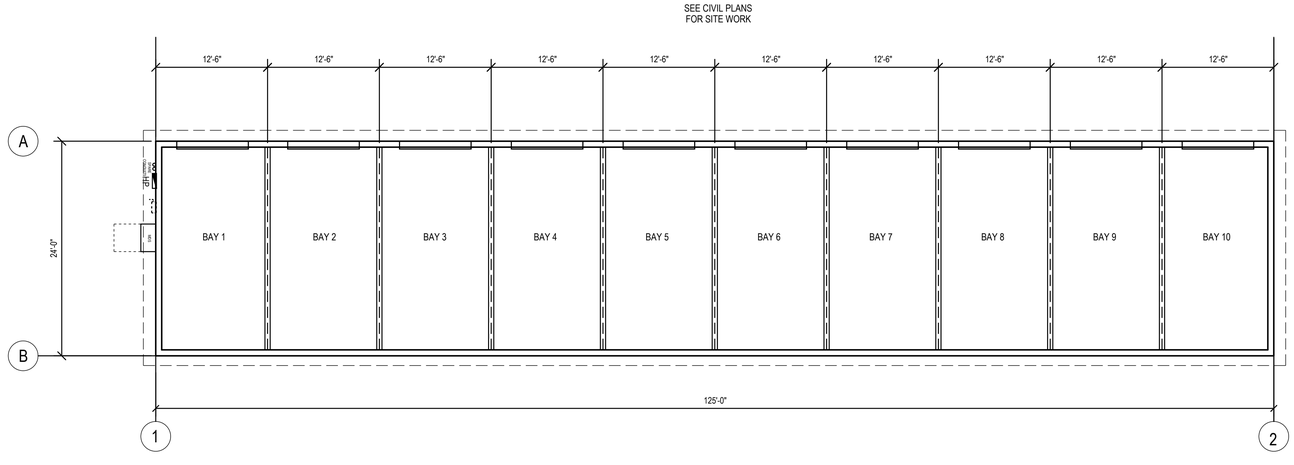
REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	A2.01



FLOOR PLAN (4-BAY GARAGE)

1/8" = 1'-0"



FLOOR PLAN (10-BAY GARAGE)

1/8" = 1'-0"

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561.860.2995
AA #26001725
ARCHITECTURE, INC.

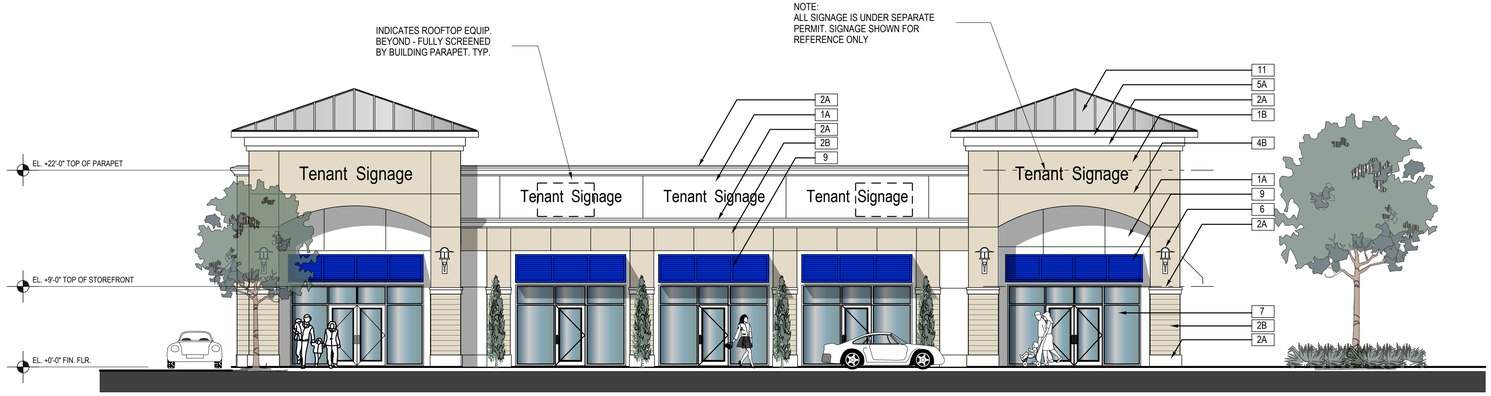
OWNER:

HAROLD TUTTLE
AR #0015395

HARBOUR CAY SHOPPES - PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	A2.01



PROPOSED FRONT ELEVATION (NORTH)

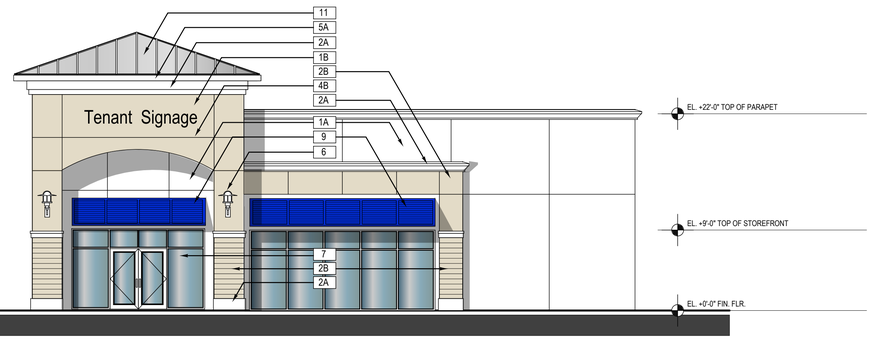
1/8" = 1'-0"

NOTE:
SEE STRUCTURAL SHEET S0.1
WIND PRESSURE CHARTS FOR FOR
ALL DOOR AND WINDOW OPENINGS



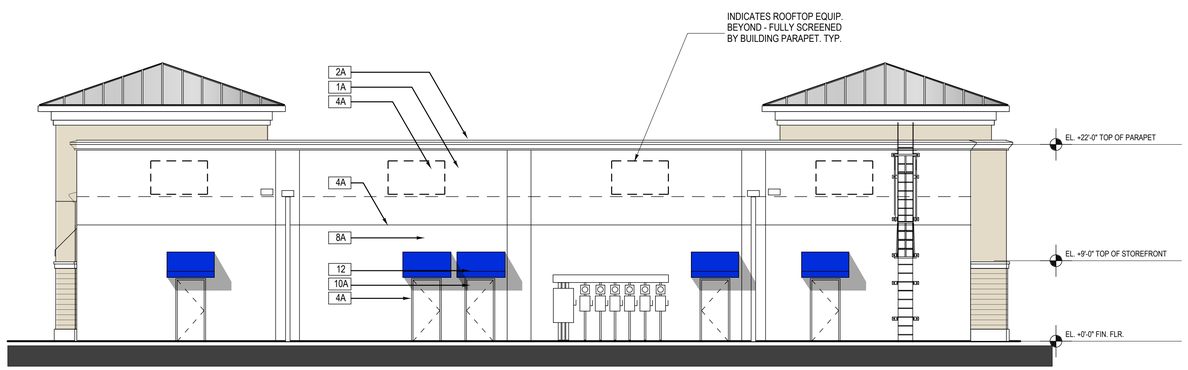
PROPOSED SIDE ELEVATION (EAST)

1/8" = 1'-0"



PROPOSED SIDE ELEVATION (WEST)

1/8" = 1'-0"



PROPOSED REAR ELEVATION (SOUTH)

1/8" = 1'-0"

MATERIAL SCHEDULE

MK	Material	Finish
1	CEMENT PLASTER	LIGHT TEXTURED FINISH
2	SHAPED FOAM BANDING	SMOOTH FINISH - PAINT
3	SIMULATED LAP-SIDING	SMOOTH FINISH - PAINT
4	DECORATIVE SCORE LINES	PAINT SAME COLOR AS WALL
5	WOOD	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	ALUM & GLASS STOREFRONT	WHITE ALUM. FRAME / GLASS - TINT
8	METAL	ALUM. D.S. TO MATCH ADJACENT COLOR
9	ALUMINUM LOUVERED AWNING	BLUE
10	METAL	PAINT
11	STANDING SEAM METAL ROOFING	DOVE GRAY
12	CANVAS AWNING W/ PAINTED FRAME	BLUE / WHITE STRIPES, FRAME PAINTED BLACK
13		
A	SHERWIN WILLIAMS	SW 7103 "WHITETAIL"
B	SHERWIN WILLIAMS	SW 6148 "WOOL SKEIN"
C		

NOTE: G.C. TO PROVIDE 4' X 4' PAINT SAMPLE OF EA. COLOR ON BUILDING FOR OWNER / ARCHITECT APPROVAL.

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561.860.2995
AA #26001725
ARCHITECTURE, INC.

HAROLD TUTTLE
AR #0015395

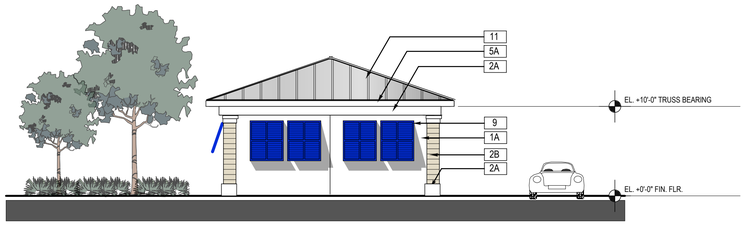
OWNER:

HARBOUR CAY SHOPPES - PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

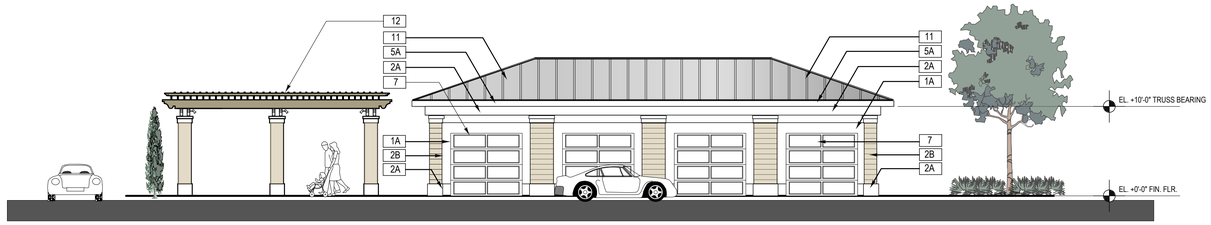
REVISIONS	DATE

Contract
Permit
Bid
Date 2/17/21
Scale AS NOTED
Drawn HT
Job 2021-16

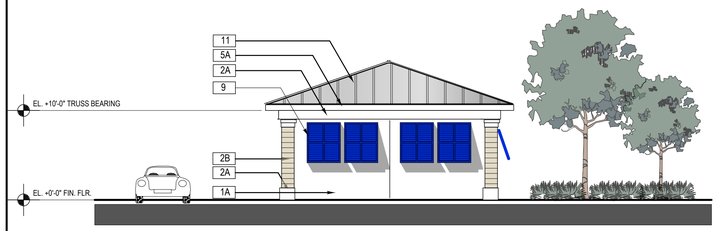
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A3.01



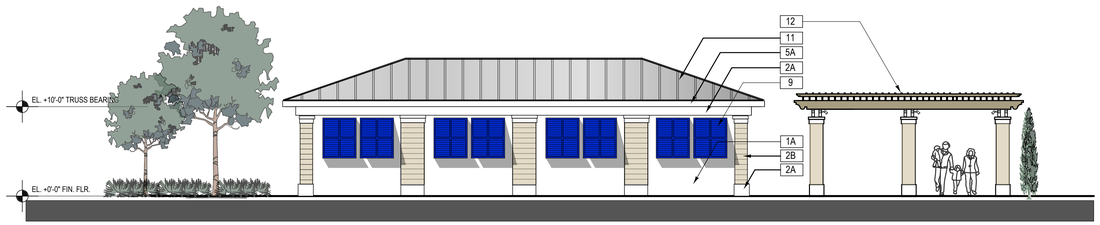
SIDE ELEVATION (EAST)
GARGE BLDG A
1/8" = 1'-0"



FRONT ELEVATION (SOUTH)
GARGE BLDG A
1/8" = 1'-0"



SIDE ELEVATION (WEST)
GARGE BLDG A
1/8" = 1'-0"

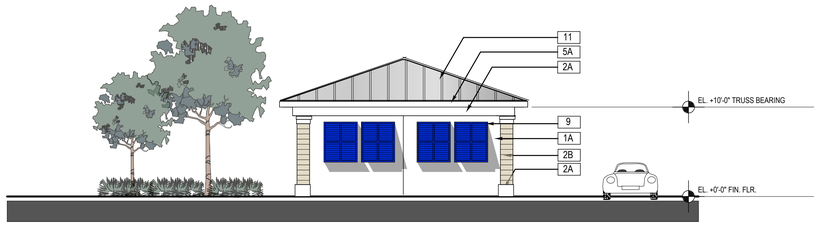


REAR ELEVATION (NORTH)
GARGE BLDG A
1/8" = 1'-0"

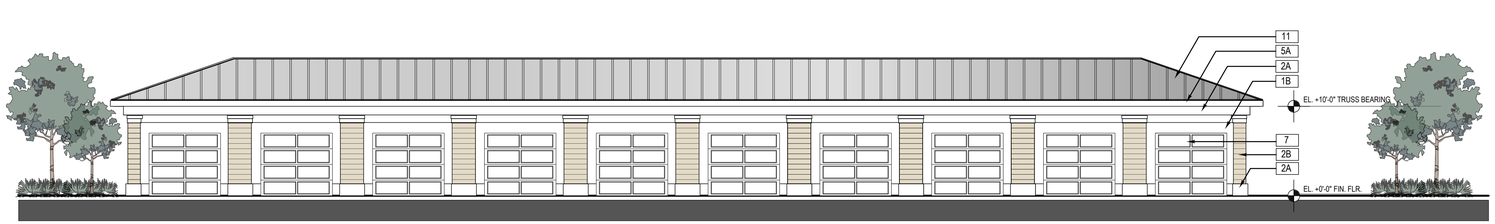
MATERIAL SCHEDULE

MK	Material	Finish
1	CEMENT PLASTER	
2	SHAPED FOAM BANDING	SMOOTH FINISH - PAINT
3	SIMULATED LAP-SIDING	SMOOTH FINISH - PAINT
4	DECORATIVE SCORE LINES	PAINT SAME COLOR AS WALL
5	WOOD	PAINT
6	ARCHITECTURAL LIGHT FIXTURE	DARK GRAY
7	GARAGE DOOR	WHITE
8	METAL	ALUM. D.S. TO MATCH ADJACENT COLOR
9	ALUMINUM LOUVERED AWNING	BLUE
10	METAL	PAINT
11	STANDING SEAM METAL ROOFING	DOVE GRAY
12	WOOD TRELLIS	STAINED
13		
A	SHERWIN WILLIAMS	SW 7103 "WHITETAIL"
B	SHERWIN WILLIAMS	SW 6148 "WOOL SKEIN"
C		

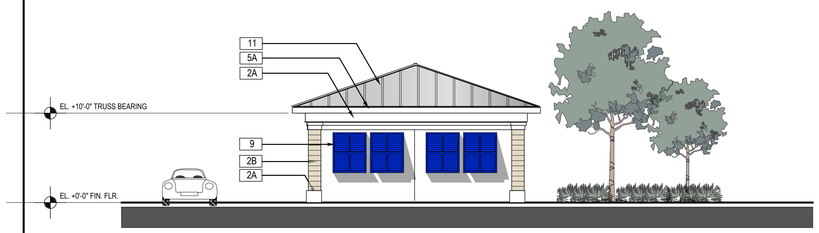
NOTE: G.C. TO PROVIDE 4' X 4' PAINT SAMPLE OF EA. COLOR ON BUILDING FOR OWNER / ARCHITECT APPROVAL.



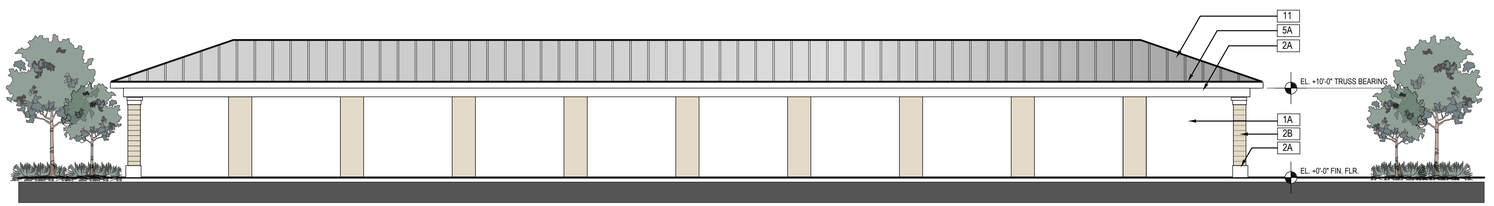
SIDE ELEVATION (EAST)
GARGE BLDG B
1/8" = 1'-0"



FRONT ELEVATION (NORTH) GARAGE
GARGE BLDG. B
1/8" = 1'-0"



SIDE ELEVATION (WEST)
GARGE BLDG B
1/8" = 1'-0"



REAR ELEVATION (SOUTH) GARAGE
GARGE BLDG. B
1/8" = 1'-0"

NOTE:
ALL SIGNAGE IS UNDER SEPARATE PERMIT. SIGNAGE SHOWN FOR REFERENCE ONLY

1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561.860.2965
AA #26001725
ARCHITECTURE, INC.

HAROLD TUTTLE
AR #0015395

OWNER:

HARBOUR CAY SHOPPES - STORAGE BUILDINGS
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	2/17/21
Scale	AS NOTED
Drawn	HT
Job	2021-16
Sheet	A3.02



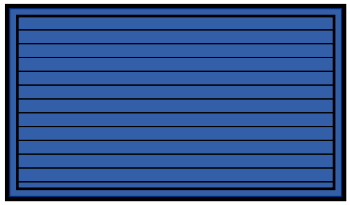
BUILDING FIELD AND ACCENT COLOR
SHERWIN WILLIAM
PAINT ON STUCCO
COLOR #7103 - WHITETAIL



BUILDING FIELD COLOR
SHERWIN WILLIAM
PAINT ON STUCCO
COLOR SW 6148 "WOOL SKEIN"



STANDING SEAM METAL ROOFING
ENGLERT "DOVE GRAY"

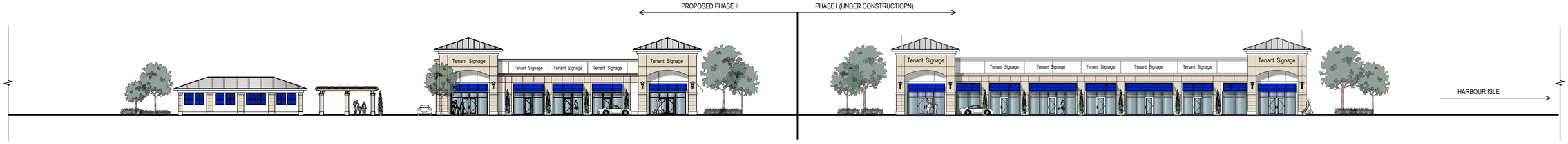


ALUMINUM LOUVER SHUTTER - BLUE

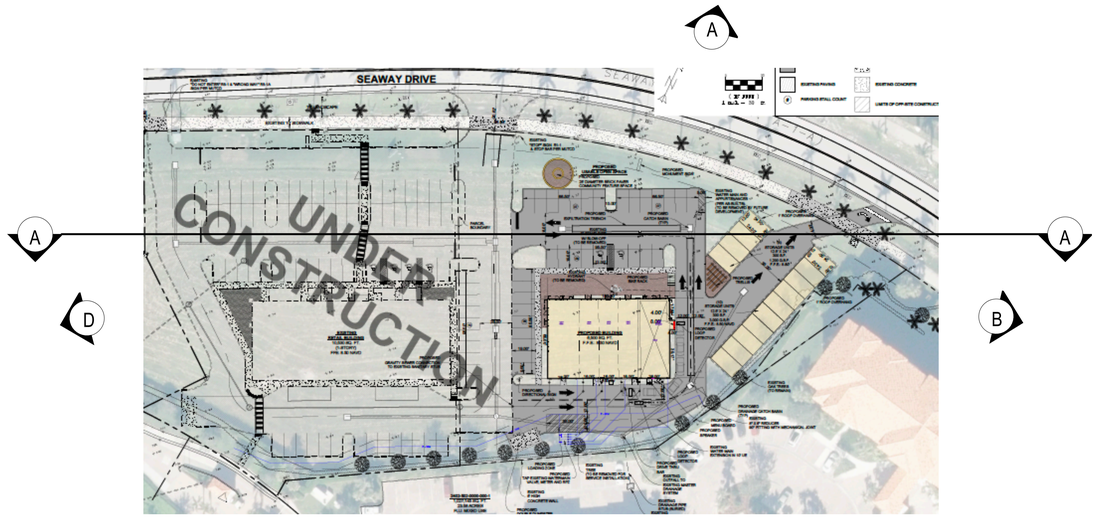
HARBOUR CAY PHASE II
FT. PIERCE, FLORIDA

HAROLD TUTTLE
AR #0015395

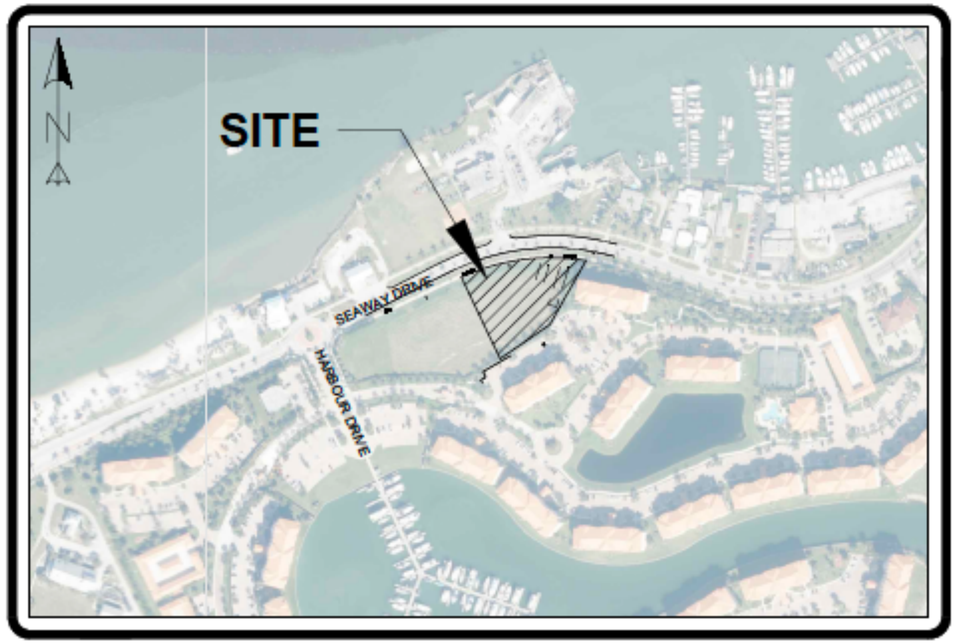
1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561-860-2905
AA #26001725



AA CROSS SECTION - EAST & WEST PARCEL LINE
NORTH ELEVATION 1: 20



KEY PLAN
NTS



AERIAL
NTS



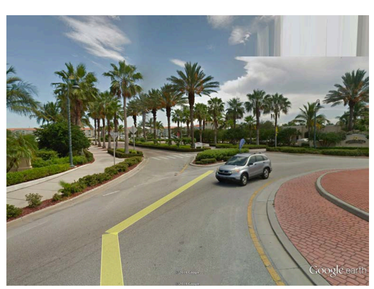
A VIEW - NORTH



B VIEW - EAST



C VIEW - SOUTH



D VIEW - WEST

SITE AND BUILDING (PHASE II) DESIGN NARRATIVE:

Blue clear water, gulls and pelicans, sandy beaches, marinas and boats, family fun, neighbors, time off are the experiences seen and felt when one crosses the bridge to Hutchison Island. In developing Phase II on Seaway Drive it is our responsibility to capture these experiences in designing Harbour Cay Phase II

Architecturally we have chosen a design, for lack of a better description, "Coastal Modern". Seaway Drive facing design with parking in front, light blue in color with darker blue accented shutters, captures this experience. The blue color accents the blue waters of high tide, inviting island residence and guest to continue enjoying this unique location. Street facing, as opposed to parking behind the building, limits the impact on the Harbor Isle residences and minimizes traffic at their main entrance.

Our proposed design abodes well with existing structures including many single-family homes along Seaway Drive. Some of these are influential features are the "Coastal" blues of Chuck's Seafood Restaurant, the green awnings of the building that is home to Dave's Dinner and Coastal nails, the blue colored multi-level Key West designed modern residential building nearby, the new townhouse Coastal Modern condominium soon to be completed on the inlet and Oculina Bank Building with it conch shell beach feel.

Finally, we limited the square footage of our building in order to provide extra, above code, parking. In surveying the island community, we asked what type of tenant uses would be needed and would survive the quite summers. The answer was four-fold. First, tenants to serve the personal needs of winter and year-round, such as hair/beauty salon, liquor store and cosmetics. Second, food tenants, such as restaurants, a coffee shop and an ice cream parlor. Third, medical needs such as dialysis, dental and urgent care. Fourth, a need for storage space for neighboring residents. We feel our design will accommodate all four aspects of these community needs.

In conclusion, we feel our plans fit perfectly with the local environment, drawing on neighboring architecture and satisfying community needs.

ARCHITECTURE, INC.
AA #26001725
1100 SOUTH FEDERAL HWY SUITE #2
BOYNTON BEACH, FLORIDA 33435
561.860.2905

HAROLD TUTTLE
AR #0015395

HARBOUR CAY SHOPPES PHASE II
825 SEAWAY DRIVE
FT. PIERCE, FLORIDA 34949

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/14/18
Scale	AS NOTED
Drawn	HT
Job	2017-38
Sheet	VISUAL IMPACT ANALYSIS
Of	X/X Sheets

DOUBLE SIDED ILLUMINATED MONUMENT SIGN

JOB SPECIFICATIONS:

One (1) New double-faced internally illuminated Monument Sign

TOP/ADDRESS CABINET to be fabricated aluminum with "HARBOUR CAY" routed copy, backed with white acrylic

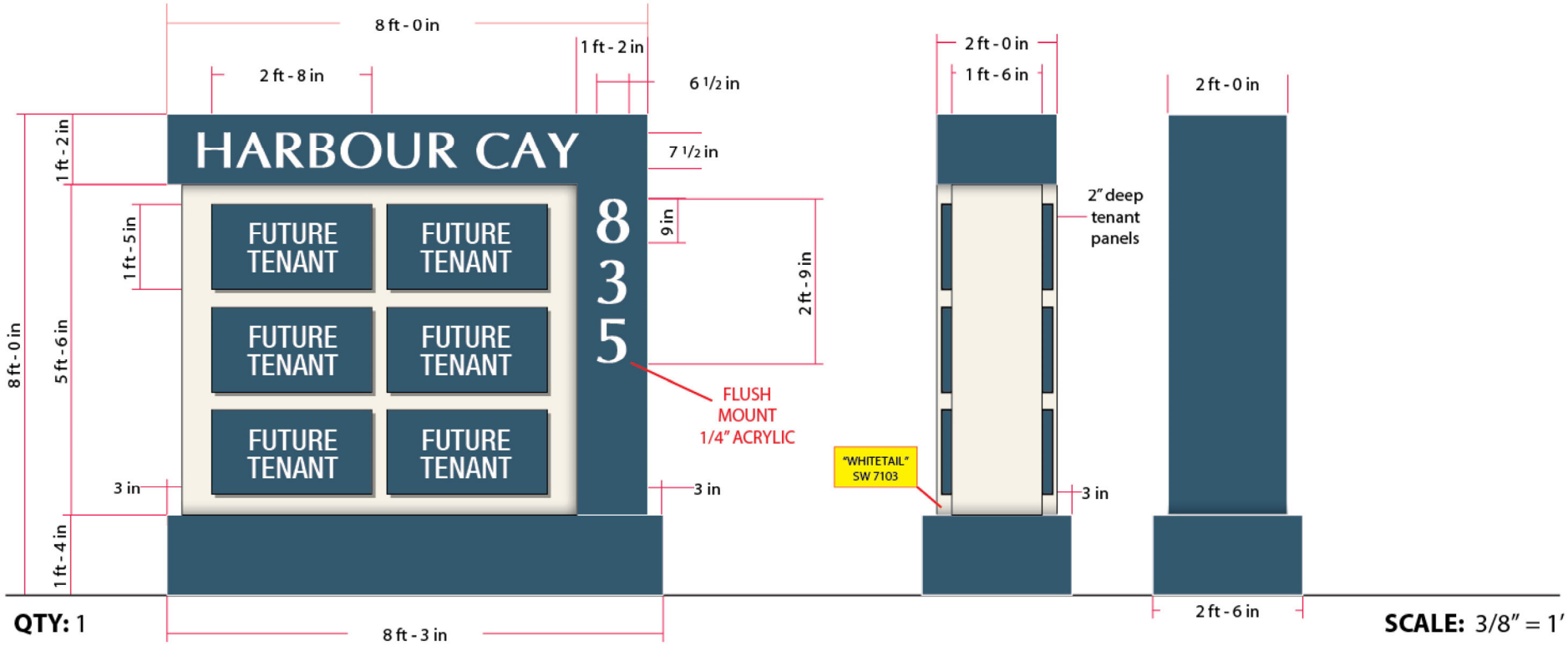
Address numerals to be 1/4" acrylic flush mounted to cabinet.

TENAN CABINET to be fabricated aluminum

TENANT PANELS to be fabricated aluminum 2" deep pan faces with routed copy backed with white acrylic.



FRONT VIEW
SIDE B



QTY: 1

FRONT VIEW
SIDE A

LEFT SIDE
VIEW

RIGHT SIDE
VIEW

SCALE: 3/8" = 1'

580 GUS HIPP BLVD. ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION

Customer: Harbour Cay : PHASE II
Address: 835 Seaway Drive Ft Pierce FL 32949
Designer: Tracie **Sales:** Art **Date:** 4-23-21
File Name: Harbour Cay PHASE II- monument

COLOR SCHEDULE

- TOP/BASE/FACES NORTH SEA BLUE MP 8201
- RET/CAB WHITETAIL SW 7103
- ACRYLIC WHITE

SIGNATURE FOR APPROVAL: **DATE:**

REVISED:

CUSTOMER NOTICE

Kendal Signs will endeavor to match colors specified, We cannot guarantee exact matches due to varying Compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing Will be provided upon your request.

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF KENDAL SIGNS, INC., ROCKLEDGE, FLORIDA. IT MAY NOT BE COPIED, REPRODUCED, MARKETED, SOLD OR MANUFACTURED, IN OR IN PART WITHOUT THE WRITTEN CONSENT OF KENDAL SIGNS, INC.

835 HARBOUR CAY PHASE II
TENANT SIGN CRITERIA

In an effort to maintain uniformity, aesthetics, fairness and offer sign options, tenant signage must adhere to the following signage criteria…

-Tenant storefront and wall signage must follow all City of Ft Pierce signage guidelines as governed in Section 117 Municipal Sign Code/Ordinance(s) ZONE C-2/C-3 Classification(s)

-Landlord restricts signage to face-lit and/or reverse-Lit aluminum Channel Letter type signs and LED illumination

-No box, cabinet, panel, or contour signs; no raceways or no external lighting/Lamps

-No restrictions on font/letter-styles (subject to final landlord approval)

-Aluminum sign letters match in color to the aluminum awnings DARK BLUE (Interstate Blue Level 2 or equivalent)

-Aluminum reverse-lit channel letters DARK BLUE with white LED illumination

- White face-lit channel letters with LIGHT BLUE vinyl overlay; DARK BLUE aluminum side returns and blue or white trim cap

- Nationally recognized retail chains, logos and registered trademarks:
must submit sign design drawings and specifications for landlord approval

-Tenants with multiple locations, existing company logo(s) and colors (ex: Goodfellas) may submit for landlord approval and sign permits; channel letter signs / logos in font only and color(s) of choice, Logo letters permitted (may not exceed in height of largest letter)

-Vinyl window and door signs limited to 25% of glass surface area

-Pre-qualified licensed and insured sign installation crews and vehicles only permitted on property: NO ladder installations permitted.

-Removal of tenant wall and vinyl window signs at time of closure or vacate is the responsibility of vacating tenant

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Harbour Cay Phase 2

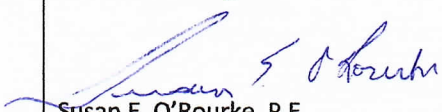
Prepared for:

Mr. Craig Mason
MASON Development & Construction
224 Chimney Corner Ln, Suite 3032
Jupiter, FL 33458

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

March 24, 2021
Revised May 18, 2021
SR21031.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 5/18/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

March 24, 2021

Mr. Craig Mason
MASON Development & Construction
224 Chimney Corner Ln, Suite 3032
Jupiter, FL 33458

Re: Harbour Cay Phase 2

Dear Mr. Mason:

O'Rourke Engineering & Planning has completed the traffic analysis for the proposed development located south of Seaway Drive in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDIX A: Overall Site Plan/Internal Capture Matrices
APPENDIX B: Link Data
APPENDIX C: Growth Rate & Other Approved Projects
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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of a Shopping Center, a coffee shop with drive-thru, and a self-storage area located south of Seaway Drive Ft. Pierce, St. Lucie County, Florida. The project has a prior approval through Ft. Pierce for the adjacent lot and a Pre-App approval through FDOT for one right-in driveway, one right-out driveway, and one full access driveway on Seaway Drive. The purpose of this report is to determine the projects impact on the surrounding roadway system.

The project site plan is included in **Appendix A.**

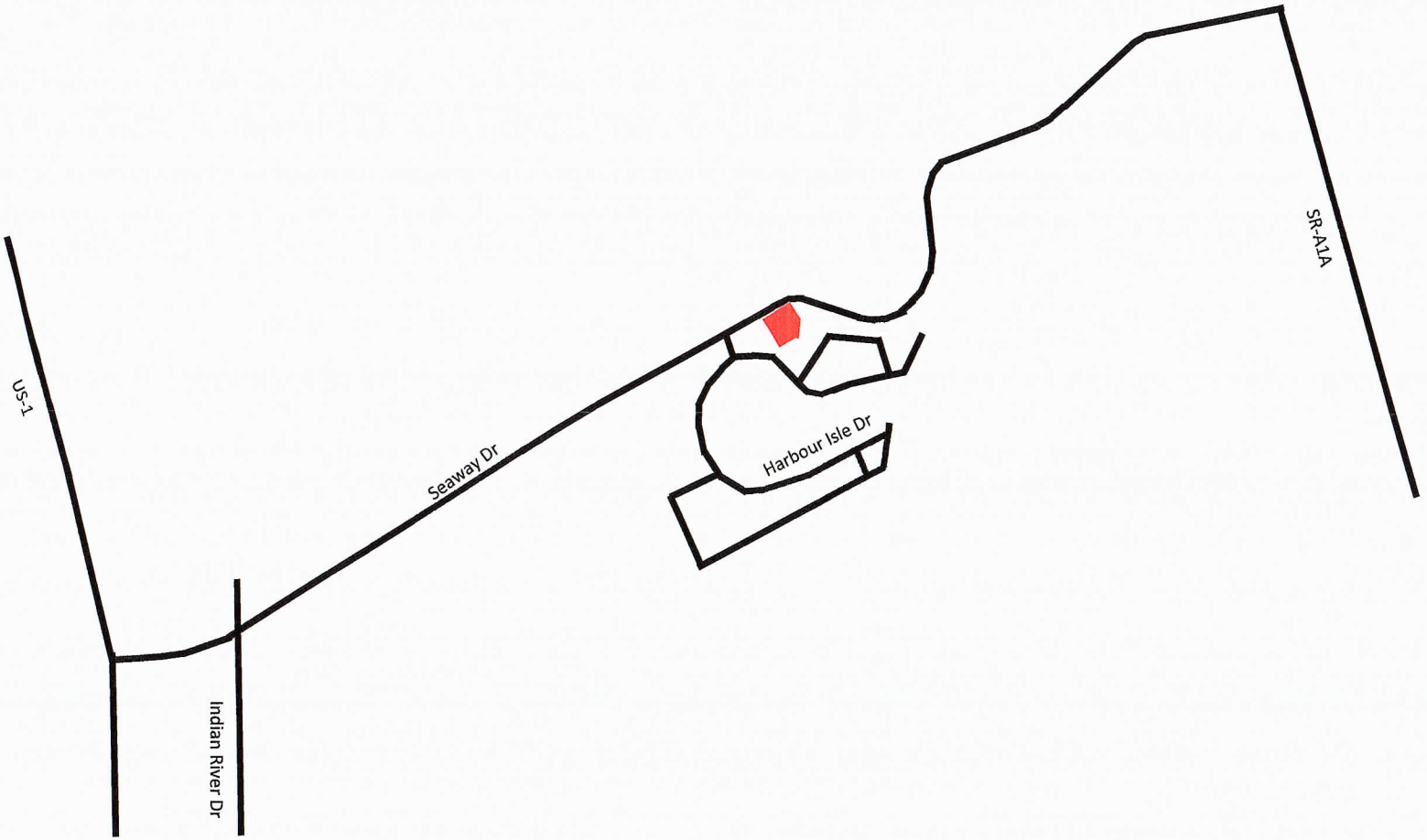
In order to make the determination that the project complies with City Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located south of Seaway Drive in Ft. Pierce, St. Lucie County, Florida, will consist of 4,810 square feet of shopping center, 1,722 square feet of coffee shop with drive-thru, and 4,200 square feet of self storage. The site is currently vacant. The project proposes three driveways on Seaway Drive, a right-in only driveway, a full access driveway, and a right-out only driveway. The project location is shown in **Figure 1**.



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR21031.0 Date: 03/18/21	**Legend** = Project Location	**Figure 1** **Project Location** **Harbour Cay**

EXISTING CONDITIONS

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Seaway Drive is a 2-lane undivided class 6 minor arterial roadway.
- Harbour Isle Drive is a 2-lane undivided local roadway.

Existing Traffic Volumes

Traffic volumes were obtained from the FDOT Florida Traffic Online (2019) database. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Mini-Warehouse (Land Use Code 151), Shopping Center (Land Use Code 820), and Coffee/Donut Shop with Drive-Thru (Land Use Code 937) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,131 net new daily trips. There will be 81 AM peak hour trips with 42 entering the project and 39 trips exiting the project. The project will generate 51 net new PM peak hour trips with 25 trips entering the project and 26 trips exiting the project.

PROJECT DISTRIBUTION / ASSIGNMENT

The project traffic was distributed by general geographic direction based on existing traffic counts consistent with the Harbour Isles Approved Traffic Study. Due to proximity, 25% of the westerly assignment was assigned to Harbour Isles. The general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

PROJECT IMPACT

Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on the adjacent link of Seaway Drive.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Mini-Warehouse	151	4,200	Sft	T = 1.51(X)	50%	50%	3	3	6	-	3	3	50.0%	3	-	3	-	-	-	0.0%	3	-	3
Shopping Center	820	4,810	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	382	382	764	32	50	82	10.7%	350	332	682	116	116	232	34.0%	234	216	450
Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 820.38(X)	50%	50%	707	706	1,413	52	31	83	5.9%	655	675	1,330	326	326	652	49.0%(1)	329	349	678
TOTALS							**1,092**	**1,091**	**2,183**	**84**	**84**	**168**	**7.7%**	**1,008**	**1,007**	**2,015**	**442**	**442**	**884**	**43.9%**	**566**	**565**	**1,131**

Source: ITE 10th Edition Trip Generation Rates
(1) Fast Food with Drive-Thru Pass-By Rate

Table 1b: AM Peak Hour

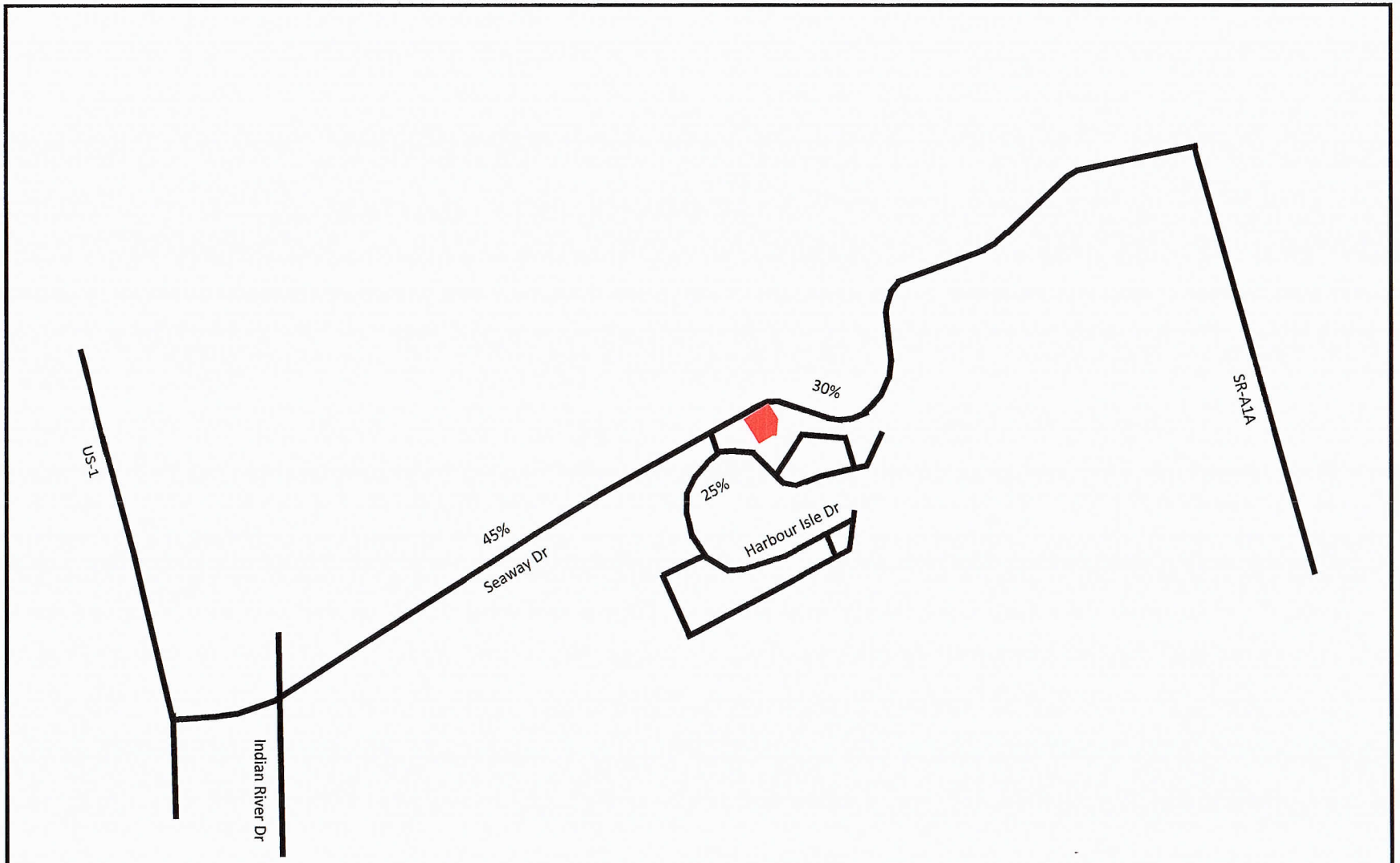
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Mini-Warehouse	151	4,200	Sft	T = 0.10(X)	60%	40%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Shopping Center	820	4,810	Sft	T = 0.94(X)	62%	38%	3	2	5	-	-	-	0.0%	3	2	5	1	1	2	34.0%	2	1	3
Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 88.99(X)	51%	49%	78	75	153	-	-	-	0.0%	78	75	153	38	37	75	49.0%(1)	40	38	78
TOTALS							**81**	**77**	**158**	**-**	**-**	**-**	**0.0%**	**81**	**77**	**158**	**39**	**38**	**77**	**48.7%**	**42**	**39**	**81**

Source: ITE 10th Edition Trip Generation Rates
(1) Fast Food with Drive-Thru Pass-By Rate

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Mini-Warehouse	151	4,200	Sft	T = 0.17(X)	47%	53%	-	1	1	-	-	-	0.0%	-	1	1	-	-	-	0.0%	-	1	1
Shopping Center	820	4,810	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	28	30	58	14	9	23	39.7%	14	21	35	5	7	12	34.0%	9	14	23
Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 43.38(X)	50%	50%	38	37	75	9	14	23	30.7%	29	23	52	13	12	25	49.0%(1)	16	11	27
TOTALS							**66**	**68**	**134**	**23**	**23**	**46**	**34.3%**	**43**	**45**	**88**	**18**	**19**	**37**	**42.0%**	**25**	**26**	**51**

Source: ITE 10th Edition Trip Generation Rates
(1) Fast Food with Drive-Thru Pass-By Rate



N

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR21031.0

Date: 03/18/21

Legend

= Project Location

XX% = Percent Assignment

Figure 2

Percent Assignment

Harbour Cay

Table 2a: Percent Impact - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Seaway Dr	Indian River Dr	S. Causeway Park	EB	IN	No	1550	19	1.23%	45%
	Indian River Dr	S. Causeway Park	WB	OUT	No	1550	18	1.16%	45%
	S. Causeway Park	Harbour Isle Dr	EB	IN	No	790	19	2.41%	45%
	S. Causeway Park	Harbour Isle Dr	WB	OUT	No	790	18	2.28%	45%
	Harbour Isle Dr	Project Access	EB	IN	Yes	790	29	3.67%	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	790	27	3.42%	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	790	12	1.52%	30%
	Project Access	Bayshore Dr	WB	IN	Yes	790	13	1.65%	30%

Net In: 42
Net Out: 39

Table 2b: Percent Impact - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Seaway Dr	Indian River Dr	S. Causeway Park	EB	IN	No	1550	11	0.71%	45%
	Indian River Dr	S. Causeway Park	WB	OUT	No	1550	12	0.77%	45%
	S. Causeway Park	Harbour Isle Dr	EB	IN	No	790	11	1.39%	45%
	S. Causeway Park	Harbour Isle Dr	WB	OUT	No	790	12	1.52%	45%
	Harbour Isle Dr	Project Access	EB	IN	Yes	790	18	2.28%	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	790	18	2.28%	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	790	8	1.01%	30%
	Project Access	Bayshore Dr	WB	IN	Yes	790	8	1.01%	30%

Net In: 25
Net Out: 26

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 3-year historical growth rate calculated from the historical AADT obtained from the FDOT Florida Traffic Online (2019) database. The growth rate was calculated as 2.42%.

The adjacent parcel is approved for a 10,530 square foot building with various uses. Although not approved, the west section of the parcel is envisioned to be an 8,600 square foot medical office. This parcel will share driveways with the project. Therefore, the background traffic from the retail and office buildings will be included in both the link analysis and the driveway analysis.

Details of the growth rate calculation and background project are included in **Appendix C**.

LINK ANALYSIS / REVIEW

Since the project is significant on the adjacent links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

Table 3a: Link Analysis - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes [1]	Growth Rate	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Seaway Dr	Harbour Isle Dr	Project Access	EB	IN	Yes	374	1.0242	421	21	442	790	29	471	3.67%	YES	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	582	1.0242	656	6	662	790	27	689	3.42%	YES	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	374	1.0242	421	2	423	790	12	435	1.52%	YES	30%
	Project Access	Bayshore Dr	WB	IN	Yes	582	1.0242	656	9	665	790	13	678	1.65%	YES	30%

(1) FDOT Hourly Count (Station 940115)

Net In: 42
Net Out: 39
Years Grown: 5

Table 3b: Link Analysis - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2019 Peak Hour Directional Volumes [1]	Growth Rate	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Seaway Dr	Harbour Isle Dr	Project Access	EB	IN	Yes	642	1.0242	724	15	739	790	18	757	2.28%	YES	70%
	Harbour Isle Dr	Project Access	WB	OUT	Yes	656	1.0242	739	28	767	790	18	785	2.28%	YES	70%
	Project Access	Bayshore Dr	EB	OUT	Yes	642	1.0242	724	12	736	790	8	744	1.01%	YES	30%
	Project Access	Bayshore Dr	WB	IN	Yes	656	1.0242	739	6	745	790	8	753	1.01%	YES	30%

(1) FDOT Hourly Count (Station 940115)

Net In: 25
Net Out: 26
Years Grown: 5

DRIVEWAY ANALYSIS

The development is relying upon 3 driveways on Seaway Drive. The driveways were analyzed for the AM and PM peak hours to determine the adequacy of the proposed access and the need for ingress turn lanes on Seaway Drive. The driveway volumes are shown in **Figures 3a and 3b** for the project trips and total trips, respectively.

- Driveway 1 is a right-in only driveway constructed with the Phase 1 retail. The driveway will accommodate traffic entering the project from the west. There will be no delay associated with this driveway.

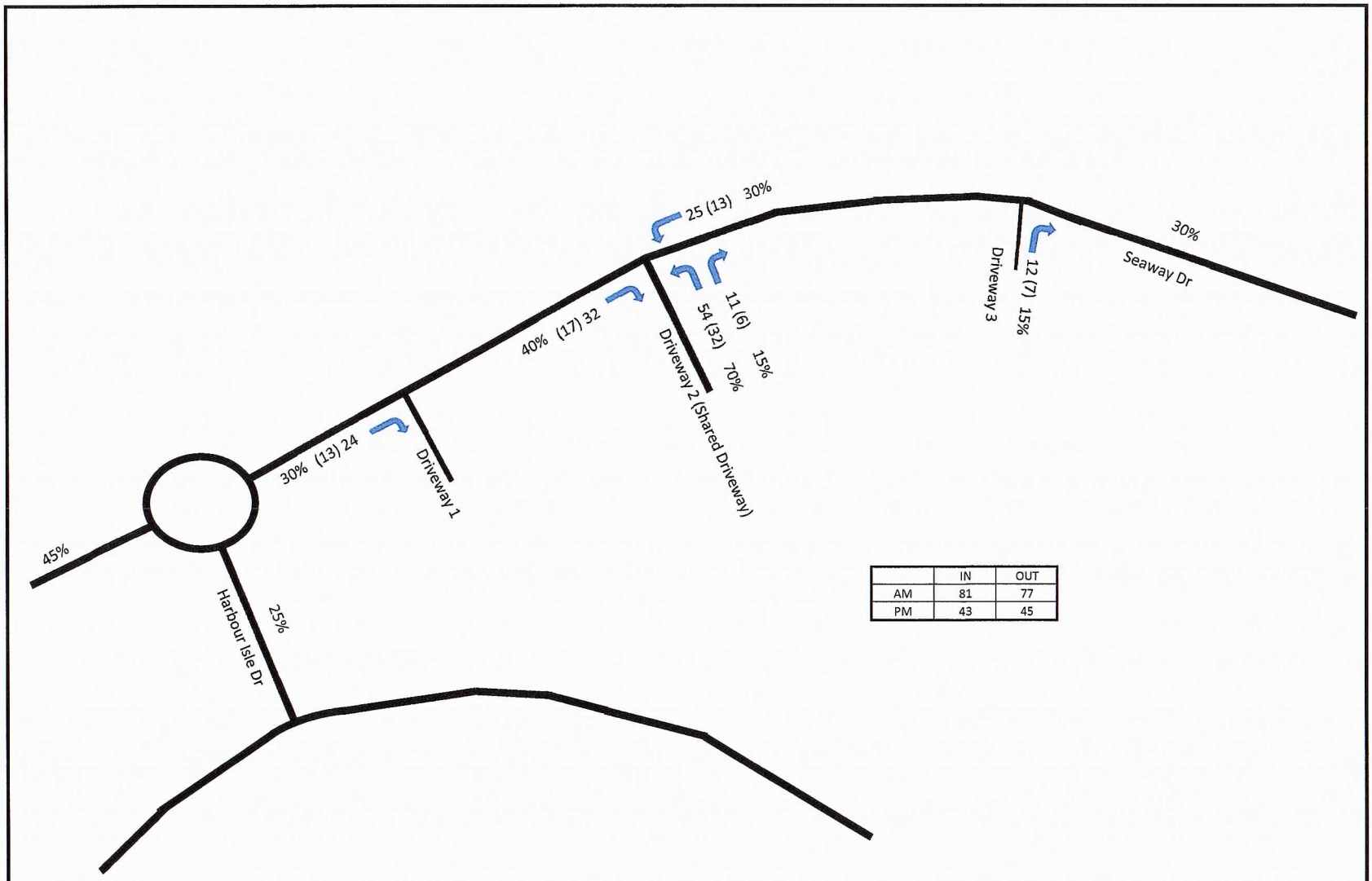
- Driveway 2 is a full access driveway constructed with the Phase 1 retail. With all of the site developed including the vacant medical office lot, Driveway 2 will operate at LOS A for the WBL and LOS D for the northbound approach in the AM peak hour. In the PM peak hour the WBL will operate at LOS A and the Northbound left will operate at LOS F with average delay of 74.4 seconds. That delay will occur on the site. We do believe that the traffic is overstated. 25% of the traffic is estimated to come from Harbour Isles. If half of those visitors walk or bike to the site, the NB approach will be reduced to 59.0 seconds of delay with just over two vehicles in the queue.

- Driveway 3 is a proposed right-out only driveway. The right-out only driveway (Driveway 3) operates at a LOS B in the AM and PM Peak Hours.

According to the FDOT 2008 Driveway Information Guide the recommended guidelines for a right turn lane is 80 right turning vehicles in the peak hour for 2-lane roadways with a posted speed limit of 45 mph or less. Therefore, a right turn lane is not recommended at any of the driveways. The only westbound left turn lane in this stretch of roadway is at Bayshore Drive; no other parcel has a turn lane. Therefore, the left turn lane is not recommended. The FDOT has approved the access on the site.

CONCLUSION

With 81 net new AM peak hour trips and 51 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994
Job Number: SR21031.0	Date: 03/18/21

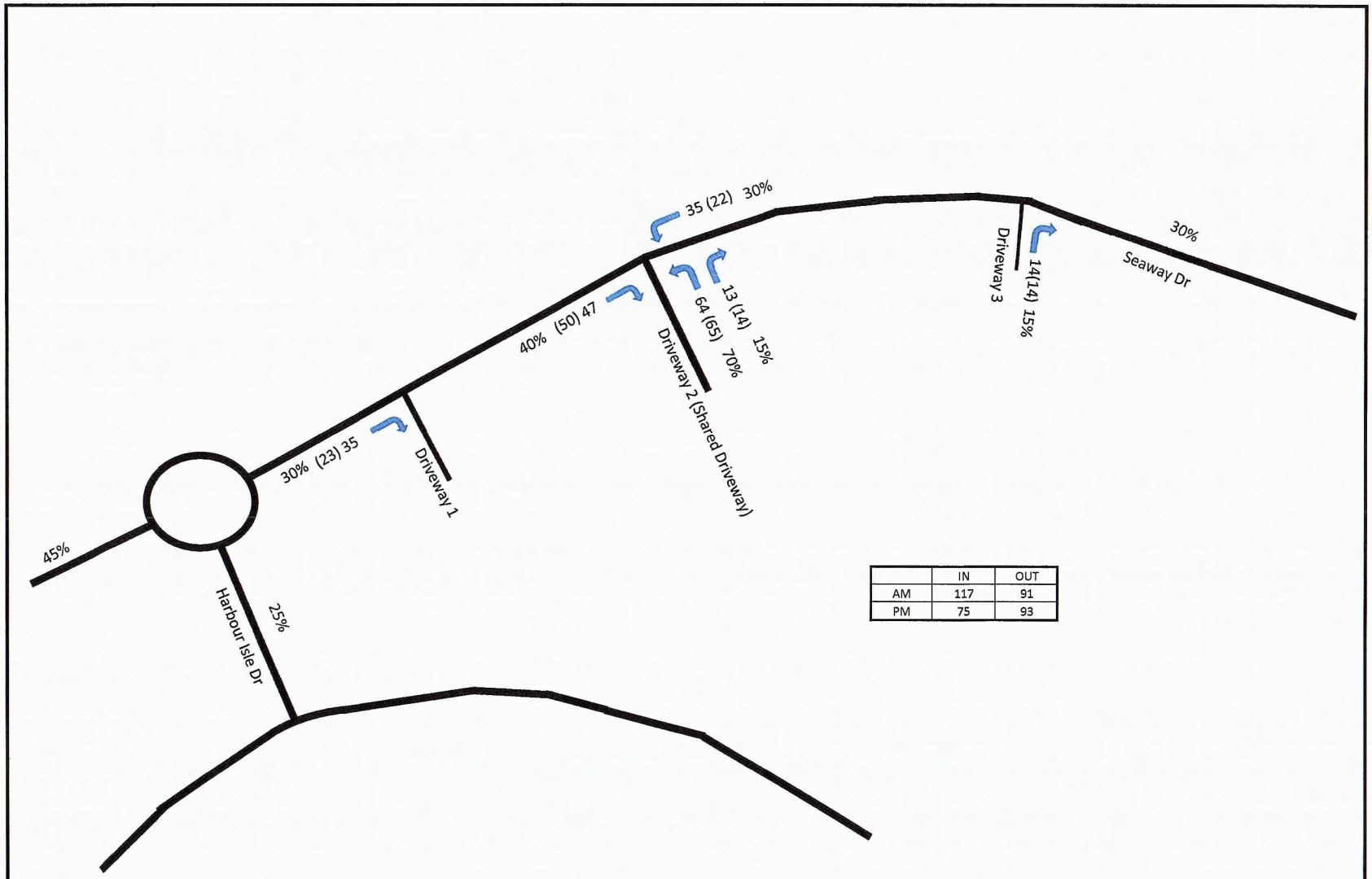
Legend

XX(XX) = AM(PM)
XX% = Percent Assignment

Figure 3a

Project Driveway Volumes

Harbour Cay



NTS	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994
Job Number: SR21031.0	Date: 03/18/21

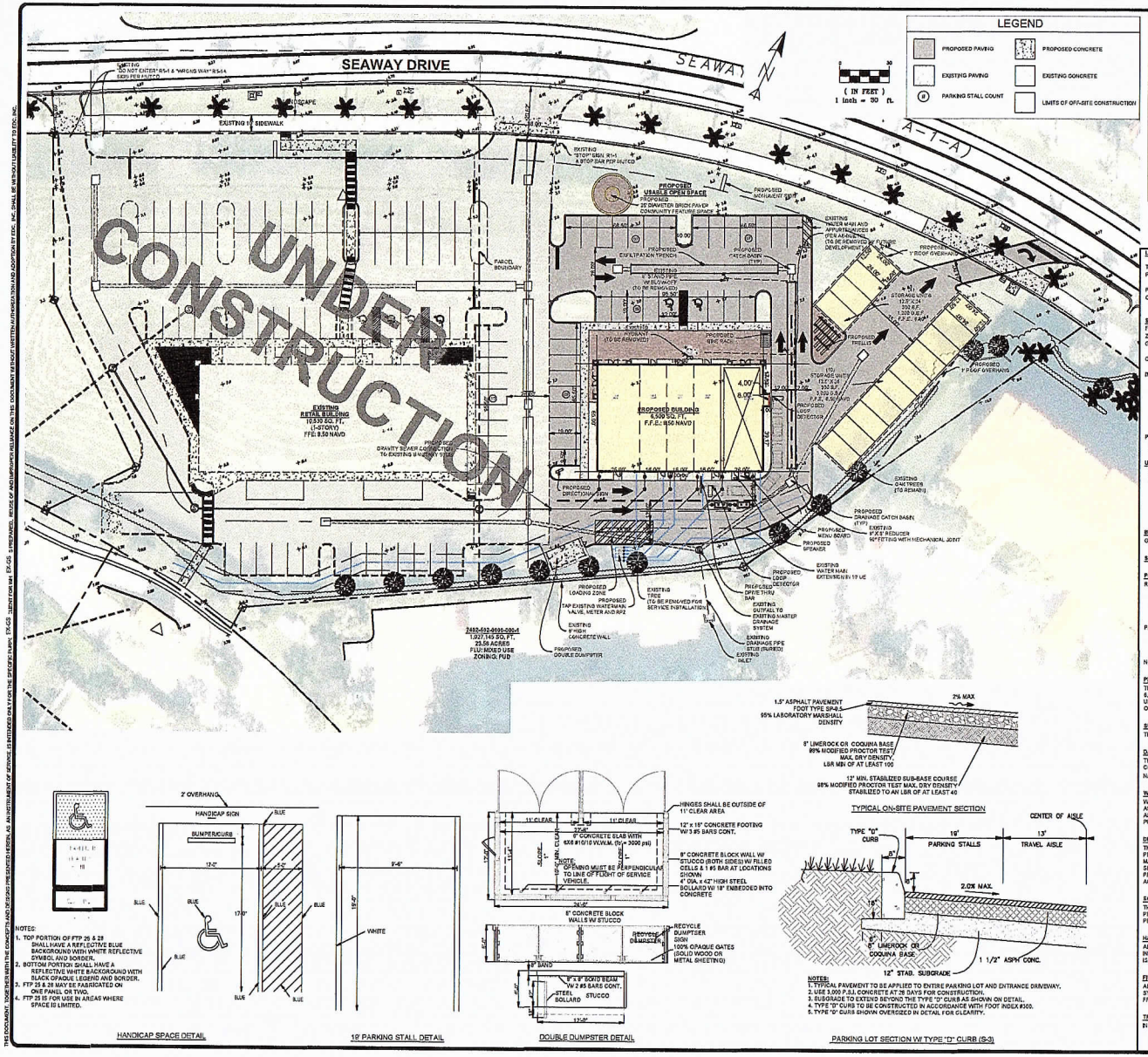
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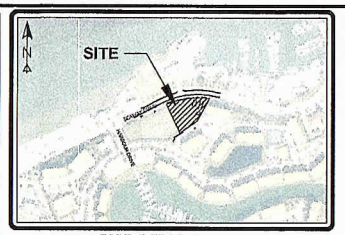
XX(XX) = AM(PM)
XX% = Percent Assignment

Figure 3b
Total Driveway Volumes
Harbour Cay

APPENDIX A

OVERALL CONCEPT PLAN/INTERNAL CAPTURE MATRICES





FORT PIERCE, FLORIDA
VICINITY MAP
SCALE: 1"= 500'

LEGAL DESCRIPTION:

TOTAL SITE AREA: 67,531 S.F., 1.55 AC.
PARCEL ID: 3403-501-0001-010-8

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 925/935 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT
GROSS SITE AREA	66,877 S.F. (1.54 AC)

GROSS PROPOSED DEVELOPMENT AREA 67,532 S.F. (± 1.55 AC) = 100.00%

IMPERVIOUS AREA	48,632 S.F.	1.14 AC	73.55%
PROPOSED BUILDING	6,500 S.F.	0.15 AC	09.89%
PROPOSED STORAGE UNITS	4,300 S.F.	0.10 AC	06.45%
PROPOSED PAVEMENT	22,268 S.F.	0.51 AC	32.90%
PROPOSED CONCRETE	1,211 S.F.	0.03 AC	01.84%
PROPOSED PAVERS	1,908 S.F.	0.04 AC	02.58%
EXISTING PAVEMENT	13,945 S.F.	0.31 AC	20.09%
PERVIOUS AREA	17,900 S.F.	(0.41 AC)	26.45%
OPEN SPACE	17,900 S.F.	(0.41 AC)	26.45%

USEABLE OPEN SPACE AREA:
REQUIRED = OPEN SPACE S.F. @ 0.5% = 8,950 S.F.
PROPOSED = 8,950 S.F.

PROPOSED BUILDING COVERAGE: 09.65%
MAXIMUM BUILDING COVERAGE: 20.00%

BUILDING DATA
GROSS SQUARE FOOTAGE: 6,500 S.F.

SETBACKS FRONT: 25' SIDE: 15' REAR: 25'

PARKING CALCULATIONS
REQUIRED PARKING
REQUIRED PARKING SPACES (10,530 S.F. (1 SPACE / 300 S.F.) = 33 SPACES
REQUIRED HANDICAP SPACES (INCLUDED) = 2 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 4 STALLS

PROPOSED PARKING
PROVIDED PARKING SPACES = 42 SPACES
PROVIDED HANDICAP SPACES (INCLUDED) = 2 SPACES
PROVIDED BICYCLE STALLS = 4 STALLS
NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.55 ACRE PARCEL WITH THE CONSTRUCTION OF A 6,500 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS...
NAVD + NGVD - 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01685-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVIDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION

HANDICAP SPACE DETAIL

19' PARKING STALL DETAIL

DOUBLE DUMPSTER DETAIL

TYPICAL ON-SITE PAVEMENT SECTION

PARKING LOT SECTION W/ TYPE "D" CURB (S-3)

ENGINEERS ● SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
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L.B. CERTIFICATE OF AUTHORIZATION 8008

NO.	DESCRIPTION	BY	DATE
1	INITIAL SUBMITTAL	J.L.	12/15/21
2	PRELIMINARY PLAT	J.L.	01/19/22
3	FINAL PLAT	J.L.	02/25/22
4	CONCEPT SITE PLAN	J.L.	03/25/22
5	FINAL SITE PLAN	J.L.	05/25/22
6	RESUBMITTAL	J.L.	06/27/22
7	RESUBMITTAL	J.L.	08/29/22
8	RESUBMITTAL	J.L.	10/28/22
9	RESUBMITTAL	J.L.	12/16/22
10	RESUBMITTAL	J.L.	01/27/23
11	RESUBMITTAL	J.L.	03/24/23
12	RESUBMITTAL	J.L.	04/28/23
13	RESUBMITTAL	J.L.	06/23/23
14	RESUBMITTAL	J.L.	08/25/23
15	RESUBMITTAL	J.L.	10/27/23
16	RESUBMITTAL	J.L.	12/15/23
17	RESUBMITTAL	J.L.	01/26/24
18	RESUBMITTAL	J.L.	03/22/24
19	RESUBMITTAL	J.L.	04/26/24
20	RESUBMITTAL	J.L.	06/21/24
21	RESUBMITTAL	J.L.	08/23/24
22	RESUBMITTAL	J.L.	10/25/24
23	RESUBMITTAL	J.L.	12/13/24
24	RESUBMITTAL	J.L.	01/24/25
25	RESUBMITTAL	J.L.	03/21/25
26	RESUBMITTAL	J.L.	04/25/25
27	RESUBMITTAL	J.L.	06/20/25
28	RESUBMITTAL	J.L.	08/22/25
29	RESUBMITTAL	J.L.	10/24/25
30	RESUBMITTAL	J.L.	12/12/25

RESUBMITTALS

HARBOUR CAY
PHASE II

SITE PLAN

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
P: 772-462-2455

21-151

1 OF 1

A-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

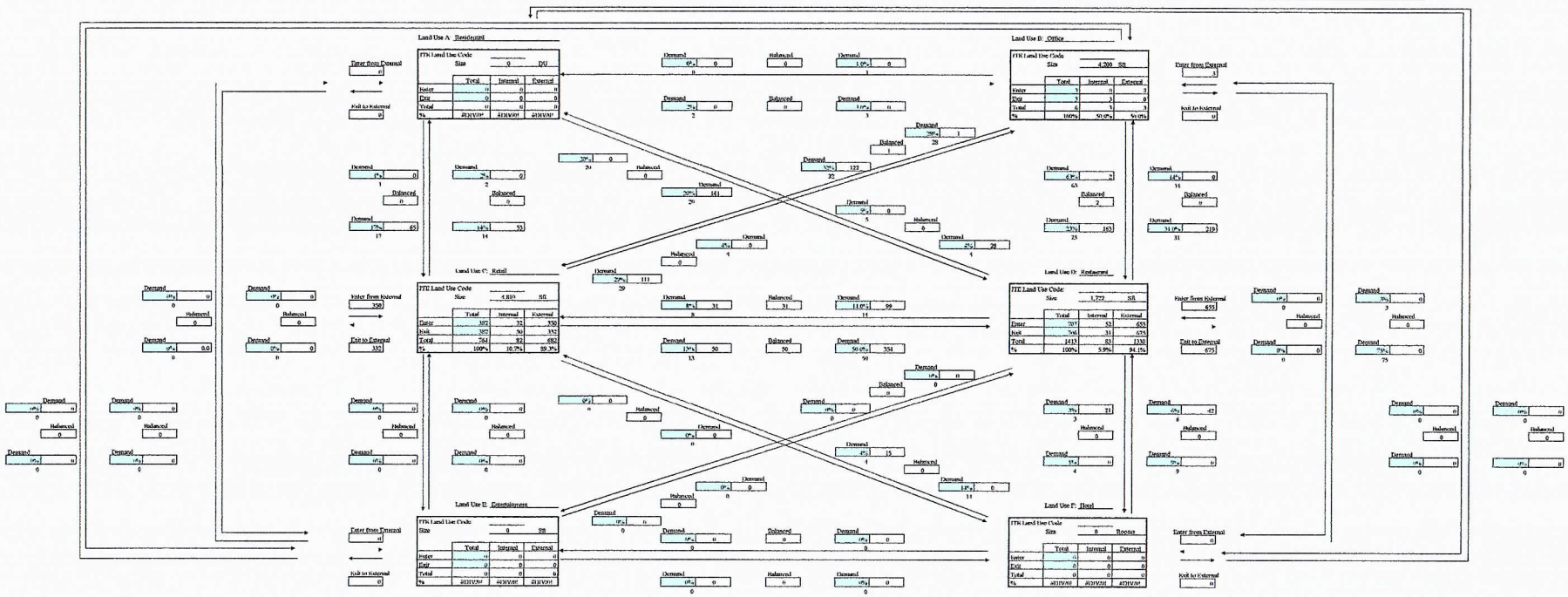
Z:\EDC 2021\21-151 - Harbour Cay Ph II\ENGINEERING\Acad\CIVIL\PLANS\21-151 HARBOUR CAY II-SITE PLAN ENG.dwg, CONCEPT SITE PLAN, 2/25/2022 4:05:28 PM, James, EDC, Inc.

TABLE 1: Daily Internal Traffic

PROJECT
TRIP INTERNALIZATION - Daily

Analyst _____
Date _____

Name of Devlpt PROJECT
Time Period Daily Peak Hour



Net External Trips for Multi Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Totals
Enter	0	3	350	655	0	0	1008
Exit	0	0	332	675	0	0	1007
Total	0	3	682	1330	0	0	2015	Internal
Single Use Trip Gen Estimate	0	0	764	1413	0	0	2183	Capture
								7.7%

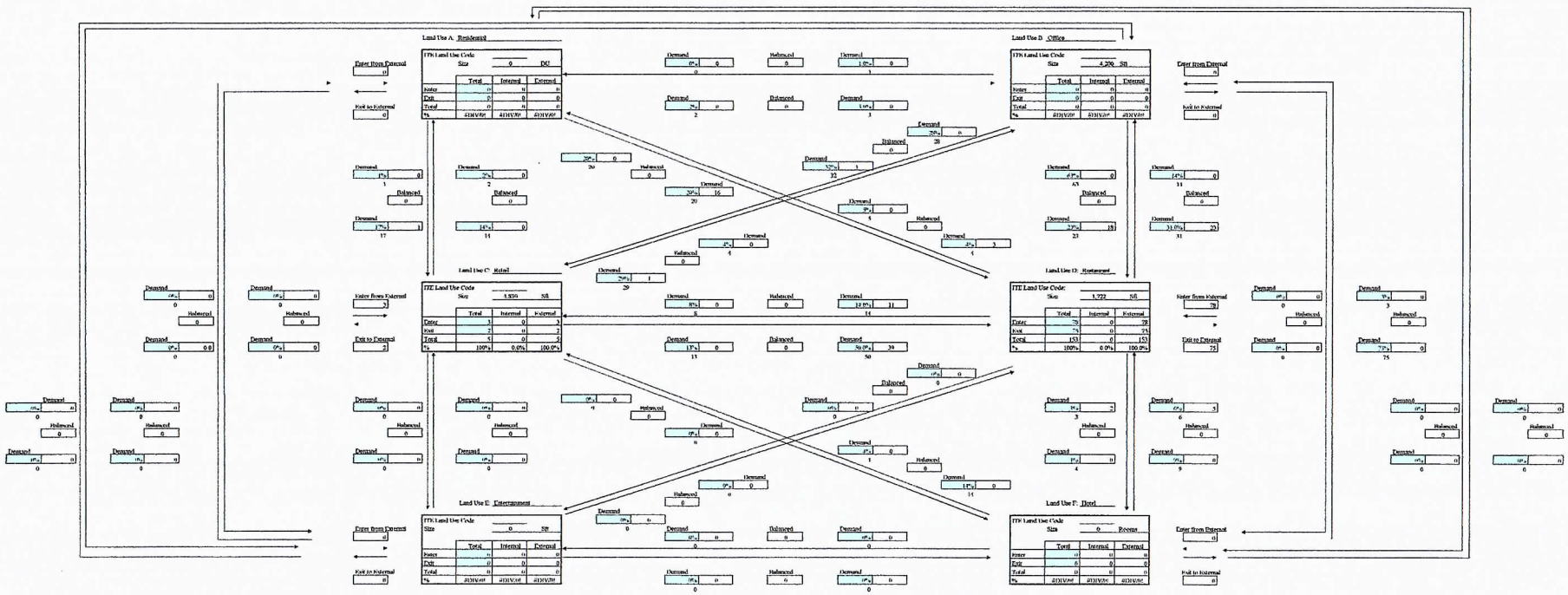
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: AM Internal Traffic - Phase I

PROJECT
TRIP INTERNALIZATION - AM

Analyst _____
Date _____

Name of Devlpt PROJECT
Time Period AM Peak Hour



Net External Trips for Multi Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	0	0	3	78	0	0	81	
Exit	0	0	2	75	0	0	77	Internal
Total	0	0	5	153	0	0	158	Captures
Single-Use Trip Gen Estimate	0	0	5	153	0	0	158	0.0%

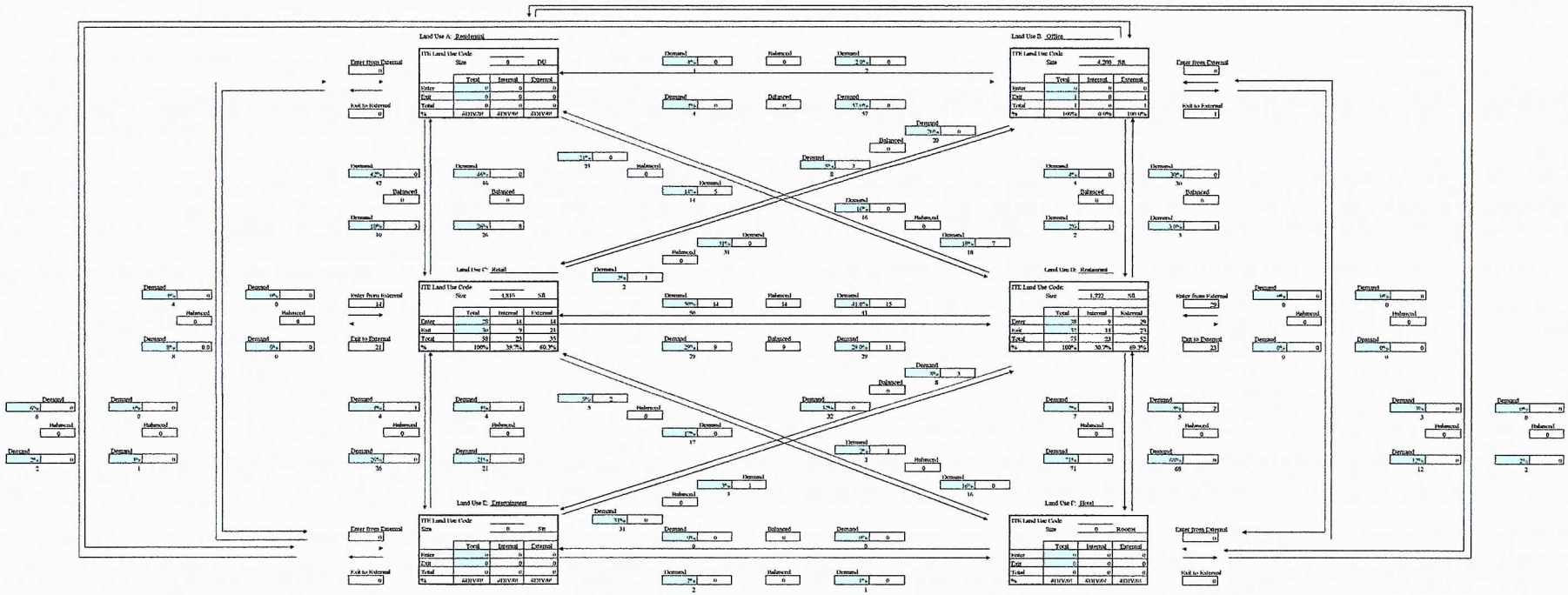
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic

PROJECT
TRIP INTERNALIZATION - PM

Analyst
Date

Name of Devlpt: PROJECT
Time Period: PM Peak Hour



Net External Trips for Multi Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	0	0	33	29	0	0	43	
Exit	0	1	21	23	0	0	45	Internal
Total	0	1	55	52	0	0	88	Capture
Single-Use Trip Gen Estimate	0	1	58	75	0	0	134	34.3%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

APPENDIX B

LINK COUNTS

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	6,370	2017	920	430	C	0.494	430	C	0.494
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,090	2017	920	435	C	0.500	477	C	0.548
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	5,507	2017	920	337	C	0.387	302	C	0.347
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,825	2017	700	457	C	0.692	367	C	0.556
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	7,908	2017	600	427	D	0.712	511	D	0.852
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	13,023	2017	600	648	F	1.012	678	F	1.059
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	13,023	2017	790	648	D	0.820	678	D	0.858
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,974	2017	1,550	659	C	0.955	596	C	0.864
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,974	2017	1,710	659	C	0.856	596	C	0.774
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	3,819	2017	750	195	C	0.527	199	C	0.538
ST LUCIE BLVD	SENECA AVE to US 1	940270	3,819	2017	790	195	C	0.500	199	C	0.510
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

B-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

COUNTY: 94
STATION: 0115
DESCRIPTION: SR A1A/S - E END OF S BRIDGE
START DATE: 01/09/2019
START TIME: 2345

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	9	10	6	8	33	10	6	8	8	32	65
0100	6	1	3	2	12	9	7	3	8	27	39
0200	1	9	4	2	16	3	3	4	2	12	28
0300	4	1	4	6	15	5	3	1	9	18	33
0400	6	12	15	18	51	5	5	8	10	28	79
0500	21	39	39	64	163	19	24	22	39	104	267
0600	70	61	75	75	281	58	76	78	84	296	577
0700	80	84	113	75	352	109	125	158	120	512	864
0800	77	95	108	94	374	140	148	147	147	582	956
0900	96	114	115	121	446	144	150	139	136	569	1015
1000	112	121	102	140	475	127	152	166	143	588	1063
1100	145	143	169	159	616	146	124	135	139	544	1160
1200	150	148	91	147	536	151	173	203	174	701	1237
1300	149	155	164	165	633	162	149	132	156	599	1232
1400	134	131	159	155	579	188	201	146	181	716	1295
1500	173	202	168	183	726	148	149	201	153	651	1377
1600	161	156	171	154	642	155	158	149	194	656	1298
1700	172	188	169	143	672	159	149	119	117	544	1216
1800	118	91	96	116	421	146	156	110	88	500	921
1900	113	72	82	53	320	62	67	51	42	222	542
2000	63	63	64	59	249	36	41	46	37	160	409
2100	55	48	48	39	190	45	36	50	35	166	356
2200	34	19	25	20	98	34	33	22	27	116	214
2300	21	9	17	6	53	25	14	13	9	61	114
24-HOUR TOTALS:					7953					8404	16357

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	419	830	588	830	1000
P.M.	1500	726	1400	716	1445	1377
DAILY	1500	726	1400	716	1445	1377

GENERATED BY SPS 5.0.53P

APPENDIX C

GROWTH RATE
AND
OTHER APPROVED PROJECTS

Historical Growth Rate Calculation

Segment	From	To	2016 AADT	2019 AADT	3 Year Historical Growth Rate
Seaway Drive	Indian River Dr	S Ocean Dr	14,800	15,900	2.42%

*Source FDOT Historical Traffic Counts

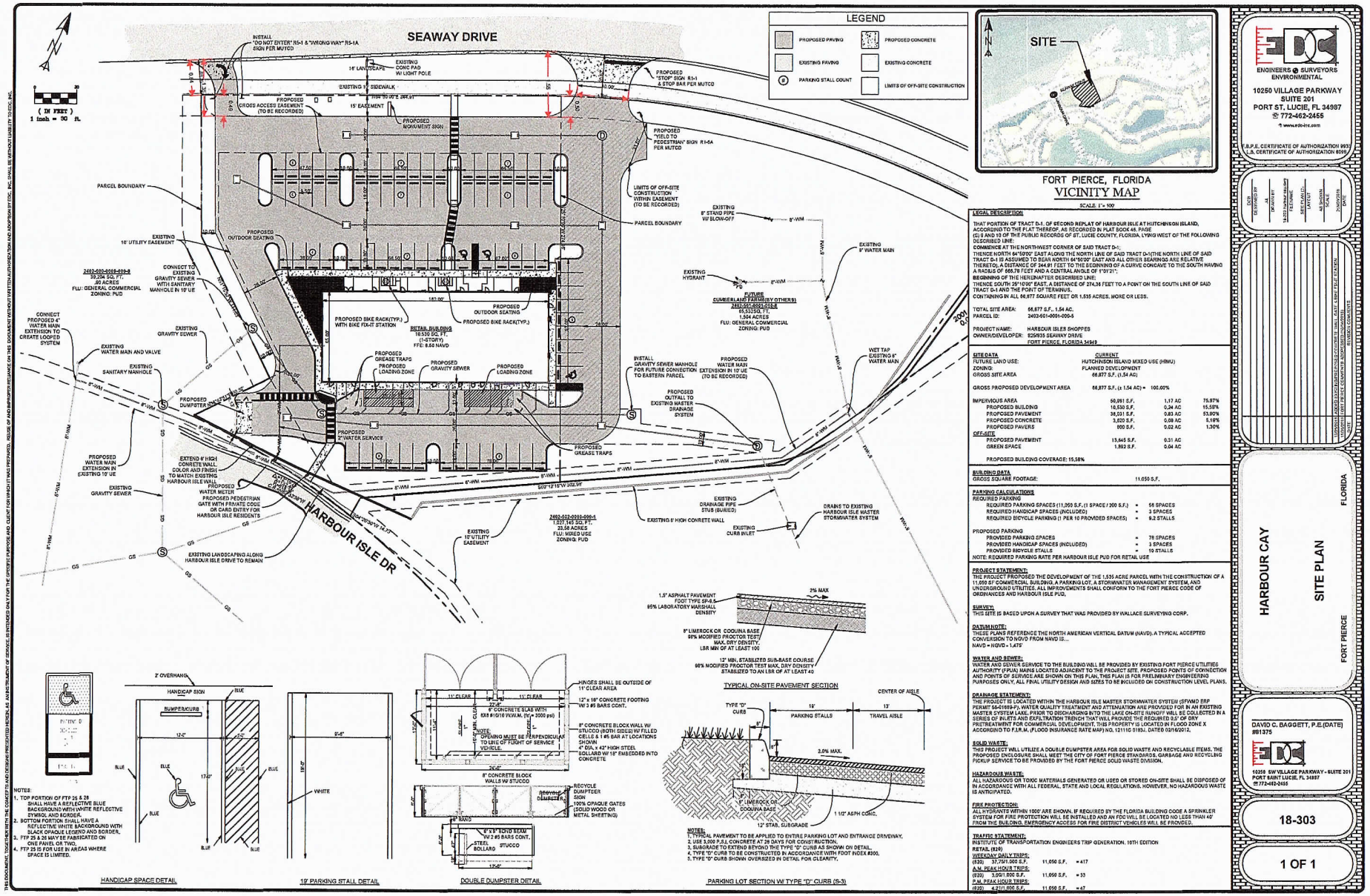
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0115 - SR A1A/S - E END OF S BRIDGE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15900 C	E 7700	W 8200	9.00	52.50	5.70
2018	16600 C	E 8500	W 8100	9.00	52.40	5.70
2017	14800 C	E 7400	W 7400	9.00	52.00	5.70
2016	14800 C	E 7500	W 7300	9.00	52.30	4.70
2015	15100 C	E 7600	W 7500	9.00	52.70	4.70
2014	12900 C	E 6400	W 6500	9.00	52.50	4.70
2013	11600 C	E 5800	W 5800	9.00	55.90	9.40
2012	12500 C	E 6300	W 6200	9.00	55.80	6.10
2011	10300 C	E 5100	W 5200	9.00	56.20	6.10
2010	13300 C	E 6700	W 6600	11.16	56.34	6.10
2009	12400 C	E 5700	W 6700	11.51	56.49	8.90
2008	12600 C	E 6300	W 6300	11.31	55.19	8.90
2007	14500 C	E 7200	W 7300	11.33	56.77	11.20
2006	14200 C	E 7100	W 7100	11.16	57.49	3.40
2005	15200 C	E 7600	W 7600	11.60	56.20	2.60
2004	14900 C	E 7500	W 7400	11.10	57.00	2.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



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LEGAL DESCRIPTION:

THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE (S) 8 AND 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
THENCE NORTH 64°50'00" EAST ALONG THE NORTH LINE OF SAID TRACT D-1(THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 344.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 665.78 FEET AND A CENTRAL ANGLE OF 1°01'21";
BEGINNING OF THE HEREINAFTER DESCRIBED LINE:
THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.
CONTAINING IN ALL 66,877 SQUARE FEET OR 1.535 ACRES, MORE OR LESS.

TOTAL SITE AREA: 66,877 S.F., 1.54 AC.
PARCEL ID: 2402-501-0001-000-5

PROJECT NAME: HARBOUR ISLES SHOPPES
OWNER/DEVELOPER: 8250935 SEAWAY DRIVE FORT PIERCE, FLORIDA 34949

SITE DATA

	CURRENT		
FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HMU)		
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	66,877 S.F. (± 1.54 AC) =		100.00%
IMPERVIOUS AREA	50,091 S.F.	1.17 AC	75.97%
PROPOSED BUILDING	16,530 S.F.	0.24 AC	15.59%
PROPOSED PAVEMENT	34,031 S.F.	0.83 AC	53.90%
PROPOSED CONCRETE	3,620 S.F.	0.09 AC	5.19%
PROPOSED PAVERS	910 S.F.	0.02 AC	1.30%
OFF-SITE			
PROPOSED PAVEMENT	13,645 S.F.	0.31 AC	
GREEN SPACE	1,892 S.F.	0.04 AC	

PROPOSED BUILDING COVERAGE: 15.58%

BUILDING DATA
GROSS SQUARE FOOTAGE: 11,050 S.F.

PARKING CALCULATIONS

REQUIRED PARKING		
REQUIRED PARKING SPACES (11,050 S.F. (1 SPACE / 200 S.F.)	=	56 SPACES
REQUIRED HANDICAP SPACES (INCLUDED)	=	3 SPACES
REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES)	=	9.2 STALLS
PROPOSED PARKING		
PROVIDED PARKING SPACES	=	78 SPACES
PROVIDED HANDICAP SPACES (INCLUDED)	=	3 SPACES
PROVIDED BICYCLE STALLS	=	10 STALLS

NOTE REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.535 ACRE PARCEL WITH THE CONSTRUCTION OF A 11,050 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS...
NAVD = NGVD + 1.475'

WATER AND SEWER:
WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01669-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M., (FLOOD INSURANCE RATE MAP) NO. 12111C 0183J, DATED 02/16/2012.

SOLID WASTE:
THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

HAZARDOUS WASTE:
ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVIDED.

TRAFFIC STATEMENT:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION
RETAIL (820)

WEEKDAY DAILY TRIPS:			
(820)	37.75/1,000 S.F.	11,050 S.F.	= 417
A.M. PEAK HOUR TRIPS:			
(820)	3.00/1,000 S.F.	11,050 S.F.	= 33
P.M. PEAK HOUR TRIPS:			
(820)	4.27/1,000 S.F.	11,050 S.F.	= 47

EDC
ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
E.B.P.E. CERTIFICATE OF AUTHORIZATION 9937
L.B. CERTIFICATE OF AUTHORIZATION 8051

NO.	DESCRIPTION	BY
	SEAWAY	
	18-303 SUBMITTAL	
	REVISED PLOT DATES	
	AS SHOWN	
	2/24/2025	
	DATE	

DRAWING FILE: C:\EDC\18-303\DWG\SITE PLAN.DWG
DRAWN BY: JOSEPH BARRETT
CHECKED BY: DAVID C. BAGGETT, P.E.
DRAWING FILE: C:\EDC\18-303\DWG\SITE PLAN.DWG

HARBOUR CAY
FLORIDA
SITE PLAN
FORT PIERCE

DAVID C. BAGGETT, P.E.(DATE)
#81375
EDC
10250 SW VILLAGE PARKWAY – SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-303

1 OF 1

C-3

Trip Generation - Total Traffic - Harbour Cay Phase 2

Daily

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Phase 1	General Office	710	1,421	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	9	8	17	2	8	10	58.8%	7	-	7	-	-	-	0.0%	7	-	7
No Site Plan	Medical Office	720	8,600	Sft	T = 38.42(X) - 87.62	50%	50%	122	121	243	22	110	132	54.3%	100	11	111	-	-	-	0.0%	100	11	111
Project (Phase 2)	Mini-Warehouse	151	4,200	Sft	T = 1.51(X)	50%	50%	3	3	6	1	3	4	66.7%	2	-	2	-	-	-	0.0%	2	-	2
4,810 Project & 4,080 Phase 1	Shopping Center	820	8,890	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	580	580	1,160	79	80	159	13.7%	501	500	1,001	170	170	340	34.0%	331	330	661
Phase 1	Liquor Store	899	1,495	Sft	T = 101.49(X)	50%	50%	76	76	152	10	10	20	13.2%	66	66	132	23	22	45	34.0%	43	44	87
Phase 1	High Turnover (Sit-Down) Restaurant	932	3,534	Sft	T = 112.18(X)	50%	50%	198	198	396	37	16	53	13.4%	161	182	343	74	73	147	43.0%	87	109	196
Project (Phase 2)	Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 820.38(X)	50%	50%	707	706	1,413	131	55	186	13.2%	576	651	1,227	301	300	601	49.0%[1]	275	351	626
	TOTALS		29,862	Sft				1,695	1,692	3,387	282	282	564	16.7%	1,413	1,410	2,823	568	565	1,133	40.1%	845	845	1,690

Source: ITE 10th Edition Trip Generation Rates

(1) Fast-Food with Drive-Thru Pass-By Rate

AM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Phase 1	General Office	710	1,421	Sft	T = 1.16(X)	86%	14%	2	-	2	-	-	-	0.0%	2	-	2	-	-	-	0.0%	2	-	2
No Site Plan	Medical Office	720	8,600	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	20	5	25	4	4	8	32.0%	16	1	17	-	-	-	0.0%	16	1	17
Project (Phase 2)	Mini-Warehouse	151	4,200	Sft	T = 0.10(X)	60%	40%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
4,810 Project & 4,080 Phase 1	Shopping Center	820	8,890	Sft	T = 0.94(X)	62%	38%	5	3	8	1	1	2	25.0%	4	2	6	1	1	2	34.0%	3	1	4
Phase 1	Liquor Store	899	1,495	Sft	T = 0.51(X)	51%	49%	1	-	1	-	-	-	0.0%	1	-	1	-	-	-	34.0%	1	-	1
Phase 1	High Turnover (Sit-Down) Restaurant	932	3,534	Sft	T = 9.94(X)	55%	45%	19	16	35	1	1	2	5.7%	18	15	33	7	7	14	43.0%	11	8	19
Project (Phase 2)	Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 88.99(X)	51%	49%	78	75	153	2	2	4	2.6%	76	73	149	37	36	73	49.0%[1]	39	37	76
	TOTALS		29,862	Sft				125	99	224	8	8	16	7.1%	117	91	208	45	44	89	42.8%	72	47	119

Source: ITE 10th Edition Trip Generation Rates

(1) Fast-Food with Drive-Thru Pass-By Rate

PM Peak Hour

	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
						In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Phase 1	General Office	710	1,421	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	-	2	2	-	-	-	0.0%	-	2	2	-	-	-	0.0%	-	2	2
No Site Plan	Medical Office	720	8,600	Sft	T = 3.39(X) + 2.02	28%	72%	9	22	31	3	5	8	25.8%	6	17	23	-	-	-	0.0%	6	17	23
Project (Phase 2)	Mini-Warehouse	151	4,200	Sft	T = 0.17(X)	47%	53%	-	1	1	-	-	-	0.0%	-	1	1	-	-	-	0.0%	-	1	1
4,810 Project & 4,080 Phase 1	Shopping Center	820	8,890	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	44	47	91	21	13	34	37.4%	23	34	57	9	10	19	34.0%	14	24	38
Phase 1	Liquor Store	899	1,495	Sft	T = 17.12(X)	50%	50%	13	13	26	6	4	10	38.5%	7	9	16	3	2	5	34.0%	4	7	11
Phase 1	High Turnover (Sit-Down) Restaurant	932	3,534	Sft	T = 9.77(X)	52%	48%	18	17	35	5	8	13	37.1%	13	9	22	5	4	9	43.0%	8	5	13
Project (Phase 2)	Coffee/Donut Shop with Drive-Thru	937	1,722	Sft	T = 43.38(X)	50%	50%	38	37	75	12	16	28	37.3%	26	21	47	13	10	23	49.0%[1]	13	11	24
	TOTALS		29,862	Sft				122	139	261	47	46	93	35.6%	75	93	168	29	27	56	33.3%	46	66	112

Source: ITE 10th Edition Trip Generation Rates

(1) Fast-Food with Drive-Thru Pass-By Rate

Pass-By % of Traffic

Time of Day	Existing Trips Passing the Site	Pass-By Trips	% of Existing Traffic
AM Peak Hour	956	77	8.05%
PM Peak Hour	1298	37	2.85%

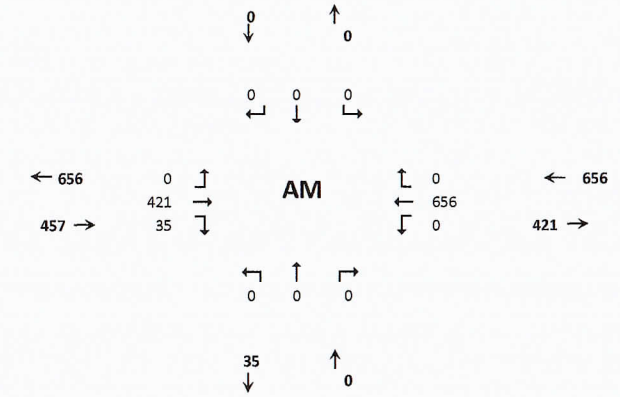
APPENDIX D

DRIVEWAY ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Driveway 1 **E/W STREET:** Seaway Dr **CONTROL:** TWSC
FILENAME:
COUNT DATE: 1/9/2019 **DAY:** Tuesday **CITY:** Ft. Pierce
REPORT DATE: 3/18/2021 **ANALYSIS YEAR:** 2024 **COUNT STATION:** FDOT Site: 940115

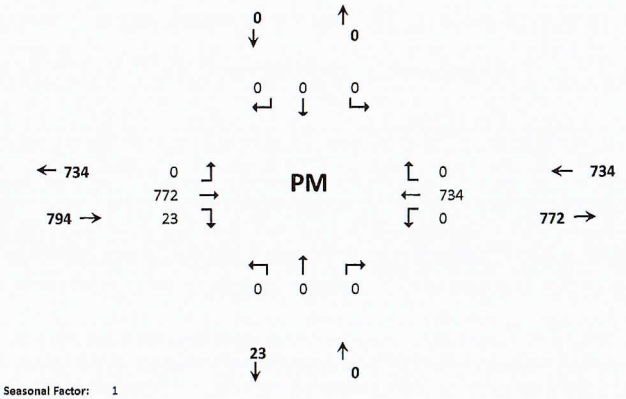
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15								80			109		189	864
7:15-7:30								84			125		209	892
7:30-7:45								113			158		271	926
7:45-8:00								75			120		195	910
8:00-8:15								77			140		217	956
8:15-8:30								95			148		243	
8:30-8:45								108			147		255	
8:45-9:00								94			147		241	
AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM													
Volumes	0	0	0	0	0	0	0	374	0	0	582	0	956	
Season Factor	0	0	0	0	0	0	0	374	0	0	582	0	956	
Growth	0	0	0	0	0	0	0	421	0	0	656	0	1077	
In/Out	-	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	0.0%	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	35	0	0	0	0	
Total	0	0	0	0	0	0	0	421	35	0	656	0	1113	



Seasonal Factor: 1
Trips In 117
Trips Out 91
Growth Rate: 1.024
Years Grown: 5
PHF: 0.94

D-1

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15								161			155		316	1298
4:15-4:30								156			158		314	1313
4:30-4:45								171			149		320	1336
4:45-5:00								154			194		348	1304
5:00-5:15								172			159		331	1216
5:15-5:30								188			149		337	
5:30-5:45								169			119		288	
5:45-6:00								143			117		260	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Season Factor	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Growth	0	0	0	0	0	0	0	772	0	0	734	0	1506	
In/Out	-	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	0.0%	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	23	0	0	0	0	
Total	0	0	0	0	0	0	0	772	23	0	734	0	1528	



Seasonal Factor: 1
Growth Rate: 1.024
Trips In: 75
Trips Out: 93
Years Grown: 5
PHF: 0.96

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Driveway 2 **E/W STREET:** Seaway Dr **CONTROL:** TWSC

FILENAME:

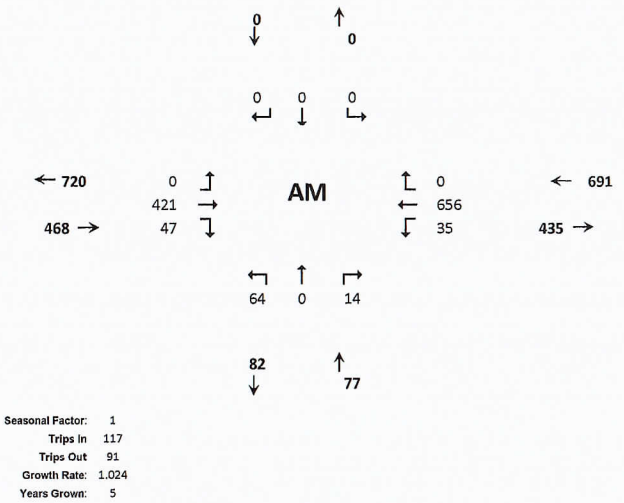
COUNT DATE: 1/9/2019 **DAY:** Tuesday **CITY:** Ft. Pierce

REPORT DATE: 3/18/2021 **ANALYSIS YEAR:** 2024 **COUNT STATION:** FDOT Site: 940115

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15								80			109		189	864
7:15-7:30								84			125		209	892
7:30-7:45								113			158		271	926
7:45-8:00								75			120		195	910
8:00-8:15								77			140		217	956
8:15-8:30								95			148		243	
8:30-8:45								108			147		255	
8:45-9:00								94			147		241	

AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM												
Volumes	0	0	0	0	0	0	0	374	0	0	582	0	956
Season Factor	0	0	0	0	0	0	0	374	0	0	582	0	956
Growth	0	0	0	0	0	0	0	421	0	0	656	0	1077
In/Out	OUT	-	OUT	-	-	-	-	-	IN	IN	-	-	-
Percentage	70%	0%	15%	0%	0%	0%	0%	0%	40%	30%	0%	0%	0%
PROJECT	64	0	14	0	0	0	0	0	47	35	0	0	**0**

Total 64 0 14 0 0 0 0 421 47 35 656 0 1237



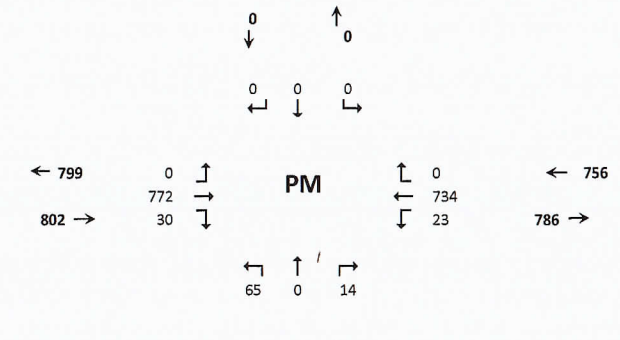
Seasonal Factor: 1
Trips In 117
Trips Out 91
Growth Rate: 1.024
Years Grown: 5

D-2

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15								161			155		316	1298
4:15-4:30								156			158		314	1313
4:30-4:45								171			149		320	1336
4:45-5:00								154			194		348	1304
5:00-5:15								172			159		331	1216
5:15-5:30								188			149		337	
5:30-5:45								169			119		288	
5:45-6:00								143			117		260	

PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM												
Volumes	0	0	0	0	0	0	0	685	0	0	651	0	1336
Season Factor	0	0	0	0	0	0	0	685	0	0	651	0	1336
Growth	0	0	0	0	0	0	0	772	0	0	734	0	1506
In/Out	OUT	-	OUT	-	-	-	-	-	IN	IN	-	-	-
Percentage	70%	0%	15%	0%	0%	0%	0%	0%	40%	30%	0%	0%	0%
Project	65	0	14	0	0	0	0	0	30	23	0	0	**0**

Total 65 0 14 0 0 0 0 772 30 23 734 0 1637



Seasonal Factor: 1
Growth Rate: 1.024
Trips In: 75
Trips Out: 93
Years Grown: 5

HCS7 Two-Way Stop-Control Report

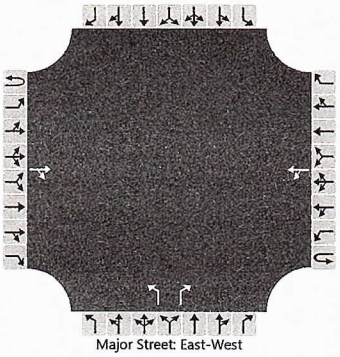
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 2 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			421	47		35	656			64		14				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						37				67		15				
Capacity, c (veh/h)						1064				184		593				
v/c Ratio						0.03				0.37		0.02				
95% Queue Length, Q_{95} (veh)						0.1				1.6		0.1				
Control Delay (s/veh)						8.5				35.5		11.2				
Level of Service (LOS)						A				E		B				
Approach Delay (s/veh)					0.9				31.2							
Approach LOS									D							

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HCS7 Two-Way Stop-Control Report

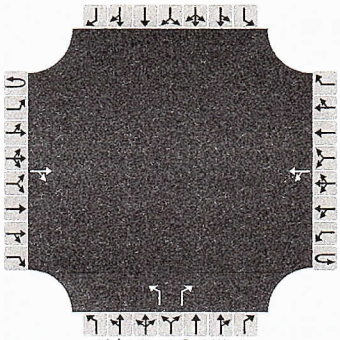
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 2 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 2
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			772	30		23	734			65		14				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24				68		15				
Capacity, c (veh/h)						793				105		373				
v/c Ratio						0.03				0.64		0.04				
95% Queue Length, Q_{95} (veh)						0.1				3.2		0.1				
Control Delay (s/veh)						9.7				87.2		15.0				
Level of Service (LOS)						A				F		C				
Approach Delay (s/veh)					0.8				74.4							
Approach LOS									F							

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HCS7 Two-Way Stop-Control Report

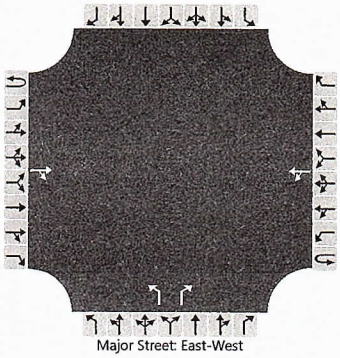
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Reduced for Non-Motorized Cross Access

Site Information

Intersection	Driveway 2 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 2
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			772	30		23	734			53		14				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24				55		15				
Capacity, c (veh/h)						799				106		376				
v/c Ratio						0.03				0.52		0.04				
95% Queue Length, Q_{95} (veh)						0.1				2.4		0.1				
Control Delay (s/veh)						9.6				70.6		15.0				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)					0.8				59.0							
Approach LOS									F							

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TURNING MOVEMENT VOLUME COUNTS

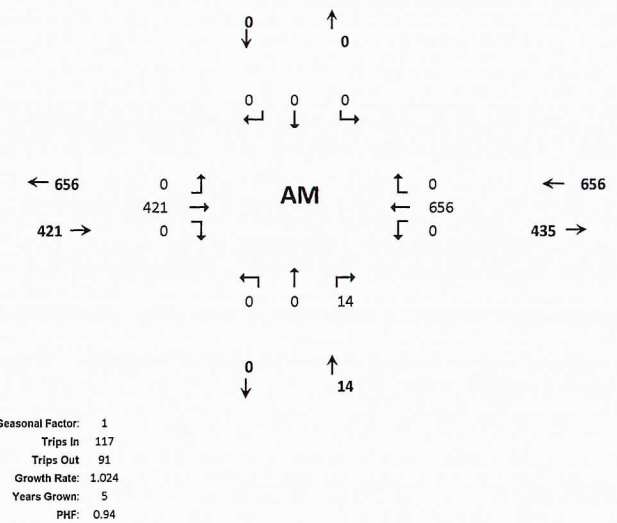
N/S STREET: Driveway 3 **E/W STREET:** Seaway Dr **CONTROL:** TWSC

FILENAME:

COUNT DATE: 1/9/2019 **DAY:** Tuesday **CITY:** Ft. Pierce

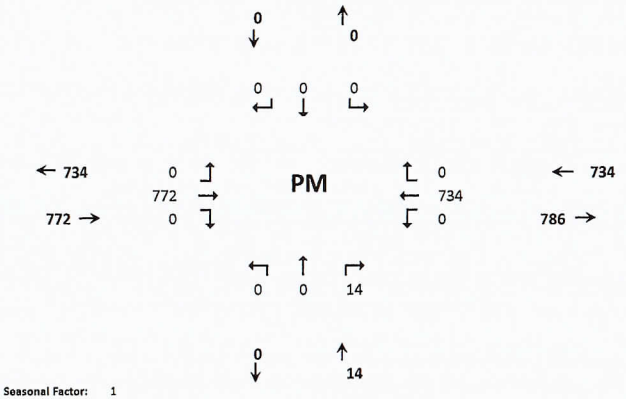
REPORT DATE: 3/18/2021 **ANALYSIS YEAR:** 2024 **COUNT STATION:** FDOT Site 940115

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15								80			109		189	864
7:15-7:30								84			125		209	892
7:30-7:45								113			158		271	926
7:45-8:00								75			120		195	910
8:00-8:15								77			140		217	956
8:15-8:30								95			148		243	
8:30-8:45								108			147		255	
8:45-9:00								94			147		241	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	0	0	0	0	0	0	0	374	0	0	582	0	956	
Season Factor	0	0	0	0	0	0	0	374	0	0	582	0	956	
Growth	0	0	0	0	0	0	0	421	0	0	656	0	1077	
In/Out	-	-	OUT	-	-	-	-	-	-	-	-	-	-	
Percentage	0.0%	0%	15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	14	0	0	0	0	0	0	0	0	0	0	
Total	0	0	14	0	0	0	0	421	0	0	656	0	1091	



Seasonal Factor: 1
Trips In 117
Trips Out 91
Growth Rate: 1.024
Years Grown: 5
PHF: 0.94

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15								161			155		316	1298
4:15-4:30								156			158		314	1313
4:30-4:45								171			149		320	1336
4:45-5:00								154			194		348	1304
5:00-5:15								172			159		331	1216
5:15-5:30								188			149		337	
5:30-5:45								169			119		288	
5:45-6:00								143			117		260	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Season Factor	0	0	0	0	0	0	0	685	0	0	651	0	1336	
Growth	0	0	0	0	0	0	0	772	0	0	734	0	1506	
In/Out	-	-	OUT	-	-	-	-	-	-	-	-	-	-	
Percentage	0.0%	0%	15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	14	0	0	0	0	0	0	0	0	0	0	
Total	0	0	14	0	0	0	0	772	0	0	734	0	1520	



Seasonal Factor: 1
Growth Rate: 1.024
Trips In: 75
Trips Out: 93
Years Grown: 5
PHF: 0.96

HCS7 Two-Way Stop-Control Report

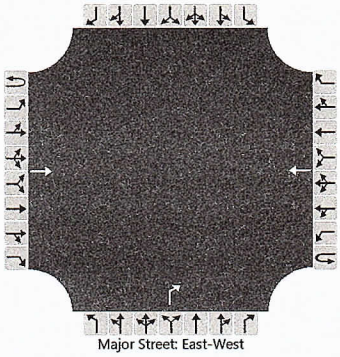
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 3 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 3
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration			T				T					R				
Volume (veh/h)			421				656					14				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.2				
Critical Headway (sec)												6.23				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												15				
Capacity, c (veh/h)												608				
v/c Ratio												0.02				
95% Queue Length, Q_{95} (veh)												0.1				
Control Delay (s/veh)												11.1				
Level of Service (LOS)												B				
Approach Delay (s/veh)										11.1						
Approach LOS										B						

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HCS7 Two-Way Stop-Control Report

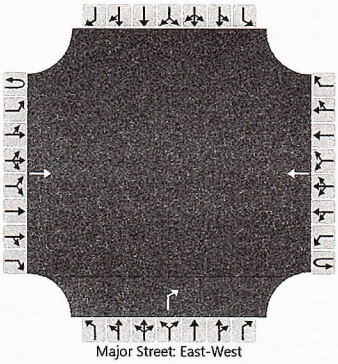
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/18/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	Driveway 3 & Seaway Dr
Jurisdiction	St. Lucie County
East/West Street	Seaway Dr
North/South Street	Driveway 3
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	1		0	0	0
Configuration			T				T					R				
Volume (veh/h)			772				734					14				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.2				
Critical Headway (sec)												6.23				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												15				
Capacity, c (veh/h)												381				
v/c Ratio												0.04				
95% Queue Length, Q_{95} (veh)												0.1				
Control Delay (s/veh)												14.8				
Level of Service (LOS)												B				
Approach Delay (s/veh)										14.8						
Approach LOS										B						

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Major Amendment to the PD - Harbour Cay Phase II

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 7-4-21

NOTICE BY MAIL: 7-9-2021

NOTICE BY SIGNS: 6-10-2021

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 7-9-2021

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 X, Section 125-37 of the Code of Ordinances.

Project: Rezoning - Major Amendment to PD - Harbour Cay Phase II

Staff Name: Brandon C. Creagan

Staff Signature: B C C...

Date Mailed: 7-9-21

Number of Mailed Letters: 159

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

July 7th, 2021

Dear Property Owner(s):

The property owner, Harbour Isle Plaza, LLC , is requesting review and approval of a Zoning Atlas Map Amendment (Major Amendment to PD) for the development of phase II of the Harbour Cay Shoppes. The development will consist of the continuation of commercial building space that was development with phase 1 and there will be the addition of self-storage units with this phase as well. The zoning on the property is Planned Development (PD) with a Future Land Use of Hutchinson Island Mixed Use (HIMU). The parcel ID is 2402-504-0002-000-1.

Legal Description: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 83-13) TRACT D-1B (1.55 AC - 67,518 SF)

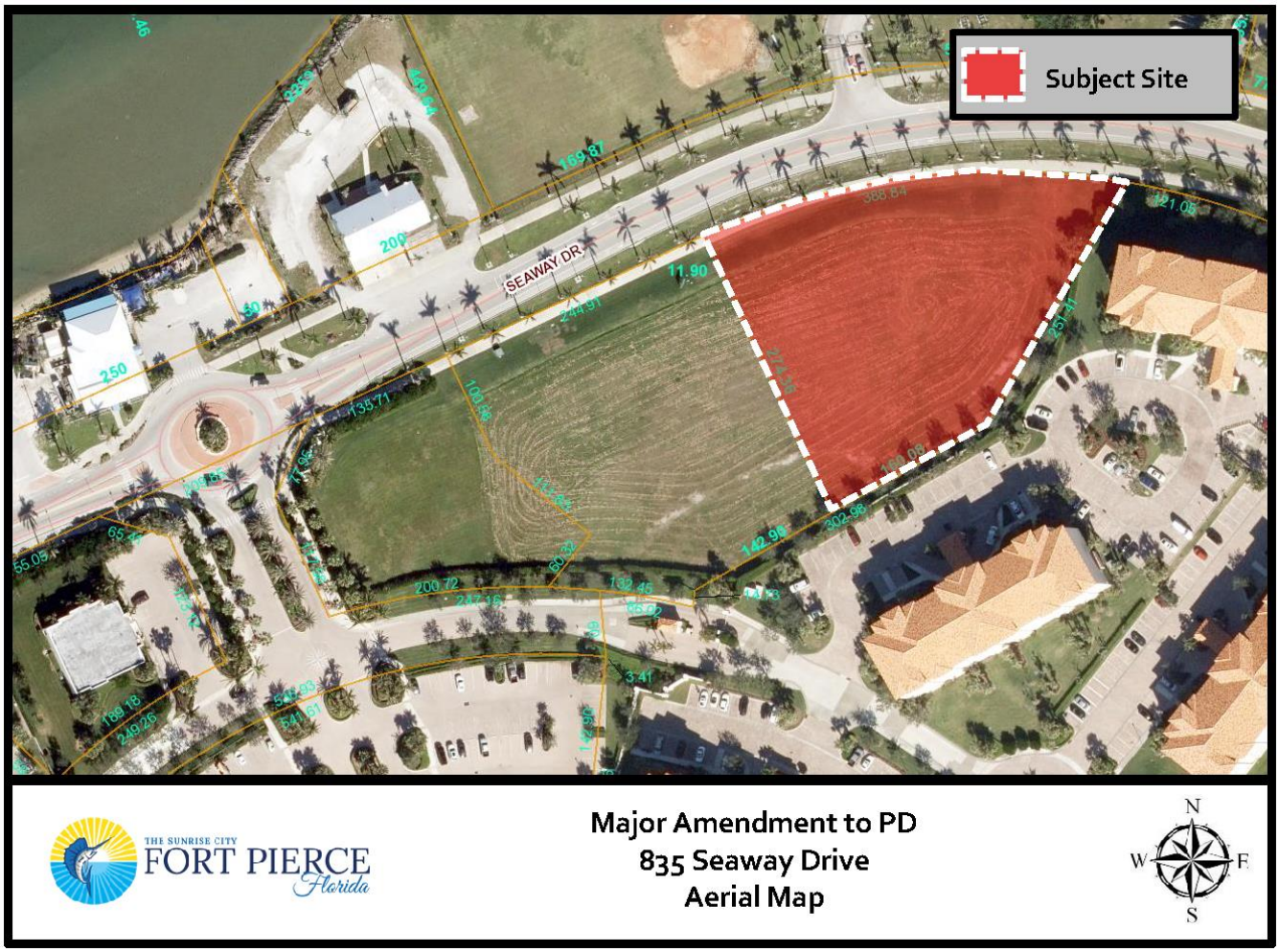
A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, July 19, 2021,** which begins at **4:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested. If you have any inquiries, or would like to review the complete application, please contact Brandon Creagan at (772) 467-3742 or at bcreagan@cityoffortpierce.com. Furthermore, 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.

Thank you for your contribution.

Sincerely,

Brandon C. Creagan, MRCP, LEED Green Associate,
Senior Planner

Aerial Map


Subject Site
SEAWAY DR
THE SUNRISE CITY
FORT PIERCE
Florida
Major Amendment to PD
835 Seaway Drive
Aerial Map
N
W
E
S


SEAWAY DR

Aleida Salvador-Harbeck (LF EST) ETAL 1
240 Gray ST
West Palm Beach FL 33405

Tracy E Newman 2
1 E Harbour Isle DR Unit 102
Fort Pierce FL 34949

Sara S Massei (TR) 3
10946 Lake Central DR
Saint John IN 46373

John Tarallo ETAL 4
27 Crystal TER
Mount Bethel PA 18343

Laurie Leonard ETAL 5
2 Swift RD Unit 105
Lombard IL 60148

Laura L Bunch (LF EST) ETAL 6
1951 NE 60th ST
Fort Lauderdale FL 33308

James G McCarthy ETAL 7
31 Yankee Maid LN
Goshen NY 10924

Ronald DeVries ETAL 8
1336 SW Cottonwood CV
Port St Lucie FL 34986

Charles A Jeppson ETAL 9
1129 SAN MARTIN DR
Tucson AZ 85704

William A Peterson 10
1 E Harbour Isle DR Unit 204
Fort Pierce FL 34949

Marian O`Leary 11
1 E Harbour Isle DR Unit 205
Fort Pierce FL 34949

David E Sangster ETAL 12
1Harbour Isle Dr E Unit 206
Fort Pierce FL 34949

Solange A Staelens 13
1 E Harbour Isle DR Unit 301
Fort Pierce FL 34949

Elizabeth Flosi (TR) 14
22 Praire LN
Orland Park IL 60467

Charles Speck ETAL 15
1 Harbour Isle Dr E #303
Fort Pierce FL 34949

Janet E VanWyk (TR) 16
7273 SE Old Lantern DR
Caledonia MI 49316

Roger Collins (LF EST) 17
1 E Harbour Isle DR Unit 305
Fort Pierce FL 34949

Joseph D Clifford ETAL 18
2367 Barnsbury RD
East Lansing MI 48823

Carlos Mijares ETAL 19
7700 SW 176th ST
Palmetto Bay FL 33157

Alan M Berman (TR) ETAL 20
1780 NW 104th AVE
Coral Springs FL 33071

Francis L Briganti ETAL 21
1 Harbour Isle Dr E PH03
Fort Pierce FL 34949

George Montgomery ETAL 22
1 Harbour Isle DR PH04
Fort Pierce FL 34949

Robert J Tischler ETAL 23
5003 Jackson DR
Jefferson Hills PA 15025

Daryl L Metcalf ETAL 24
1 Harbour Isle Dr E Unit PH06
Fort Pierce FL 34949

Louis Cote 25
711 RTE-138 ST
St-Tite-des-Caps QC G0A 4J0

Maureen M Stecher 26
10 Harbour Isle Dr E Unit 102
Fort Pierce FL 34949

John F Windle ETAL 27
10 Harbour Isle Dr E #103
Fort Pierce FL 34949

John M Kelly ETAL 28
122 Oyster Cove DR
Grasonville MD 21638

Victor M Barr ETAL 29
10 E Harbour Isle DR Unit 105
Fort Pierce FL 34949

Rick Schaefer ETAL 30
10 Harbour Isle Dr E Unit 106
Fort Pierce FL 34949

John F Evans ETAL 31
441 Irving AVE
Millville NJ 08332

Nancy C Stiglbauer 32
10 Harbour Isle Dr E Unit 202
Fort Pierce FL 34949

Paul Mazzo ETAL 33
136 Szost DR
Fairfield CT 06824

Rodger Hahneman 34
836 Forepeak DR
Forked River NJ 08731

Bruce G DeGraw Jr 35
3608 Belmar Blvd
Neptune NJ 07753

Alfonso V Rizzo ETAL 36
10 E Harbour Isle DR Unit 206
Fort Pierce FL 34949

Patrick W Mills ETAL 37
1630 Toscano TER
Oconomowoc WI 53066-4659

Maureen E Rajaballey ETAL 38
16386 SW 70 St
Fort Lauderdale FL 33331

Maureen E Rajaballey 39
16386 SW 70th St
Fort Lauderdale FL 33331

James J Bell 40
10 E Harbour Isle DR Unit 304
Fort Pierce FL 34949

Thomas S Yenchko 41
10 E Harbour Isle DR Unit 305
Fort Pierce FL 34949

AMB Land Inc 42
1017 Creek Rd
Newark DE 19711

Arthur J Ferrari ETAL 43
10 Harbour Isle DR
Fort Pierce FL 34949

Frank A Maffei (LF EST) 44
10 E Harbour Isle E DR Ph 2
Fort Pierce FL 34949

Stephen Sauls ETAL 45
32 Harbour Isle Dr W Unit PH5
Fort Pierce FL 34949

Serge Tarasenko ETAL 46
10 Harbour Isle Dr E PH04
Fort Pierce FL 34949

Dean Nelson ETAL 47
18 Bruns Rd
Allenhurst NJ 07711

Richard Neil 48
10 E Harbour Isle DR PH 6
Fort Pierce FL 34949

Carol A Giancola 49
150 Charles ST
Floral Park NY 11001

Becky Love ETAL 50
414 Conc 4
West Waterdown ON L8B IJ5

Sid Joiner 51
37 E Harbour Isle DR Unit 103
Fort Pierce FL 34949

George Love ETAL 52
37 Harbour Isle Dr E Unit 104
Fort Pierce FL 34949

Cora J Rovira (TR) 53
1743 Cotswold Dr
Orlando FL 32825

Frederick C Cade (TR) ETAL 54
1323 SE 17th ST Ste 471
Fort Lauderdale FL 33316

Arthur J Marreiros ETAL 55
36 Bell DR
Highland NY 12528-1608

Paul L Grover ETAL 56
5318 Villa Ridge CT
Baldwinsville NY 13027

Richard Bond ETAL 57
37 E Harbour Isle E DR Unit 203
Fort Pierce FL 34949-2789

Theodore T Sawicz (LF EST) 58
37 E Harbour Isle DR Unit 204
Fort Pierce FL 34949

Eugene Ulishney 59
5812 NW 63rd WAY
Parkland FL 33067

Anthony P Brady ETAL 60
536 N Preserve PT
Jupiter FL 33458

Craig T Barbret (TR) ETAL 61
37 E Harbour Isle DR Unit 301
Fort Pierce FL 34949

Donald W Sullivan ETAL 62
2235 El Cid CT
Davie FL 33324

Pietro Florio ETAL 63
265 Maron LN
Seven Hills OH 44131

Daniel M Anderson (TR) 64
37 E Harbour Isle DR Unit 304
Fort Pierce FL 34949

Don M Howell ETAL 65
19394 Gulfstream DR
Tequesta FL 33469

Tammy L Casson 66
37 E Harbour Isle E DR Unit 306
Fort Pierce FL 34949

Kathy M Hegedus 67
37 E Harbour Isle DR
Fort Pierce FL 34949

Daniel M Anderson (TR) ETAL 68
37 E Harbour Isle DR Unit 304
Fort Pierce FL 34949

Grzegorz Spyrzynski 69
37 E Harbour Isle DR Unit PH03
Fort Pierce FL 34949

James M Rudd ETAL 70
37 Harbour Isle Dr E Unit PH04
Fort Pierce FL 34949

Gary VanDenbos ETAL 71
1706 Francis CT
Fort Pierce FL 34949

Robert I Malatesta ETAL 72
37 Harbour Isle Dr E Unit PH06
Fort Pierce FL 34949

Diane D Robertson 73
38 E Harbour Isle DR Unit 101
Fort Pierce FL 34949

Danilo R Hernandez ETAL 74
1250 Belfiore WAY
Windermere FL 34786

Cheryl N Crow ETAL 75
503 Bayberry DR
Severna Park MD 21146

Brian R Murphy ETAL 76
43 Congress ST
Pembroke MA 02359

Susan A Koblegard 77
38 Harbour Isle DR Unit 105
Fort Pierce FL 34949

Daniel L Wooten ETAL 78
38 E Harbour Isle E DR Unit 106
Fort Pierce FL 34949

Lawrence G Carroll 79
23 Hendrik Hudson WAY
Halfmoon NY 12065

Sharon E Sachs (LF EST) 80
161 SE Osprey RDG
Port St Lucie FL 34984

William M Sweeney ETAL 81
38 E Harbour Isle DR Unit 203
Fort Pierce FL 34949

Emerald Harbour Enterprises 82
2326 S Congress AVE Ste 1C
West Palm Beach FL 33406

Carol S Noble ETAL 83
38 E Harbour Isle DR Unit 205
Fort Pierce FL 34949

Daniel Martin ETAL 84
38 Harbour Isle Dr E #206
Fort Pierce FL 34949

Elvis Rodriguez ETAL 85
38 E Harbour Isle DR Unit 301
Fort Pierce FL 34949

Mary L Shaw 86
772 Howe Island Dr
Gananoque ON K7G 2V6

Sebastiano Settanni ETAL 87
11702 W 130th St
Strongsville OH 44136

Rosemarie Payne (TR) 88
38 E Harbour Isle E DR Unit 304
Fort Pierce FL 34949

Manuel A Pinho ETAL 89
342 Long Ridge Rd
Stamford CT 06902

Ferdinando DiCenso ETAL 90
325 Oakview Cir
Hinchley OH 44233

Gisela B Hamilton ETAL 91
2322 Keen RD
Fort Pierce FL 34946

Victoria M Ramos (LF EST) 92
12104 SW Bayberry AVE
Port St Lucie FL 34987

Robert Rowe ETAL 93
11349 Kingsley Manow Way
Jacksonville FL 32225

Ronnie L Johnston ETAL 94
PO Box 1578
Sweetwater TX 79556

Willaim Hartl ETAL 95
38 E Harbour Isle DR Unit PH5
Fort Pierce FL 34949

Janis A Sreenan (TR) 96
3810 NE 30th Ave
Lighthouse Point FL 33064

Thomas Voss 97
70 Aqua Ra DR
Jensen Beach FL 34957

Brian K Guettler 98
9 E Harbour Isle DR Unit 102
Fort Pierce FL 34949

Richard J Diotte ETAL 99
9 E Harbour Isle E DR Unit 103
Fort Pierce FL 34949

Joseph J Urella ETAL 100
9 E Harbour Isle DR Unit 104
Fort Pierce FL 34949

Bruce P Center ETAL 101
9 E Harbour Isle DR Unit 105
Fort Pierce FL 34949

Marilyn S Murphy (TR) 102
4 Harbour Isle Dr E 102
FORT PIERCE FL 34949

Russell C Gordon (TR) ETAL 103
9 E Harbour Isle DR Unit 201
Fort Pierce FL 34949

Thomas J Davis (TR) ETAL 104
516 W Columbia ST
Chippewa Falls WI 54729

Robert C Cooper ETAL 105
212 Claiborne Fields DR
Centreville MD 21617

Linda Crea 106
9 E Harbour Isle DR Unit 204
Fort Pierce FL 34949

Dale A Schreiner 107
9 E Harbour Isle DR Unit 205
Fort Pierce FL 34949

Michael A Szegeski ETAL 108
9 Harbour Isle Dr E Unit 206
Fort Pierce FL 34949

Robert J Camire (TR) ETAL 109
9442 Northcote AVE
Munster IN 46321

Nancy B Foley 110
9 E Harbour Isle DR Unit 302
Fort Pierce FL 34949

High Performance Properties LLC 111
3950 S Highway 41A
Clarksville TN 37043

Joseph Lanese ETAL 112
1 Osborn ST
Stony Point NY 10980

Lisa R Skipper 113
3848 Spring Tide Dr
Southport NC 28461

Paul A Nist 114
9 Harbour Isle Dr E PH01
Fort Pierce FL 34949

Huerta Holdings LLC (TR) 115
380 Creekstone CT
Longwood FL 32779

Anne Marie Bode 116
9 E Harbour Isle DR
Fort Pierce FL 34949

Daniel Francios Ochse ETAL 117
9 Harbour Isle Dr # PH04
Fort Pierce FL 34949

Donald Willis 118
3835 E Millers Bridge RD
Tallahassee FL 32312-1061

Michael J Cecchini 119
9 E Harbour Isle DR Ph 6
Fort Pierce FL 34949

Harbour Isle At Hutchinson Island East Condominium Association Inc 120
6 E Harbour Isle Drive
Fort Pierce FL 34949

St Lucie County 121
2300 Virginia Ave
Fort Pierce, FL 34982-5632

Seaway Drive Investments LLC 122
7892 Saddlebrook DR
Port St Lucie, FL 34986

Harbour Isle Dev Comm LLC 123
801 Seaway Drive
Fort Pierce, FL 34949

Harbour Isle Dev Comm LLC 124
825 Seaway Drive
Fort Pierce, FL 34949

Harbour Isle Plaza LLC 125
PO Box 3316
Jupiter, FL 33469

Camerone T Elizer (TR) 126
940 Seaway Drive
Fort Pierce, FL 34949

United States Coast Guard 127
15608 SW 117th Avenue
Miami, FL 33177

SLC Ft Pierce Fire Dist 128
5160 NW Milner Dr
Port St Lucie, FL 34983

Harbour Isle at Hutchinson Island Property Maintenance Association 129
801 Seaway Drive
Fort Pierce, FL 34949

Harbour Isle At Hutchinson Island West Condominium Association Inc 130
14 W Harbour Isle Drive
Fort Pierce, FL 34949

Harbour Isle At Hutchinson Island East Condominium Association Inc 131
6 E Harbour Isle Drive
Fort Pierce, FL 34949

Raymon Jay Sizemore Jr 132
9 E Harbour Isle Drive Unit 305
Fort Pierce FL 34949

Angler`s Landing LLC 133
PO Box 1
Palm City, FL 34991

Saucier Realty LLC 134
8351 Chinaberry Road
Vero Beach, FL 32963

Republic Western Investments Co LLC 135
2049 Century Park E, Suite 3630
Los Angeles, CA 90067

Cary A Stroh 136
1911 N 47th Avenue
Hollywood, FL 33021-4125

Charles A Starcevich 137
917 Krystal Lane
New Lenox, IL 60451-2618

Thomas E Squires 138
2 Harbour Isle Drive E, Unit 103
Fort Pierce, FL 34949-2754

Stephen M Anthony 139
2 Harbour Isle Drive E, Unit 104
Fort Pierce, FL 34949-2754

John R Davis 140
2 Harbour Isle Drive E, Unit 105
Fort Pierce, FL 34949-2754

John R Debus Sr 141
2469 SE Grand Drive
Port St Lucie, FL 34952-6533

Bernadette Doherty 142
2 Harbour Isle Drive E, Unit 201
Fort Pierce, FL 34949-2754

Jeffrey Conner 143
2 Harbour Isle Drive E, Unit 202
Fort Pierce, FL 34949-2754

Jean Z Kussel (TR) 144
2 Harbour Isle Drive E, Unit 203
Fort Pierce, FL 34949-2754

Patricia Natale 145
60 E 9th ST, Apt 435
New York, NY 10003-6443

Grace M Reilly 146
914 Bay Avenue
Point Pleasant Beach, NJ 08742-3065

Kent Gilmore 147
2 Harbour Isle Drive E, Unit 206
Fort Pierce, FL 34949-2754

Karl F Tutt III 148
2 Harbour Isle Drive E Unit 301
Fort Pierce, FL 34949

Joseph Marino 149
2 Harbour Isle Drive E, Unit 302
Fort Pierce, FL 34949-2754

Charles P Truby 150
502 Waycross Drive
Greensboro, NC 27410-6056

Guy W Morse (TR) 151
236 Atlantic Avenue
Seabrook, NH 03874-4907

Joseph R Czarnota 152
13 Bigham Road
North Reading, MA 01864-2903

Eugene Eenigenburg (TR) 153
10049 Prairie Knoll Court
Saint John, IN 46373-8752

Rodney Morris 154
2 Harbour Isle Drive E PH01
Fort Pierce, FL 34949-2754

Joseph Hayden 155
2 Harbour Isle Drive E, PH 2
Fort Pierce, FL 34949-2754

Jonathan Richard Anderson (LF EST) 156
2 Harbour Isle Drive E, PH03
Fort Pierce, FL 34949-2754

Angelo Bajada 157
268 Dock Road
Barrie, ON L4N 9S2

Bette Grondin (LF EST) 158
2 Harbour Isle Drive E, PH05
Fort Pierce, FL 34949-2754

Tina M Byrum (TR) 159
5224 Southwind Trail
Fort Pierce, FL 34951-3562

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.

07/04/2021

Amy Kalott

Subscribed and sworn to before on July 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: $126.36
Ad No: 0004804604
Customer No: 1309463
PO #:

# of Affidavits 1

PUBLIC NOTICE
CITY OF FORT PIERCE
CITY COMMISSION

NOTICE IS HEREBY GIVEN, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041(3)(a), procedures for adoption of ordinances and resolutions, of the Florida Statutes, the City Commission of the City of Fort Pierce, Florida, will hold public hearings on Monday, July 19, 2021 at 4:30 p.m. and Monday, August 2, 2021 at 6:00 p.m. for first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, said ordinance entitled:

ORDINANCE 21-026 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED MASTER PLAN FOR PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel ID's: 2402-504-0002-000-1

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. 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
Pub: July 4, 2021
TCN4804604

City Commission Regular Meeting - 4:30 pm **13. a.**

Meeting Date: 07/19/2021

Re: 21-R36 STR Fee

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 21-R36 establishing vacation rental registration fee.

SUMMARY:

The vacation rental registration fee must be established via resolution.

RECOMMENDATION:

Adopt the resolution.

ALTERNATIVES:

Adopt the resolution with a revised amount.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Attachments

21-R36

Form Review

Form Started By: Linda Cox Started On: 07/14/2021 10:41 AM

Final Approval Date: 07/14/2021

RESOLUTION NO. 21-R36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING BY RESOLUTION THE **ANNUAL VACATION RENTAL REGISTRATION FEE;** AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida has enacted Ordinance No. 21-019 to provide for the registration of vacation and short-term rentals within the city limit; and

WHEREAS, the City of City Pierce establishes all fees by resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

Section 1. The City Commission hereby establishes the annual registration fee for short term and vacation rentals at $250.00 annually.

Section 2. This Resolution shall take effect on July 19, 2021

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of July, 2021.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

APPROVED AS TO FORM
AND CORRECTNESS

_____
Peter J. Sweeney
City Attorney

City Commission Regular Meeting - 4:30 pm **13. b.**

Meeting Date: 07/19/2021

Re: Proposed Resolution Issuing Bond

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Resolution 21-R37 authorizing the issuance of Fort Pierce Redevelopment Agency Redevelopment Revenue Refunding Bonds, Series 2021, in the aggregate principal amount not to exceed $26,000,000, and authorizing the Mayor to execute all necessary documents.

SUMMARY:

Resolution approving the refinancing of FPRA bonds in order to save the City revenue.

RECOMMENDATION:

Approve proposed Resolution 21-R37

ALTERNATIVES:

Staff will proceed as directed by the City Commission

RESPONSIBLE STAFF:

Johnna S. Morris, Director of Finance

COORDINATED WITH:

Peter Sweeney, City Attorney
Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

The Director of Finance will explain the fiscal impact.

Attachments

21-R37
POS - Series 2021
Dissemination Agreement

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	07/12/2021 03:40 PM
Finance Department	Johnna Morris	07/14/2021 09:56 AM
City Manager	Nick Mimms	07/14/2021 02:24 PM

Form Started By: Jennifer Robinson Started On: 07/12/2021 03:33 PM
Final Approval Date: 07/14/2021

RESOLUTION NO. 21-R37

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE ISSUANCE BY THE FORT PIERCE REDEVELOPMENT AGENCY OF NOT TO EXCEED $26,000,000 IN AGGREGATE PRINCIPAL OF REDEVELOPMENT REVENUE REFUNDING BONDS, SERIES 2021, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 163, PART III, FLORIDA STATUTES, AS AMENDED; AUTHORIZING OFFICERS AND EMPLOYEES OF THE CITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fort Pierce Redevelopment Agency (the "Agency") has heretofore issued its ((i) $20,000,000 Fort Pierce Redevelopment Agency Redevelopment Revenue Refunding Note, Series 2015A, outstanding in the principal amount of $13,725,000 (the "Outstanding Series 2015A Note"), and (ii) $11,055,000 Fort Pierce Redevelopment Agency Redevelopment Revenue Refunding Note, Series 2015B, outstanding in the principal amount of $7,550,000 (the "Outstanding Series 2015B Note" and, together with the Outstanding Series 2015A Note, the "Outstanding Prior Notes"), pursuant to Resolution No. 15-04, adopted by the Agency on October 5, 2015 (the "Prior Note Resolution"), to finance or refinance certain redevelopment projects in an area of the City of Fort Pierce, Florida (the "City") known as the "Fort Pierce Redevelopment Area," all in accordance with a redevelopment plan adopted by the Agency under Chapter 163, Part III, Florida Statutes, as amended (the "Act"); and

WHEREAS, the Agency now intends to issue its Redevelopment Revenue Refunding Bonds, Series 2021 (the "Series 2021 Bonds"), in the principal amount not to exceed $26,000,000, for the primary purpose of providing funds, together with any other available moneys, to prepay all of the Outstanding Prior Notes pursuant to a resolution adopted by the Agency on July 19, 2021 (the "Bond Resolution"), a copy of which Bond Resolution is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, in accordance with the requirements of the Act, the City desires to authorize and approve the issuance of the Series 2021 Bonds by the Agency;

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The above recitals are incorporated herein as findings.

SECTION 2. This Resolution is adopted pursuant to the Act and other applicable provisions of law.

SECTION 3. In accordance with the requirements of Sections 163.358(3) and 163.385(1) and (3) of the Act, the issuance by the Agency of the Series 2021 Bonds, in the principal amount not to exceed $26,000,000, under the provisions of the Bond Resolution is hereby authorized and approved by the City Commission of the City.

SECTION 4. The officers and employees of the City are hereby authorized and directed to take all other necessary actions and execute all necessary documents to carry out the provisions of this Resolution and provide for the issuance of the Series 2021 Bonds by the Agency.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of July, 2021.

CITY OF FORT PIERCE, FLORIDA

ATTEST:

By:_____
Linda Hudson, Mayor Commissioner

By:_____
Linda W. Cox, City Clerk

(CITY SEAL)

APPROVED AS TO THE FORM
AND CORRECTNESS:

By:_____
Peter J. Sweeney, City Attorney

EXHIBIT A

BOND RESOLUTION

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2021 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2021

NEW ISSUE - Book-Entry Only **Ratings**: See "RATINGS" herein

In the opinion of Squire Patton Boggs (US) LLP, Bond Counsel, under existing law (i) assuming continuing compliance with certain covenants and the accuracy of certain representations, interest on the Series 2021 Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax and (ii) the Series 2021 Bonds and the income thereon are exempt from taxation under the laws of the State of Florida, except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended. Interest on the Series 2021 Bonds may be subject to certain federal taxes imposed only on certain corporations. For a more complete discussion of the tax aspects, see "TAX MATTERS" herein.

$19,480,000*
FORT PIERCE REDEVELOPMENT AGENCY
REDEVELOPMENT REVENUE REFUNDING BONDS, SERIES 2021

Dated: Date of Delivery **Due: May 1, as shown on inside cover page**

The Fort Pierce Redevelopment Agency Revenue Bonds, Series 2021 (the "Series 2021 Bonds") are being issued by the Fort Pierce Redevelopment Agency (the "Agency") as fully registered bonds, without coupons, in denominations of $5,000 or any integral multiple thereof. When issued, the Series 2021 Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Series 2021 Bonds. Purchasers will not receive certificates representing their ownership interests in the Series 2021 Bonds purchased. See "DESCRIPTION OF THE SERIES 2021 BONDS - Book-Entry Only System" herein. Interest on the Series 2021 Bonds will accrue from their date of delivery and will be payable semi-annually on each May 1 and November 1, commencing November 1, 2021. BOKF, NA, Denver, Colorado, will serve as the initial registrar and paying agent (the "Paying Agent") for the Series 2021 Bonds. While the Series 2021 Bonds are registered through the DTC book-entry only system, principal of and interest on the Series 2021 Bonds will be payable by the Paying Agent to DTC.

The proceeds of the Series 2021 Bonds will be used to (i) provide for the prepayment of all of the Agency's Redevelopment Revenue Refunding Note, Series 2015A, which will be outstanding immediately prior to issuance of the Series 2021 Bonds in the aggregate principal amount of $13,725,000 (the "Outstanding Series 2015A Note") and the Agency's Redevelopment Revenue Refunding Note, Series 2015B, which will be outstanding immediately prior to issuance of the Series 2021 Bonds in the aggregate principal amount of $7,550,000 (the "Outstanding Series 2015B Note" and, together with the Outstanding Series 2015A Note, the "Outstanding Prior Notes"); and (ii) pay costs of issuance of the Series 2021 Bonds, including the portion of the premium for the municipal bond insurance policy (the "Bond Insurance Policy") insuring a portion of the Series 2021 Bonds that may be obtained in connection with the issuance of the Series 2021 Bonds. See "PURPOSE OF THE ISSUE" herein.

The Series 2021 Bonds are solely payable from and secured by a pledge of and first lien on the Pledged Funds derived by the Agency from (i) Trust Fund Revenues; and (ii) except for moneys, securities and instruments in the Rebate Fund, all moneys, securities and instruments held in the funds, accounts and subaccounts created and established under the Bond Resolution; provided, however, the Series 2021 Bonds shall not be secured by the Debt Service Reserve Account or any subaccount therein, and if the resolution

* Preliminary, subject to change.

authorizing any other Series of Bonds provides for or permits the establishment of a separate subaccount in the Debt Service Reserve Account to secure only such other Series of Bonds (with such other Series of Bonds having no claim on the other moneys deposited to the credit of the Debt Service Reserve Account), such separate subaccount shall only secure such Series of Bonds or in the event that the resolution authorizing any other Series of Bonds provides for or permits that such other Series of Bonds shall not be secured by the Debt Service Reserve Account (including any subaccount therein), each such other Series of Bonds shall not be secured by the Debt Service Reserve Account or any subaccount therein (as such terms are hereinafter defined), on a parity with any additional Bonds that may be issued under the Bond Resolution. See "SECURITY AND SOURCES OF PAYMENT" herein.

The Series 2021 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity as described in this Official Statement. See "DESCRIPTION OF THE SERIES 2021 BONDS - Redemption Provisions" herein.

THE SERIES 2021 BONDS SHALL NOT BE AND SHALL NOT CONSTITUTE AN INDEBTEDNESS OF THE AGENCY, THE CITY OF FORT PIERCE, FLORIDA (THE "CITY"), ST. LUCIE COUNTY, FLORIDA ("THE COUNTY"), THE STATE OF FLORIDA ("THE STATE") OR ANY POLITICAL SUBDIVISION THEREOF, WITHIN THE MEANING OF ANY CONSTITUTIONAL, STATUTORY OR CHARTER PROVISIONS OR LIMITATIONS, OR A PLEDGE OF THE FAITH AND CREDIT OF THE AGENCY, THE CITY, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY, AS PROVIDED IN THE BOND RESOLUTION, FROM THE PLEDGED FUNDS. NO HOLDER OR HOLDERS OF ANY SERIES 2021 BONDS SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE CITY, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF OR TAXATION IN ANY FORM OF ANY REAL OR PERSONAL PROPERTY THEREIN, OR THE APPLICATION OF ANY FUNDS OF THE AGENCY OR THE CITY, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF TO PAY THE SERIES 2021 BONDS OR THE INTEREST THEREON OR THE MAKING OF ANY SINKING FUND OR RESERVE PAYMENTS PROVIDED FOR IN THE BOND RESOLUTION, OTHER THAN THE PLEDGED FUNDS, AS PROVIDED IN THE BOND RESOLUTION.

The Agency may elect to purchase a municipal bond insurance policy to be delivered by a municipal bond insurance provider concurrently with the delivery of the Series 2021 Bonds to guarantee timely payment of the principal of and interest on the Series 2021 Bonds, or one or more maturities of the Series 2021 Bonds. See "MUNICIPAL BOND INSURANCE" herein.

This cover page contains certain information for quick reference only. It is <u>not</u> a summary of this issue. Investors must read the entire Official Statement, including the Appendices, to obtain information essential to the making of an informed investment decision.

The Series 2021 Bonds are offered when, as and if issued by the Agency, subject to the opinion on certain legal matters relating to their issuance of Squire Patton Boggs (US) LLP, Miami, Florida, Bond Counsel to the Agency, and certain other conditions. Certain legal matters will be passed upon for the Agency by the Office of the City Attorney, and certain legal matters relating to disclosure will be passed upon for the Agency by Squire Patton Boggs (US) LLP, Miami, Florida, Disclosure Counsel to the Agency. Lewis, Longman & Walker, P.A., West Palm Beach, Florida, is serving as Counsel to the Underwriter. It is expected that the Series 2021 Bonds will be available for delivery through DTC in New York, New York on or about _____, 2021.

Ziegler

Dated: _____, 2021

$19,480,000*
FORT PIERCE REDEVELOPMENT AGENCY
REDEVELOPMENT REVENUE REFUNDING BONDS, SERIES 2021

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, PRICES, YIELDS AND INITIAL CUSIP NUMBERS*

$_____ Series 2021 Serial Bonds

Due (May 1)	Principal Amount	Interest Rate	Price	Yield	Initial CUSIP Number†
2021	$	%		%	
2022					
2023					
2024					
2025					
2026					
2027					
2028					
2029					
2030					
2031					

$_____ Series 2021 Term Bonds

$_____ – _____% Series 2021 Term Bond due May 1, 20__ – Yield _____% – Price _____ – CUSIP† _____
$_____ – _____% Series 2021 Term Bond due May 1, 20__ – Yield _____% – Price _____ – CUSIP† _____

* Preliminary, subject to change.
† CUSIP® is a registered trademark of the American Banking Association. CUSIP data herein is provided by CUSIP Global Services managed on behalf of the American Bankers Association by S&P Global Market Intelligence, a division of S&P Global Inc. The CUSIP Number is provided for convenience reference only. None of the Agency or the Underwriter assumes any responsibility for the accuracy of such CUSIP Number.

FORT PIERCE REDEVELOPMENT AGENCY

COMMISSIONERS

Linda Hudson, Chair
Rufus J. Alexander III, Board Member
Curtis Johnson, Jr., Board Member
Jeremiah Johnson, Board Member
Thomas K. Perona, Board Member

CITY MANAGER/AGENCY DIRECTOR

Nicholas C. Mimms, P.E.

CITY FINANCE DIRECTOR/AGENCY TREASURER

Johnna Morris

AGENCY ATTORNEY

Peter J. Sweeney Jr., Esq.

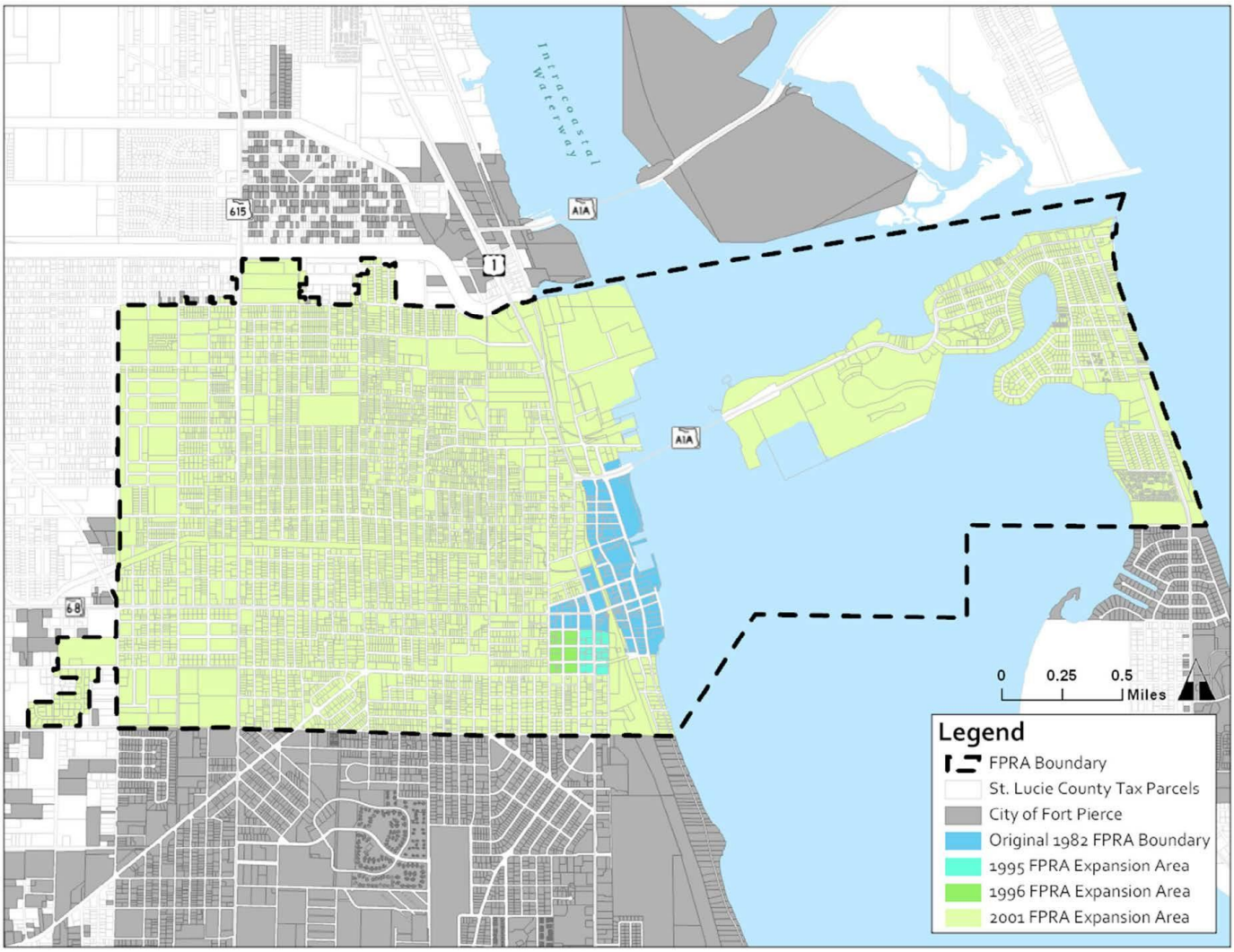
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

DiBartolomeo, Mcbee, Hartley & Barnes, P.A.
Fort Pierce, Florida

BOND COUNSEL

Squire Patton Boggs (US) LLP
Miami, Florida

FORT PIERCE REDEVELOPMENT AGENCY



No dealer, broker, salesman or other person has been authorized by the Agency or the Underwriter to make any representations, other than those contained in this Official Statement, in connection with the offering contained herein, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2021 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information contained in this Official Statement has been obtained from public documents, records and other sources considered to be reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct. Any statements in this Official Statement involving estimates, assumptions or opinions, whether or not so expressly stated, are intended as such and are not to be construed as representations of fact, and the Underwriter and the Agency expressly make no representation that such estimates, assumptions or opinions will be realized or fulfilled. Any information, estimates, assumptions or matters of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement, nor any sale hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the Agency since the date hereof.

The Underwriter has provided the following sentence for inclusion in this Official Statement. *The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.*

The order and placement of materials in this Official Statement, including the Appendices, are not to be deemed a determination of relevance, materiality or importance, and this Official Statement, including the Appendices, must be considered in its entirety. The captions and headings in this Official Statement are for convenience only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provisions or sections in this Official Statement. The offering of the Series 2021 Bonds is made only by means of this entire Official Statement.

References to website addresses presented in this Official Statement are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements." Such statements generally are identifiable by the terminology used, such as "plan," "expect," "estimate," "project," "forecast," "budget" or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The Agency does not plan to issue any updates or revisions to those forward-looking statements if or when its expectations or events, conditions or circumstances on which such statements are based occur.

THE SERIES 2021 BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAW, NOR HAS THE RESOLUTION BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH ACTS. THE EXEMPTION OF THE SERIES 2021 BONDS FROM REGISTRATION OR QUALIFICATION IN CERTAIN STATES CANNOT BE REGARDED AS A RECOMMENDATION THEREOF. IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE AGENCY AND THE TERMS OF THIS OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. NEITHER THE

SECURITIES AND EXCHANGE COMMISSION NOR ANY OTHER FEDERAL, STATE OR GOVERNMENTAL ENTITY OR AGENCY WILL HAVE PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT OR APPROVED OR RECOMMENDED THE SERIES 2021 BONDS FOR SALE. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE SERIES 2021 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET, AND SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE SERIES 2021 BONDS TO CERTAIN DEALERS AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED ON THE INSIDE COVER PAGE OF THIS OFFICIAL STATEMENT, AND SUCH PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THIS OFFICIAL STATEMENT SHALL NOT CONSTITUTE A CONTRACT BETWEEN THE AGENCY OR THE UNDERWRITER AND ANY ONE OR MORE HOLDERS OF THE SERIES 2021 BONDS.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS EITHER IN BOUND PRINTED FORM ("ORIGINAL BOUND FORMAT") OR IN ELECTRONIC FORMAT ON THE WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS OFFICIAL STATEMENT MAY BE RELIED UPON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT OR IF IT IS PRINTED IN FULL DIRECTLY FROM SUCH WEBSITES.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE AGENCY FOR PURPOSES OF RULE 15c2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15c2-12(b)(1).

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OFFICIAL STATEMENT
relating to

$19,480,000*
FORT PIERCE REDEVELOPMENT AGENCY
REDEVELOPMENT REVENUE REFUNDING BONDS, SERIES 2021

INTRODUCTION

The purpose of this Official Statement, including the cover page and all appendices, is to set forth certain information relating to the Fort Pierce Redevelopment Agency (the "Agency") and the issuance by the Agency of its $19,480,000* in aggregate principal amount of Redevelopment Revenue Refunding Bonds, Series 2021 (the "Series 2021 Bonds"). The Series 2021 Bonds are being issued pursuant to and under the authority of the Constitution and laws of the State of Florida (the "State"), including particularly the Community Redevelopment Act of 1969, as amended, being Chapter 163, Part III, Florida Statutes, as amended, and other applicable provisions of law (the "Act"), Resolution No. 21-R__ adopted by the City Commission of the City (the "City Commission") on July 19, 2021 and Resolution No. 21-__ adopted by the Chairperson and members of the Agency (collectively, the "Agency") on July 19, 2021 (the "Bond Resolution"). See "APPENDIX C - The Bond Resolution."

The Series 2021 Bonds will be issued in book-entry only form and purchasers of the Series 2021 Bonds will not receive certificates representing their ownership interests in the Series 2021 Bonds purchased. The Series 2021 Bonds will contain such other terms and provisions, including provisions regarding redemption, as described in "DESCRIPTION OF THE SERIES 2021 BONDS" herein.

To finance and refinance projects in the Redevelopment Area in accordance with the Redevelopment Plan (as such terms are hereinafter defined), the Agency has heretofore issued two series of notes under Resolution No. 15-04, adopted by the Agency on October 5, 2015 (the "Prior Bond Resolution") that include (i) the $20,000,000 original aggregate principal amount of the Agency's Redevelopment Revenue Refunding Note, Series 2015A, which will be outstanding immediately prior to issuance of the Series 2021 Bonds in the aggregate principal amount of $13,725,000 (the "Outstanding Series 2015A Note") and (ii) the $11,055,000 original aggregate principal amount of the Agency's Redevelopment Revenue Refunding Note, Series 2015B, which will be outstanding immediately prior to issuance of the Series 2021 Bonds in the aggregate principal amount of $7,550,000 (the "Outstanding Series 2015B Note" and, together with the Outstanding Series 2015A Note, the "Outstanding Prior Notes").

Proceeds of the Series 2021 Bonds will be used to (i) provide for the prepayment of all of the Agency's Outstanding Prior Notes, which will be outstanding immediately prior to issuance of the Series 2021 Bonds in the aggregate principal amount of $21,275,000; and (ii) pay costs of issuance of the Series 2021 Bonds, including the portion of the premium for the municipal bond insurance policy that may be obtained in connection with the issuance of the Series 2021 Bonds. See "PURPOSE OF THE ISSUE" herein.

The Series 2021 Bonds are solely payable from and secured by a pledge of and first lien on the Pledged Funds derived by the Agency from (i) Trust Fund Revenues (as described herein); and (ii) except for moneys, securities and instruments in the Rebate Fund, all moneys, securities and instruments held in the funds, accounts and subaccounts created and established by the Bond Resolution; provided, however, the Series 2021 Bonds shall not be secured by the Debt Service Reserve Account or any subaccount therein,

* Preliminary, subject to change.

and if the resolution authorizing any other Series of Bonds provides for or permits the establishment of a separate subaccount in the Debt Service Reserve Account to secure only such other Series of Bonds (with such other Series of Bonds having no claim on the other moneys deposited to the credit of the Debt Service Reserve Account), such separate subaccount shall only secure such Series of Bonds or in the event that the resolution authorizing any other Series of Bonds provides for or permits that such other Series of Bonds shall not be secured by the Debt Service Reserve Account (including any subaccount therein), each such other Series of Bonds shall not be secured by the Debt Service Reserve Account or any subaccount therein.. Additional Bonds may be issued, on a parity with the Series 2021 Bonds, upon satisfaction of the conditions described in the Bond Resolution. See "SECURITY AND SOURCES OF PAYMENT Additional Bonds" herein. The Series 2021 Bonds and any additional Bonds hereafter issued are collectively referred to herein as the "Bonds."

The Series 2021 Bonds shall not be and shall not be deemed to constitute a debt, liability or obligation of the Agency, the City, the County, the State or any political subdivision thereof within the meaning of any constitutional, statutory or charter provisions or limitations, or a pledge of the faith and credit of the Agency, the City, the County, the State or any political subdivision thereof but shall be payable solely from the Pledged Funds, and the obligations evidenced thereby shall not constitute a lien upon any property owned by or situated within the corporate territory of the Agency or the City, but shall constitute a lien only on the Pledged Funds, all in the manner provided in the Bond Resolution. See "SECURITY AND SOURCES OF PAYMENT - Limited Obligations" herein.

The Agency may elect to purchase a municipal bond insurance policy (the "Bond Insurance Policy") to be delivered by a municipal bond insurance provider (the "Bond Insurer") concurrently with the delivery of the Series 2021 Bonds to guarantee timely payment of the principal of and interest on the Series 2021 Bonds, or one or more maturities of the Series 2021 Bonds. See "MUNICIPAL BOND INSURANCE" herein.

This introduction is intended to serve as a brief description of this Official Statement and is expressly qualified by reference to this Official Statement as a whole. A full review should be made of this entire Official Statement, as well as the documents and reports summarized or described herein. The description of the Series 2021 Bonds, the documents authorizing and securing the same, including, without limitation, the Bond Resolution, and the information from various reports contained herein are not comprehensive or definitive. All references herein to such documents and reports are qualified by the entire, actual content of such documents and reports. Copies of such documents and reports may be obtained from the City of Fort Pierce, Florida, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida 34950 (772) 460-2200, Attention: Finance Director/Fort Pierce Redevelopment Agency Treasurer.

Capitalized terms used but not defined in this Official Statement shall have the meanings ascribed to such terms in the Bond Resolution. See "APPENDIX C - The Bond Resolution."

PURPOSE OF THE ISSUE

General

The proceeds of the Series 2021 Bonds will be used to (i) provide for the prepayment of all of the Outstanding Prior Notes (see "PURPOSE OF THE ISSUE - Plan of Prepayment" herein); and (ii) pay costs of issuance of the Series 2021 Bonds, including the premium for the Bond Insurance Policy to guarantee the scheduled payment of principal and interest on certain maturities of the Series 2021 Bonds (see "ESTIMATED SOURCES AND USES OF FUNDS" and "MUNICIPAL BOND INSURANCE" herein).

Plan of Prepayment

A portion of the proceeds of the Series 2021 Bonds will be used to provide for the prepayment of the Outstanding Prior Notes. The Outstanding Prior Notes were issued for the principal purpose of refunding all then outstanding bonds of the Agency. The Agency will prepay all of the Outstanding Prior Notes on _____, 2021 at a prepayment price equal to 103% of the outstanding principal amount of such Outstanding Prior Notes, plus accrued interest to the prepayment date.

ESTIMATED SOURCES AND USES OF FUNDS

The following table sets forth the estimated sources and uses of funds in connection with the issuance of the Series 2021 Bonds:

Source of Funds	
Par Amount of Series 2021 Bonds	$
[Plus][Less][Net] Original Issue [Premium][Discount]	
Total Sources	$
Use of Funds	
Deposit to Prepay the Prior Outstanding Notes	$
Costs of Issuance, including Underwriter's Discount[(1)]	
Total Uses	$

_____

(1) To pay certain costs of issuance of the Series 2021 Bonds, including, without limitation, printing costs, bond counsel and disclosure counsel fees, rating agency fees and any premium paid to the Bond Insurer for issuance of the Bond Insurance Policy.

DESCRIPTION OF THE SERIES 2021 BONDS

General

The Series 2021 Bonds will be dated the date of their delivery, will be issued in denominations of $5,000 or integral multiples thereof and will bear interest at the rates and mature on the dates and in the amounts set forth on the inside cover page of this Official Statement. Interest on the Series 2021 Bonds is payable semiannually on each May 1 and November 1, commencing November 1, 2021. Such interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Agency has appointed BOKF, NA, Denver, Colorado, as the paying agent for the Series 2021 Bonds (the "Paying Agent") and as the registrar for the Series 2021 Bonds (the "Registrar").

In any case where the maturity date of, or the date for the payment of the principal of or interest on the Series 2021 Bonds, or the date fixed for redemption of any Series 2021 Bonds shall be a Saturday, Sunday or a day on which any Paying Agent is required, or authorized or not prohibited, by law (including executive orders) to close and is closed, then payment of such interest or principal need not be paid by the Paying Agent on such date but may be paid on the next succeeding business day on which the Paying Agent is open for business with the same force and effect as if paid on the date of maturity or date fixed for

redemption, and no interest shall accrue for the period after such date of maturity or date fixed for redemption.

The Series 2021 Bonds will be registered in the name of Cede & Co., as registered owner and nominee of The Depository Trust Company, New York, New York ("DTC"). Purchases of beneficial interests in the Series 2021 Bonds will be made in book-entry only form, without certificates. Unless a securities depository other than DTC is selected by the Agency, so long as the Series 2021 Bonds shall be in book-entry only form, the principal of and interest on the Series 2021 Bonds will be payable to Cede & Co. (or such other nominee selected by DTC), as registered owner thereof, and will be distributed by DTC and the DTC Participants to the Beneficial Owners (as such terms are hereinafter defined). See "DESCRIPTION OF THE SERIES 2021 BONDS - Book-Entry Only System" herein.

Redemption Provisions

Optional Redemption.

The Series 2021 Bonds maturing on or before May 1, 20__ are not subject to redemption prior to maturity. The Series 2021 Bonds maturing on or after May 1, 20__ are subject to redemption prior to maturity, at the option of the Agency, on or after May 1, 20__ in whole or in part at any time, in any order of maturity selected by the Agency and by lot or by such other manner as the Registrar shall deem appropriate within a maturity, at a redemption price equal to one hundred percent (100%) of the principal amount of the Series 2021 Bonds to be redeemed, together with accrued interest to the date fixed for redemption.

Mandatory Sinking Fund Redemption.

The Series 2021 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption in part prior to maturity, by lot or by such other manner as the Registrar shall deem appropriate, through the application of Amortization Requirements, at a redemption price equal to one hundred percent (100%) of the principal amount thereof, on May 1 of each year in the following amounts and in the years specified:

Due (May 1)	Amortization Requirement
	$
*	

* Final maturity.

The Series 2021 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption in part prior to maturity, by lot or by such other manner as the Registrar shall deem appropriate, through the application of Amortization Requirements, at a redemption price equal to one hundred percent (100%) of the principal amount thereof, on May 1 of each year in the following amounts and in the years specified:

Due (May 1)	**Amortization Requirement**
	$
*	

* Final maturity.

Moneys in the Bond Redemption Account shall be used solely for the purchase or redemption of the Term Bonds payable therefrom at such times as the same are subject to mandatory redemption or payment. However, the Agency may at any time use money held in the Bond Redemption Account for the payment of Amortization Requirements to purchase any Series 2021 Bonds that are Term Bonds at prices not greater than the then redemption price of said Term Bonds. If the Term Bonds are not then redeemable, the Agency may purchase said Term Bonds at prices not greater than the redemption price of such Term Bonds on the next ensuing redemption date. If, by the application of moneys in the Bond Redemption Account, the Agency shall purchase or call for redemption in any year Term Bonds in excess of the Amortization Requirements for such year, such excess of Term Bonds so purchased or redeemed shall be credited in such manner and at such times as the Director of the Agency shall determine over the remaining payment dates.

Notice of Redemption

Mailing of Notice of Redemption. Notice of redemption shall be given by deposit in the U.S. mails of a copy of a redemption notice, postage prepaid, at least thirty (30) and not more than sixty (60) days before the redemption date to all registered owners of the Series 2021 Bonds or portions of the Series 2021 Bonds to be redeemed at their addresses as they appear on the registration books to be maintained in accordance with the provisions of the Bond Resolution. Failure to mail any such notice to a registered owner of a Series 2021 Bond, or any defect therein, shall not affect the validity of the proceedings for redemption of any Series 2021 Bond or portion thereof with respect to which no failure or defect occurred.

Such notice shall set forth the date fixed for redemption, the rate of interest borne by each Series 2021 Bond being redeemed, the date of publication, if any, of a notice of redemption, the name and address of the Registrar and the Paying Agent, the redemption price to be paid and, if less than all of the Series 2021 Bonds then Outstanding shall be called for redemption, the distinctive numbers and letters, including CUSIP numbers, if any, of such Series 2021 Bonds to be redeemed and, in the case of Series 2021 Bonds to be redeemed in part only, the portion of the principal amount thereof to be redeemed. If any Series 2021 Bond is to be redeemed in part only, the notice of redemption which relates to such Series 2021 Bond shall also state that on or after the redemption date, upon surrender of such Series 2021 Bond, a new Series 2021 Bond or Series 2021 Bonds in a principal amount equal to the unredeemed portion of such Series 2021 Bond will be issued. Any notice of redemption that is mailed in accordance with the provisions of the Bond Resolution shall be conclusively presumed to have been duly given, whether or not the owner of the Series 2021 Bond called for redemption receives such notice.

In the case of an optional redemption of Series 2021 Bonds, the redemption notice may state that (a) it is conditioned upon the deposit of moneys with the Paying Agent or with a bank, trust company or other appropriate financial institution acting as escrow agent (the "escrow agent"), in amounts necessary to effect the redemption, no later than the redemption date, or (b) the Agency retains the right to rescind such notice on or prior to the scheduled redemption date (in either case, a "Conditional Redemption"), and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is rescinded as described in this paragraph. Any such notice of Conditional Redemption shall be captioned "Conditional Notice of Redemption." Any Conditional Redemption may be rescinded at any time prior to the redemption date if the Agency delivers a written direction to the Registrar directing the Registrar to rescind the redemption notice. The Registrar shall give prompt notice of such rescission to the affected Bondholders. Any Bonds subject to Conditional Redemption where redemption has been rescinded shall remain Outstanding, and neither the rescission nor the failure by the Agency to make such moneys available shall constitute a default under the Bond Resolution.

Effect of Redemption. Notice having been given in the manner and under the conditions described above, and with respect to a Conditional Redemption, the Conditional Redemption not having been rescinded, the Series 2021 Bonds or portions of Series 2021 Bonds so called for redemption shall, on the redemption date designated in such notice, become and be due and payable at the redemption price provided for redemption of such Series 2021 Bonds or portions of Series 2021 Bonds on such date, together with interest accrued to the redemption date. On the date so designated for redemption, moneys for payment of the redemption price being held in separate accounts by the Paying Agent in trust for the registered owners of the Series 2021 Bonds or portions thereof to be redeemed, all as provided in the Bond Resolution, interest on the Series 2021 Bonds or portions of Series 2021 Bonds so called for redemption shall cease to accrue, such Series 2021 Bonds and portions of Series 2021 Bonds shall cease to be entitled to any lien, benefit or security under the Bond Resolution and shall be deemed paid thereunder, and the registered owners of such Series 2021 Bonds or portions of Series 2021 Bonds shall have no right in respect thereof except to receive payment of the redemption price thereof and to receive Series 2021 Bonds for any unredeemed portions of the Series 2021 Bonds, together with interest accrued to the redemption date.

Book-Entry-Only System

The following description of the procedures and record keeping with respect to beneficial ownership interests in the Series 2021 Bonds, payment of the principal of and interest on the Series 2021 Bonds to DTC Participants or Beneficial Owners (as such terms are hereinafter defined) of the Series 2021 Bonds, confirmation and transfer of beneficial ownership interests in the Series 2021 Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners of the Series 2021 Bonds is based solely on information furnished by DTC on its website for inclusion in this Official Statement. Accordingly, neither the Agency nor the Underwriter can make any representation concerning these matters or take any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2021 Bonds. The Series 2021 Bonds will be issued as fully-registered securities registered in the name of Cede & Co., as DTC's partnership nominee, or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2021 Bond certificate will be issued for each maturity of each series of the Series 2021 Bonds, as set forth on the inside cover page of this Official Statement, each in the aggregate principal amount of such series and maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A

of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over one hundred (100) countries that its participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and, together with Direct Participants, "DTC Participants"). DTC has a Standard & Poor's rating of AA+. The DTC rules applicable to the DTC Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2021 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2021 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2021 Bond ("Beneficial Owner") is in turn to be recorded on the DTC Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the DTC Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2021 Bonds are to be accomplished by entries made on the books of DTC Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2021 Bonds, except in the event that use of the book-entry system for the Series 2021 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2021 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co, or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2021 Bonds with DTC and their registration in the name of Cede & Co., or such other DTC nominee, will not effect any change in beneficial ownership of the Series 2021 Bonds. DTC has no knowledge of the actual Beneficial Owners of the Series 2021 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2021 Bonds are credited, which may or may not be the Beneficial Owners. The DTC Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by DTC Participants to Beneficial Owners, will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Series 2021 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2021 Bonds, such as redemptions, defaults and proposed amendments to the documents securing the Series 2021 Bonds. For example, Beneficial Owners of the Series 2021 Bonds may wish to ascertain that the nominee holding the Series 2021 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices are provided directly to them.

Redemption notices shall be sent by the Registrar to DTC. If less than all of the Series 2021 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2021 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Agency as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2021 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Series 2021 Bonds will be made to Cede & Co., or to such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Agency or the Paying Agent on the payable date in accordance with their respective holdings shown on DTC's records. Payments by DTC Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, its nominee, the Paying Agent or the Agency, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Agency or the Paying Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of DTC Participants.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the Agency only to DTC.

SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE SOLE REGISTERED OWNER OF THE SERIES 2021 BONDS, THE AGENCY, THE REGISTRAR AND THE PAYING AGENT SHALL TREAT CEDE & CO. AS THE ONLY OWNER OF THE SERIES 2021 BONDS FOR ALL PURPOSES UNDER THE BOND RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF AND INTEREST ON THE SERIES 2021 BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE AGENCY, THE REGISTRAR AND THE PAYING AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THE BOND RESOLUTION. THE AGENCY, THE REGISTRAR AND THE PAYING AGENT HAVE NO RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE BENEFICIAL OWNERS WITH RESPECT TO (A) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (B) THE PAYMENT BY ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE SERIES 2021 BONDS; (C) THE DELIVERY OR TIMELINESS OF DELIVERY BY ANY DTC PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE BOND RESOLUTION TO BE GIVEN TO BONDHOLDERS; OR (D) OTHER ACTION TAKEN BY DTC OR CEDE & CO., AS THE REGISTERED OWNER OF THE SERIES 2021 BONDS.

Discontinuance of Book-Entry Only System

In the event the Agency determines that it is in the best interest of the Beneficial Owners to obtain Series 2021 Bond certificates, the Agency may notify DTC and the Registrar, whereupon DTC will notify the DTC Participants, of the availability through DTC of Series 2021 Bond certificates. In such event, the Agency shall prepare and execute, and the Registrar shall authenticate, transfer and exchange, Series 2021 Bond certificates as requested by DTC in appropriate amounts and within the guidelines set forth in the Bond Resolution. DTC may also determine to discontinue providing its services with respect to the Series

2021 Bonds at any time by giving written notice to the Agency and the Registrar and discharging its responsibilities with respect thereto under applicable law. Under such circumstances (if there is no successor securities depository), the Agency and the Registrar shall be obligated to deliver Series 2021 Bond certificates as described herein.

In the event Series 2021 Bond certificates are issued, the provisions of the Bond Resolution shall apply to, among other things, the transfer and exchange of such certificates and the method of payment of principal of and interest on such certificates. Whenever DTC requests the Agency and the Registrar to do so, the Agency will direct the Registrar to cooperate with DTC in taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the Series 2021 Bonds to any DTC Participant having Series 2021 Bonds credited to its DTC account; or (ii) to arrange for another securities depository to maintain custody of certificates evidencing the Series 2021 Bonds.

SECURITY AND SOURCES OF PAYMENT

Pledged Funds

General

The payment of the principal of, redemption premium, if any, and interest on all Bonds are secured equally and ratably by a first lien on and pledge of the Pledged Funds, which consist of (i) the Trust Fund Revenues and (ii) except for moneys, securities and instruments in the Rebate Fund, all moneys, securities and instruments held in the funds, accounts and subaccounts created and established under the Bond Resolution; provided, however, the Series 2021 Bonds shall not be secured by the Debt Service Reserve Account or any subaccount therein, and if the resolution authorizing any other Series of Bonds provides for or permits the establishment of a separate subaccount in the Debt Service Reserve Account to secure only such other Series of Bonds (with such other Series of Bonds having no claim on the other moneys deposited to the credit of the Debt Service Reserve Account), such separate subaccount shall only secure such Series of Bonds or in the event that the resolution authorizing any other Series of Bonds provides for or permits that such other Series of Bonds shall not be secured by the Debt Service Reserve Account (including any subaccount therein), each such other Series of Bonds shall not be secured by the Debt Service Reserve Account or any subaccount therein. "Trust Fund Revenues" means the revenues derived from the Redevelopment Area and received by the Agency for deposit into the Trust Fund pursuant to Section 163.387, Florida Statutes, as amended, and various ordinances of the City establishing the Trust Fund and providing for the deposit therein of tax increment revenues from each "taxing authority," in accordance with the provisions of the Act. Pursuant to such provisions of the Act and such various ordinances of the City, as of the date of issuance of the Series 2021 Bonds, "taxing authority" shall mean the City and the County. See "THE AGENCY" herein.

"Redevelopment Area" means the older central core of the City and extends eastward to the beaches encompassing approximately 2,920 acres, as the geographic boundaries of such area may be changed from time to time, as permitted under the Act. See "THE AGENCY - Creation of the Redevelopment Area" herein.

Trust Fund

In accordance with Section 163.387 of the Act, annual funding of the Trust Fund must be in an amount not less than that increment in the income, proceeds, revenues and funds of each taxing authority derived from or held in connection with the undertaking or carrying out of the Redevelopment Plan. The increment is an amount equal to ninety-five percent (95%) of the difference between:

(i) The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Redevelopment Area; and

(ii) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Redevelopment Area, as shown on the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance establishing the Trust Fund (the "Base Year"). The City has on four (4) separate occasions enacted ordinances providing for the funding of the Trust Fund.

Each taxing authority must, by January 1 of each year, appropriate to the Trust Fund for so long as any Bonds are Outstanding a sum which is no less than the increment defined in the Act accruing to such taxing authority. Any taxing authority that does not pay the increment to the Trust Fund by January 1 must pay an amount equal to five percent (5%) of the amount of the increment and must pay interest on the amount of the increment equal to one percent (1%) for each month the increment is outstanding; provided, however, that the Agency may waive such penalty payments in whole or in part.

The increment is used to measure the amount of the contribution which must be appropriated and contributed by each taxing authority that is required to make payments. The taxing authorities are not required and cannot be compelled to levy ad valorem taxes to generate any such increment to make such payments. The statutory obligation of a taxing authority to make the required payments to a community redevelopment trust fund continues for so long as a community redevelopment agency has indebtedness outstanding pledging tax increment revenues to the payment thereof, but not to exceed thirty (30) fiscal years from the date tax increment revenues were first deposited into the redevelopment trust fund or the fiscal year in which the redevelopment plan is subsequently amended and in no event later than sixty (60) years after the fiscal year in which the redevelopment plan was initially approved or adopted. Additionally, the obligation of the governing body which established a community redevelopment agency to fund the community redevelopment trust fund annually continues until all loans, advances and indebtedness, if any, and interest thereon, of a community redevelopment agency incurred as a result of redevelopment in a community redevelopment area have been paid.

The original Redevelopment Plan was adopted by the Agency and approved by the City in December 1982. The boundaries of the Redevelopment Area have been expanded three (3) times by the City since the Agency was created. The Agency has over the years amended the Redevelopment Plan, including 1991, 1996, 2001 and most recently in 2020. The current Redevelopment Plan presents a four (4) point action plan that focuses on: (i) restoring the neighborhoods within the Redevelopment Area; (ii) fostering arts and culture; (iii) re-setting the economic base of the Redevelopment Area; and (iv) construction neighborhoods, destinations and employment centers. See "THE AGENCY - Creation of the Redevelopment Area" herein.

Exemptions from Trust Fund

Notwithstanding the foregoing description of the requirements imposed on each taxing authority to deposit tax increment revenues into the Trust Fund, Section 163.387(2)(c) of the Act exempts from payment of the tax increment described above the following:

(i) A special district that levies ad valorem taxes on taxable real property in more than one county;

(ii) A special district for which, at the time the ordinance providing for the funding of the redevelopment trust fund is adopted, the sole available source of revenue such district has the authority to levy is ad valorem taxes; or any revenues or aid of such special district that may be dispensed or appropriated to a mosquito control district at the discretion of an entity other than such district;

(iii) A library district, unless the community redevelopment agency had validated bonds as of April 30, 1984;

(iv) A neighborhood improvement district created by the laws of the State under the Safe Neighborhoods Act;

(v) A metropolitan transportation authority; or

(vi) A water management district created under Section 373.069, Florida Statutes.

(vii) For a community redevelopment agency created on or after July 1, 2016, a hospital district that is a special district as defined under Section 189.012, Florida Statutes.

In addition to the exemptions provided in Section 163.387(2)(c) of the Act, Section 163.387(2)(d) of the Act provides that the City may exempt from payment of the tax increment described above special districts that levy ad valorem taxes within the community redevelopment area of the Agency, either in the City's sole discretion or in response to a request from a special district. See "SECURITY AND SOURCES OF PAYMENT - Flow of Funds" herein.

Flow of Funds

Creation of Funds, Accounts and Subaccounts

Pursuant to the Act, the City has created the Trust Fund and established the Redevelopment Area. See "THE AGENCY - Creation of the Redevelopment Area" herein. The Bond Resolution created the "Fort Pierce Redevelopment Agency Sinking Fund" (the "Sinking Fund") and established four (4) separate accounts therein for the benefit of the Holders of all Outstanding Bonds. The accounts created in the Sinking Fund are the "Interest Account," the "Principal Account," the "Bond Redemption Account" and the "Debt Service Reserve Account," provided, however, that in each resolution authorizing a Series of Bonds, the Agency may create subaccounts within the Debt Service Reserve Account with respect to one or more other Series of Bonds and may provide that deposits to the Debt Service Reserve Account shall be appropriately credited to such subaccounts, together with amounts received pursuant to any Credit Facility. Amounts held in any such subaccount may be required to be held solely for the applicable Series of Bonds and applied to the payment thereof or to the payment of any payment obligations related to such Series of Bonds. The Sinking Fund and the accounts and subaccounts therein shall be held and administered by the Agency.

The Bond Resolution also created the "Fort Pierce Redevelopment Agency Rebate Fund" (the "Rebate Fund"). The Rebate Fund is required to be maintained by the Agency separate and apart from all other funds, accounts and subaccounts of the Agency. The Rebate Fund will not be subject to the lien of the Bond Resolution in favor of Holders of the Bonds. The Agency shall deposit Pledged Funds into the Rebate Fund in the amounts required to be paid to the United States of America to satisfy the arbitrage rebate covenants made by the Agency in connection with the issuance of Tax-Exempt Bonds.

Each of the funds, accounts and subaccounts created in the Bond Resolution shall be held and administered by the Agency. Such funds, accounts and subaccounts shall constitute trust funds held solely

for the purposes provided in the Bond Resolution and (except for the Rebate Fund) for the benefit of Bondholders.

Deposit and Use of Trust Fund Revenues

As soon as Trust Fund Revenues are received by the Agency, they are required to be deposited into the Trust Fund. In each Fiscal Year, all Trust Fund Revenues deposited in the Trust Fund during such Fiscal Year shall be disposed of by the Agency only in the following manner:

1. Trust Fund Revenues shall first be used, to the full extent required, for deposit into the Interest Account in the Sinking Fund, immediately upon receipt of such Trust Fund Revenues, of such sums as shall be sufficient to pay the interest becoming due on the Bonds during the current calendar year (or if such Trust Fund Revenues are deposited in the Trust Fund during the first quarter of such Fiscal Year, to pay the interest becoming due on the Bonds through the end of the next succeeding calendar year); provided, however, that such deposit for interest shall not be required to be made into the Interest Account to the extent that money on deposit therein is sufficient for such purpose.

The Agency shall, on the business day prior to each Interest Payment Date, transfer to the Paying Agent moneys in an amount equal to the interest due on such Interest Payment Date or shall advise the Paying Agent of the amount of any deficiency in the amount on deposit in the Interest Account so that the Paying Agent may give appropriate notice required to provide for the payment of such deficiency from any Reserve Account Insurance Policy or Reserve Account Letter of Credit on deposit in the Debt Service Reserve Account.

(2) (a) Trust Fund Revenues shall next be used, to the full extent required, for deposit into the Principal Account in the Sinking Fund, immediately upon receipt of such Trust Fund Revenues, of such sums as shall be sufficient to pay the principal amount of Serial Bonds which will mature during the current calendar year (or if such Trust Fund Revenues are deposited in the Trust Fund during the first quarter of such Fiscal Year, to pay the principal amount of Serial Bonds which will mature through the end of the next succeeding calendar year); provided, however, that such deposit for principal shall not be required to be made into the Principal Account to the extent that money on deposit therein is sufficient for such purpose.

The Agency shall, on the business day prior to each principal payment date, transfer to the Paying Agent moneys in an amount equal to the principal due on such principal payment date or shall advise the Paying Agent of the amount of any deficiency in the amount on deposit in the Principal Account so that the Paying Agent may give appropriate notice required to provide for the payment of such deficiency from any Reserve Account Insurance Policy or Reserve Account Letter of Credit on deposit in the Debt Service Reserve Account.

(b) Trust Fund Revenues shall next be used, to the full extent required, for deposit into the Bond Redemption Account in the Sinking Fund, immediately upon receipt of such Trust Fund Revenues, of such Amortization Requirements as may be required for the payment of the Term Bonds payable from the Bond Redemption Account during the current calendar year (or if such Trust Fund Revenues are deposited in the Trust Fund during the first quarter of such Fiscal Year, for the payment of the Term Bonds payable from the Bond Redemption Account through the end of the next succeeding calendar year).

(3) Trust Fund Revenues shall next be used, to the full extent required, for deposit into the Debt Service Reserve Account, immediately upon receipt of such Trust Fund Revenues, of the

difference between the amount on deposit in the Debt Service Reserve Account (including any Reserve Account Insurance Policy or Reserve Account Letter of Credit) and the Reserve Account Requirement for the Bonds Outstanding; provided, however, that no payments shall be required to be made into the Debt Service Reserve Account whenever and as long as the amount deposited therein (including any Reserve Account Insurance Policy or Reserve Account Letter of Credit) shall be equal to the Reserve Account Requirement for the Bonds Outstanding.

(4) Trust Fund Revenues shall next be used for the payment of any subordinated obligations issued by the Agency under the Bond Resolution, which subordinate obligations shall have such lien on the Trust Fund Revenues as the Agency shall determine in the proceedings authorizing the issuance of such subordinated obligations.

(5) Thereafter, the balance of any Trust Fund Revenues remaining in the Trust Fund shall, subject to the requirement to deposit moneys into the Rebate Fund, be used by the Agency for any lawful purposes, including payment of any fees and expenses of the Paying Agent and the Registrar; provided, however, that none of such Trust Fund Revenues shall ever be used for the purposes provided in this paragraph (5) unless all payments required in paragraphs (1) through (4) above, including any deficiencies for prior payments and any amounts due to the issuer of any Reserve Account Insurance Policy or Reserve Account Letter of Credit, have been made in full to the date of such use.

Notwithstanding anything in the preceding paragraphs (1) and (2) to the contrary, failure to make the scheduled payments specified therein shall not constitute a breach of the Agency's obligations under the Bond Resolution so long as, on the date that any interest or principal payment is due on the Bonds, monies sufficient to make such payment are on deposit in the Interest Account, Principal Account or the Bond Redemption Account, as the case may be. In addition, if any amount applied to the payment of principal of, premium, if any, and interest on the Bonds that would have been paid from an account or subaccount in the Sinking Fund, is paid instead under a Credit Facility, amounts deposited in such relevant account or subaccount may be paid, to the extent required, to the issuer of the Credit Facility having therefore made said corresponding payment.

No Debt Service Reserve Account

The Series 2021 Bonds will not be secured by the Debt Service Reserve Account or any subaccount therein.

Additional Bonds

Pursuant to the Bond Resolution, no additional Bonds payable out of the Pledged Funds, including, without limitation, Trust Fund Revenues, on a parity with the Series 2021 Bonds, shall be issued unless certain conditions set forth in the Bond Resolution are met, including:

(i) The Agency must be current in all deposits and payments into the various funds, accounts and subaccounts required under the Bond Resolution and the Agency must be currently in compliance with the covenants and provisions of the Bond Resolution and any supplemental resolution hereafter adopted for the issuance of additional parity Bonds, unless upon the issuance of such additional parity Bonds the Agency will be in compliance with all such covenants and provisions; and

(ii) The aggregate of the Trust Fund Revenues (not including any portion thereof which may be attributable to investment earnings) received by the Agency during the

immediately preceding Fiscal Year were at least equal to one hundred fifty percent (150%) of the Maximum Annual Debt Service on (a) the Bonds originally issued pursuant to the Bond Resolution and then Outstanding, (b) any additional parity Bonds theretofore issued and then Outstanding, and (c) the additional parity Bonds then proposed to be issued.

The Agency need not comply with the requirement described in subparagraph (ii) above in the issuance of additional parity Bonds if and to the extent the Bonds to be issued are refunding Bonds delivered in lieu of or in substitution for Bonds originally issued under the Bond Resolution or previously issued additional parity Bonds, if the Agency shall cause to be delivered a certificate of the Director of the Agency setting forth (1) the Maximum Annual Debt Service (a) with respect to the Bonds of all Series Outstanding immediately prior to the date of authentication and delivery of such refunding Bonds, and (b) with respect to the Bonds of all Series to be Outstanding immediately thereafter, and (2) that the Maximum Annual Debt Service set forth pursuant to (b) above is no greater than that set forth pursuant to (a) above.

The term "additional parity Bonds" shall be deemed to mean additional obligations evidenced by Bonds issued under the provisions and within the limitations set forth in the Bond Resolution, as generally described herein, to finance Redevelopment Projects payable from the Pledged Funds on a parity with Bonds originally authorized and issued pursuant to the Bond Resolution. Such Bonds shall be deemed to have been issued pursuant to the Bond Resolution the same as the Bonds originally authorized and issued pursuant to the Bond Resolution and all of the covenants and other provisions of the Bond Resolution (except as to details of such Bonds evidencing such additional parity obligations inconsistent therewith) shall be for the equal benefit, protection and security of the Holders of any Bonds originally authorized and issued pursuant to the Bond Resolution and the Holders of any Bonds evidencing additional obligations subsequently issued within the limitations of and in compliance with the provisions herein describing the issuance of additional parity Bonds. All of such Bonds, regardless of the time or times of their issuance, shall rank equally with respect to their lien on the Pledged Funds and their sources and security for payment therefrom, without preference of any Bonds over any other Bonds.

The term "additional parity Bonds" shall not be deemed to include bonds, notes, certificates or other obligations subsequently issued in accordance with the Bond Resolution, the lien of which on the Pledged Funds is subject to the prior and superior lien on the Pledged Funds of the Bonds.

Other Obligations Secured by Pledged Funds

Except upon the conditions and in the manner provided in the Bond Resolution, the Agency has covenanted that it will not issue any other obligations payable from the Pledged Funds, nor voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or any other charge having priority to or being on a parity with the lien of the Bonds on the Pledged Funds; provided, however, that the Agency may enter into agreements with issuers of Credit Facilities which involve liens on the Pledged Funds on a parity with that of the Series of Bonds or portion thereof which is supported by such Credit Facilities solely with respect to any reimbursement obligations due such issuers which evidence amounts equal to the scheduled stated principal (including, without limitation, Amortization Requirements) and interest due on the Series of Bonds or portion thereof which is supported by such Credit Facilities. Any other obligations, in addition to the Bonds and obligations to issuers of Credit Facilities, as described in this section, shall provide that such obligations are junior, inferior and subordinate in all respects to the Bonds issued pursuant to the Bond Resolution as to lien on and source and security for payment from the Pledged Funds and in all other respects. However, nothing in the Bond Resolution shall be deemed to prohibit the Agency from entering into currency swaps or other arrangements for hedging interest rates on any indebtedness.

Limited Obligations

The Series 2021 Bonds shall not be and shall not be deemed to constitute a debt, liability or obligation of the Agency, the City, the County, the State or any political subdivision thereof within the meaning of any constitutional, statutory or charter provisions or limitations, or a pledge of the faith and credit of the Agency, the City, the County, the State or any political subdivision thereof, but shall be payable solely from the Pledged Funds. No Holder or Holders of any Series 2021 Bonds shall ever have the right to compel the exercise of the ad valorem taxing power of the City, the County, the State or any political subdivision thereof, or taxation in any form of any real or personal property therein, or the application of any funds of the Agency, the City, the County, the State or any political subdivision thereof to pay the Series 2021 Bonds or the interest thereon or the making of any sinking fund or reserve payments provided for in the Bond Resolution, other than the Pledged Funds. The Series 2021 Bonds and the obligations evidenced thereby shall not constitute a lien upon any property owned by or situated within the corporate territory of the Agency or the City, but shall constitute a lien only on the Pledged Funds, to the extent, in the manner, and with the priority of application provided in the Bond Resolution. See "APPENDIX C - The Bond Resolution."

Modifications or Supplements to Bond Resolution

No adverse material modification or amendment may be made to the Bond Resolution, or any resolution supplementing or amending the Bond Resolution, without the consent in writing of (a) the Holders of more than fifty percent (50%) in aggregate principal amount of the Bonds then Outstanding or (b) in case less than all of the several Series of Bonds then Outstanding are affected by the modification or amendment, the Holders of more than fifty percent (50%) in aggregate principal amount of the Bonds of each Series so affected and Outstanding at the time such consent is given. However, no modification or amendment shall permit (i) a change in the maturity of any of the Bonds or a reduction in the rate of interest thereon, (ii) a change in the promise of the Agency to pay the principal of and interest on any Bonds, as the same mature or become due, from the Pledged Funds, or (iii) a reduction in the required percentage of Holders of the Bonds, as described above, for modifications or amendments, without the consent of all of the Holders of the Bonds outstanding.

For the purpose of Bondholders' voting rights or consents authorized by the Bond Resolution, the consent of the Holders of any additional Series of Bonds shall be deemed given if the underwriter or initial purchasers for resale consent in writing to such supplemental resolution and the nature of the amendment effected by such supplemental resolution is disclosed in the official statement or other offering document pursuant to which such additional Series of Bonds is offered and sold to the public.

In addition, for purposes of providing the written consent of the Holders of any Series of Bonds to any supplemental resolution modifying or amending any term or provision of the Bond Resolution, to the extent any Series of Bonds is secured by a Credit Facility, the consent of the issuer of the Credit Facility for such Series of Bonds shall constitute the consent of the Holders of such Bonds.

Notwithstanding the foregoing, the Agency may, from time to time, without the consent of the Holders of any Series of Bonds, amend, change, modify or alter the Bond Resolution for any of the specifically authorized reasons set forth in Sections 601(a) through (h) of the Bond Resolution. See "APPENDIX C - The Bond Resolution."

MUNICIPAL BOND INSURANCE

The Agency may elect to purchase the Bond Insurance Policy. If purchased, the Bond Insurance Policy shall be delivered by the Bond Insurer concurrently with the delivery of the Series 2021 Bonds and

shall guarantee timely payment of the principal of and interest on the Series 2021 Bonds, or one or more maturities of either or both series of the Series 2021 Bonds. The decision of whether to purchase the Bond Insurance Policy shall be made at the time of pricing of the Series 2021 Bonds, based on market conditions existing at such time. If the Bond Insurance Policy is purchased, additional information relating to the Bond Insurance Policy and the Bond Insurer will be provided in the Official Statement.

BOND INSURANCE CONSIDERATIONS

Assuming the Bond Insurance Policy is purchased, the following information describes certain risk factors relating to the Series 2021 Bonds insured by the Bond Insurance Policy (the "Insured Series 2021 Bonds"). For a description of other risk factors to be considered in connection with a purchase of the Series 2021 Bonds, see "RISK FACTORS" herein.

In the event of default of the scheduled payment of the principal of or interest on the Insured Series 2021 Bonds when all or any portion becomes due, any owner of the Insured Series 2021 Bonds shall have a claim under the Bond Insurance Policy for such payment. However, in the event of any acceleration of the due date of such principal by reason of any redemption described in this Official Statement, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the Insured Series 2021 Bonds shall be paid in such amounts and at such times as such payments would have been due had there not been any such acceleration. The payment of principal and interest in connection with a mandatory or optional prepayment of the Insured Series 2021 Bonds by the Agency which is recovered by the Agency from the Owner of such Insured Series 2021 Bonds as a voidable preference under applicable bankruptcy law is expected to be covered by the Bond Insurance Policy. However, such payments will be made by the Bond Insurer at such time and in such amounts as would have been due absent such prepayment by the Agency, unless the Bond Insurer chooses to pay such amounts on an earlier date.

In the event the Bond Insurer becomes obligated to make payments with respect to the Insured Series 2021 Bonds, no assurance is given that such event will not adversely affect the market price of any of the Series 2021 Bonds or the marketability (liquidity) of any of the Series 2021 Bonds. So long as the Bond Insurer shall not be in default in the payment obligations under the Bond Insurance Policy, the Bond Insurer shall be deemed to be the Holder of all Insured Series 2021 Bonds for the purposes of determining remedies and providing Bondholder consent under the Bond Resolution.

The obligations of the Bond Insurer are unsecured obligations of the Bond Insurer. In an event of default by the Bond Insurer, the remedies available may be limited by applicable insurance law or other laws related to insolvency. In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Bond Insurance Policy, the Insured Series 2021 Bonds are payable solely from the Pledged Funds, in the manner and to the extent provided in the Bond Resolution.

The ratings on the Insured Series 2021 Bonds that result from the issuance of the Bond Insurance Policy are dependent in part on the financial strength of the Bond Insurer and its claims paying ability. The Bond Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of the ratings on the Insured Series 2021 Bonds will not be subject to downgrade. Any such downgrade could adversely affect the market price of the Insured Series 2021 Bonds or the marketability (liquidity) of the Insured Series 2021 Bonds. See "RATINGS" herein.

Neither the Agency nor the Underwriter have made an independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the Agency to pay principal and interest on the

Insured Series 2021 Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See "MUNICIPAL BOND INSURANCE" herein for further information provided by the Bond Insurer and the Bond Insurance Policy, which includes further instructions for obtaining current financial information concerning the Bond Insurer.

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DEBT SERVICE SCHEDULE

The following table sets forth the Debt Service Requirement for the Series 2021 Bonds.

Period Ending November 1	Principal	Interest	Total Debt Service
2021	$	$	$
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031*			
Total	$	$	$

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*The Series 2021 Bonds mature on May 1, 2031.

THE CITY

The City was incorporated in 1901. Located on the Florida East Coast, the City is approximately 120 miles north of Miami and approximately 125 miles southeast of Orlando. The City has a 2020 estimated population of 46,103. The City is approximately 35.16 square miles in land area.

The City has a City Commission-City Manager form of government. The City Commission is composed of five members, one being the Mayor-Commissioner who is elected to the position City-wide. Other Commissioners run for election within single member districts. Staggered elections are held every two years; terms are for four (4) years. The City Commission appoints a City Manager who serves at the pleasure of the City Commission. The City Commission also appoints the City Clerk and the City Attorney. Department heads are recommended by the City Manager and approved by the City Commission. The members of the City Commission are also the Commissioners of the Agency.

THE AGENCY

Creation of the Agency

The Agency is a public body corporate and politic, and a public instrumentality, created by the City in 1982 pursuant to the Act in order to pursue a program of community redevelopment within designated portions of the City, as permitted by the Act. The primary objective of the Agency is to carry out redevelopment activities that include reducing or eliminating blight, improving the economic health of an area, and encouraging public and private investments in the Agency.

The funding required to accomplish the objectives of the Agency may involve a variety of sources, but emphasis for such funding is placed primarily on tax increment revenue financings. Tax increment revenue financing provides a mechanism for tax revenues generated by properties within slum and blighted areas to effectively pay for redevelopment in the area, without reducing the amount of tax revenues received by taxing authorities in the area when the redevelopment trust fund is created. See "SECURITY AND SOURCES OF PAYMENT – Pledged Funds" herein.

Creation of the Redevelopment Area

On December 8, 1982, the City Commission adopted Ordinance No. H-239, which among other things (i) found the area in the City bounded on the North by Seaway Drive from the western shore of Indian River to the railroad tracks, on the West by the railroad tracks from Seaway Drive south to Moore's Creek, then west to U.S. Highway #1, then south to Avenue "A", then south to Atlantic Avenue, then east to the railroad tracks, then south to Citrus Avenue, on the South by Citrus Avenue from the western shore of Indian River to the railroad tracks and on the East by the western shoreline of Indian River from Seaway Drive to Citrus Avenue (the "Redevelopment Area") to be a "blighted area," within the meaning of Section 163.340(8) of the Act, (ii) determined that the Redevelopment Area was in need of rehabilitation, conservation, redevelopment, or a combination of such activities and (iii) delegated to the City, pursuant to Section 163.410 of the Act, the power to (a) make findings and determine the Redevelopment Area to be a slum and/or blighted area, (b) make findings of necessity as to the rehabilitation, conservation, and/or redevelopment of the Redevelopment Area, (c) create a community redevelopment agency and delegate powers to the agency, or declare itself as the agency with the power to exercise such powers assigned to the agency, and (d) initiate, prepare and adopt a plan of redevelopment and any amendments thereto, subject to the review and approval of the City Commission.

The boundaries of the Redevelopment Area have been expanded three (3) times by the City since the Agency was created. The Agency has over the years amended the redevelopment plan, including 1991,

1996, 2001 and most recently in 2020. The current Redevelopment Plan presents a four (4) point action plan that focuses on: (i) restoring the neighborhoods within the Redevelopment Area; (ii) fostering arts and culture; (iii) re-setting the economic base of the Redevelopment Area; and (iv) construction neighborhoods, destinations and employment centers. Florida law provides that any bond pledging tax increment revenues to the repayment thereof shall mature no later than the 30th fiscal year after the fiscal year in which the redevelopment plan is amended.

The Redevelopment Area consists of approximately 2,920 acres of land encompassing the older central core of the City and extending eastward to the beaches, which represents approximately 30% of the total land area of the City. Overall the single largest land use within the Redevelopment Area is residential. Although there are duplexes and higher density multi-family structures located within the redevelopment area, the majority of the residential structures are comprised of single-family, detached dwellings. The Florida Constitution provides that the assessment for homestead shall be changed annually on January 1st of each year; but those changes in assessments shall not exceed the lower of three percent (3%) of the assessment for the prior year or the percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics. The Florida Constitution also provides that after any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year.

Commercial uses within the Redevelopment Area are generally clustered around the traditional shopping streets. A wide variety of other commercial uses also exist in the Redevelopment Area, including offices, restaurants, auto related uses, and others.

Properties proximate to the railroad have been developed primarily into light and heavy commercial/industrial land uses.

Institutional and recreational land uses are located throughout the residential neighborhoods of the Redevelopment Area. These uses include public schools, public parks, City Hall, Public Safety (Police) Complex, the County Courthouse, the County Public Library, the Fort Pierce Utility Authority, the St. Lucie County Historic Museum, the Smithsonian, the Manatee Center, and many churches. Many of these uses are not subject to ad valorem taxation.

Vacant land comprises an important part of the Redevelopment Area. Much of the vacant land is found in vacant single-family lots in the older residential neighborhoods but in addition a significant amount of vacant land is found in large tracts in the port area and the seaway drive area.

Powers

Pursuant to the Act, the Agency has certain powers set forth in Chapter 163, Part III, but the City has retained the following powers relevant to the activities of the Agency:

(i) The power to determine an area to be slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearings required with respect thereto;

(ii) The power to grant final approval to community redevelopment plans and modifications thereof;

(iii) The power to authorize the issuance of revenue bonds as set forth in Florida Statutes Section 163.385;

(iv) The power to approve the acquisition, demolition, removal or disposal of property; and the power to approve the assumption of the responsibility to bear loss by the Agency;

(v) The power of eminent domain; a four-fifths vote of the City Commission is required to condemn under this provision;

(vi) The power to approve the Agency budget and any amendments thereto; and

(vii) The power to allocate municipal funds from any source to fund the Agency or to be applied to any bonds or notes issued by the Agency.

Personnel

The Agency was originally created in 1982. The members of the City Commission have constituted the members of the Agency. In addition, the Mayor serves as the Chairperson of the Agency, the City Manager serves as the Director of the Agency, with the Communications and Economic Development Manager serving as the Economic Development Manager of the Agency, the City's Finance Director serves as the Treasurer of the Agency, the City Attorney serves as the General Counsel of the Agency and the Clerk of the City serves as the Secretary of the Agency. The Agency also has an advisory committee, which consists of nine (9) members, to study, review and provide recommendations, guidance and advice as to matters relevant to the purposes and goals of the Agency; and to serve as a liaison between the community with the Redevelopment Area and the board members of the Agency.

Set forth below is a list which contains the current members of the Agency:

Fort Pierce Redevelopment Agency

Agency Members

Linda Hudson, Chair

Rufus J. Alexander III, Board Member

Curtis Johnson, Jr., Board Member

Jeremiah Johnson, Board Member

Thomas K. Perona, Board Member

TRUST FUND REVENUES

Historical Trust Fund Revenues

Upon issuance of the Series 2021 Bonds, the City and the County are the only two (2) taxing authorities that will be required to make payments of tax increment into the Trust Fund. The County Fire District is the other taxing authority that would be required under the Act to make payments of tax increment into the Trust Fund. However, the City agreed on October 1, 2007 that Trust Fund Revenues resulting from ad valorem taxes levied by the St. Lucie County Fire District will no longer be required to be deposited into the Trust Fund and thus that such amounts will cease to be Pledged Funds.

Set forth below is a table that shows the Trust Fund Revenues collected from the City and the County for the past ten (10) years. For more detailed information relating to the City and the County, see "APPENDIX A - General Information and Economic Data Regarding the City of Fort Pierce, Florida."

Historical Trust Fund Revenues

		A	**B**	**=A+B**		
Tax Roll Year As of January 1	**Fiscal Year Ended September 30**	**City of Fort Pierce (1)**	**St. Lucie County (1)**	**Total Trust Fund Revenues(1)**	**Percentage Increase or Decrease Over Prior Year**	**Dollar Increase or Decrease Over Prior Year**
2010	2011	$1,877,511.00	$2,336,809.00	$4,214,320.00	(18.88%)	($980,691.00)
2011	2012	1,702,303.00	2,131,895.00	3,834,198.00	(9.02)	(380,122.00)
2012	2013	1,673,721.00	2,004,737.00	3,678,458.00	(4.06)	(155,740.00)
2013	2014	1,922,275.00	1,991,168.00	3,913,443.00	6.39	234,985.00
2014	2015	1,989,539.00	2,112,163.00	4,101,702.00	4.81	188,259.00
2015	2016	2,104,647.00	2,338,663.00	4,443,310.00	8.33	341,608.00
2016	2017	2,486,059.00	2,641,927.00	5,127,986.00	15.41	684,676.00
2017	2018	2,778,307.00	3,020,320.00	5,798,627.00	13.08	670,641.00
2018	2019	3,028,963.00	3,292,700.00	6,321,663.00	9.02	523,036.00
2019	2020	3,210,672.00	3,613,449.00	6,824,121.00	7.95	502,458.00

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Source: City Finance Department.

(1) Represents the actual amount of Trust Fund Revenues available for deposit into the Trust Fund after adjustments made by the City, the County or the St. Lucie County Property Appraiser's Office, or in response to petitions filed with the St. Lucie County Value Adjustment Board, to account for changes in appraised property values, refunds due to taxpayers, additional tax payments required to be made or collections of delinquent taxes. Determinations of the amount paid each Fiscal Year are based on the taxable values contained in the preliminary Assessment roll for such Fiscal Year and adjustments made based on prior year payments, after taxable values are established in the final assessment roll for a Fiscal Year. For a summary of the tax increment revenue owed, based on annual taxable values in the Redevelopment Area and the tax increment payment required pursuant to the provisions of the Act, see the table in this section of the Official Statement captioned "Statement of Historical Revenues, Expenditures and Changes in Fund Balances."

Set forth below is a table that shows the assessed value of the taxable real property in the Redevelopment Area that provided the basis for the amount of Trust Fund Revenues collected from the City and the County for the past ten (10) years.

Real Property Assessed Values

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
CRA 1[(1)] (Res 82-25)	$ 56,168,470	$ 54,952,729	$ 51,157,598	$ 49,234,611	$ 48,076,622	$ 47,636,647	$ 50,541,442	$ 53,285,719	$ 54,796,766	$ 55,818,945
CRA 2[(2)] (Res 95-89)	2,820,864	2,590,239	2,477,100	2,591,500	2,742,460	2,742,460	3,150,181	3,196,843	3,304,951	3,519,215
CRA 3[(3)] (Res 96-15)	3,822,122	3,832,104	3,467,600	3,173,700	3,853,477	3,853,477	3,942,324	4,085,487	4,186,715	4,950,521
CRA 4[(4)] (Res 01-98)	609,706,475	577,410,385	561,948,017	561,639,632	592,159,262	589,287,949	632,670,747	673,134,776	710,835,016	791,359,128
Total[(5)]	$672,517,931	$638,785,457	$619,050,315	$616,639,443	$646,831,821	$643,520,533	$690,304,694	$733,702,825	$773,123,448	$855,647,809

Source: City Finance Department.

(1) The base taxable value of real property of the original Redevelopment Area for the tax roll year as of January 1, 1981, Fiscal Year ended September 30, 1982 is $14,860,480. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds - Trust Fund" herein.

(2) The base taxable value of real property of the first expansion in the Redevelopment Area for the tax roll year as of January 1, 1994, Fiscal Year ended September 30, 1995 is $2,065,810. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds - Trust Fund" herein.

(3) The base taxable value of real property of the second expansion in the Redevelopment Area for the tax roll year as of January 1, 1995, Fiscal Year ended September 30, 1996 is $1,665,430. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds - Trust Fund" herein.

(4) The base taxable value of real property of the third expansion in the Redevelopment Area for the tax roll year as of January 1, 2000, Fiscal Year ended September 30, 2001 is $292,451,466. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds - Trust Fund" herein.

(5) Represents gross taxable value of real property in the Redevelopment Area, as reflected in the final assessment rolls for the Fiscal Years ended September 30, 2011 through 2020.

The City has experienced significant growth in economic activity in recent years and the assessed value of the taxable real property in the Redevelopment Area has increased steadily since Fiscal Year 2014. Over the years, the Agency has continued to realize many successes, such as the restoration of the Fort Pierce Marina, the beautification and development of Moore's Creek, restoration of the Sunrise Theatre and the rehabilitation and potential redevelopment of the former HD King Power Plant site. However, see, "RISK FACTORS - Tax Increment Financing" herein. For more detailed information relating to the City, see "APPENDIX A - General Information and Economic Data Regarding the City of Fort Pierce, Florida."

Included among the redevelopment activity in the City is the restoration of neighborhoods, including, but not limited to, improving the public areas and connecting the neighborhoods with multi-modal streets and tree-lined sidewalks, encouraging and enabling increased home ownership and encouraging and enabling private sector development of new residential units to update existing development patterns. The City also plans to improve public art areas and outdoor gathering and performance spaces, connecting cultural assets and neighborhoods through complete streets, and supporting the implementation of the City's arts and cultural background. The vision for the Redevelopment Area further includes connecting neighborhoods to jobs downtown, and along the waterfront and connecting neighborhoods to businesses, galleries, restaurants, and boutiques, in the Beachside, Lincoln Park and the Peacock Arts District through multi-modal streetscape improvements.

Set forth below is a table that shows the top ten (10) principal taxpayers in the Redevelopment Area for Fiscal Year 2020, the taxable value attributable to such taxpayers, the percentage of such value to the gross taxable value of all taxable property in the Redevelopment Area and the type of property use attributed to each taxpayer.

Principal Taxpayers

Name of Taxpayer	Use of Property	Taxable Value	Percentage of Fiscal Year 2020 Gross Taxable
Destin Beach, Inc.	Land	$18,032,600	2.33%
703 South 29th Street LLC	Rehab & Nursing Center	9,303,000	1.20
Aux Flotilla 8 Div 1 Inc.	Yacht Club/Land	5,991,800	0.78
G Flash GP Inc. (TR)	Marina	5,842,990	0.76
SP Pine Creek Village LP	Apartment Complex	5,123,690	0.66
Woods Family Limited Partnership II	Motor Oil Distributor/Land	4,703,100	0.61
Hutchinson Hotel Management Corporation	Hotel	4,547,510	0.59
Kraaz and Kraaz Finance Inc.	Office/Retail	4,408,000	0.57
Madison Cay Ltd	Apartment Complex	4,356,400	0.56
CCP Golden / 7470 LLC	Nursing Center/Assisted Living Facility	3,400,100	0.44
TOTAL			8.50%

Source: City Finance Department and the St. Lucie County Property Appraiser's Office.

Set forth below is a table that shows the operating millage rates levied during the past ten (10) years by the City and the County in the Redevelopment Area.

Historical Millage Rates

Tax Roll Year As of January 1	Fiscal Year Ended September 30	City of Fort Pierce	St. Lucie County
2010	2011	5.4674	6.8406
2011	2012	5.4674	6.8920
2012	2013	5.7131	6.8920
2013	2014	6.6050	6.8920
2014	2015	6.5786	7.0463
2015	2016	6.9000	7.3972
2016	2017	6.9000	7.3915
2017	2018	6.9000	7.5615
2018	2019	6.9000	7.5615
2019	2020	6.9000	7.5401

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Source: City Finance Department.

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Set forth on the following page is a table that reflects the statement of historical revenues and expenditures for the Redevelopment Area, the amount held in the Trust Fund and the annual changes in such amounts for the past five (5) Fiscal Years.

Statement of Historical Revenues, Expenditures and Changes in Fund Balance

	Fiscal Year Ended September 30,				
Revenues	**2016**	**2017**	**2018**	**2019**	**2020**
Licenses and permits	$ 104	$ -	$ -	$ -	$1,048
Intergovernmental	4,492,393	5,141,458	5,809,829	6,321,663	6,824,121
Investment income	7,408	12,810	298,016	7,746	29,901
Other	2,236,553	673,517	215,028	769,665	645,216
Total Revenues	6,736,458	5,827,785	6,322,873	7,099,074	7,500,286
Expenditures					
Current – Economic Environment	2,037,627	2,071,913	3,624,080	3,740,821	4,254,517
Capital outlay	1,082,579	839,079	87,469	81,091	32,753
Debt Service - Principal	1,445,000	1,565,000	1,610,000	1,665,000	1,720,000
Debt Service – Interest and Fees	548,663	1,389,113	897,382	845,220	791,784
Debt Service – Other	1,318,947	5,000	6,654	263,279	1,500
Total Expenditures	6,432,816	5,870,105	6,225,585	6,595,411	6,800,554
Excess of revenues over (under) expenditures	303,642	(42,320)	97,288	503,663	699,732
Other Financing Sources (Uses)					
Transfers in	3,875,139	2,512,520	2,507,440	2,510,920	2,512,640
Proceeds on Refunding Bonds	31,055,000	-	-	-	-
Payment on Current Refunding	(14,785,000)	-	-	-	-
Payment on Advance Refunding	(15,902,291)	-	-	-	-
Transfers out	(3,875,137)	(2,510,520)	(2,507,440)	(2,510,920)	(2,512,640)
Total Other Financing Sources (Uses)	367,709	-	-	-	-
Net change in fund balances	671,351	(42,320)	97,288	503,663	699,732
Fund balances - beginning of year	89,227	760,578	718,258	815,546	1,319,209
Fund balances - end of year	$ 760,578	$ 718,258	$ 815,546	$1,319,209	$2,018,941

Source: Comprehensive Annual Financial Report of the City of Fort Pierce for the Fiscal Years ended September 30, 2016 through 2020.

Set forth below is a table that shows the rate of growth of taxable values and tax increment levied in the Redevelopment Area in accordance with the Act for the past five (5) Fiscal Years.

Tax Increment Revenues and Growth

	Fiscal Year Ended September 30,				
	2016	**2017**	**2018**	**2019**	**2020**
City of Fort Pierce[1]					
Millage Rate (City)	6.9000	6.9000	6.9000	6.9000	6.9000
Gross Incremental Revenue[2]	$2,215,418	$2,616,904	$2,924,534	$3,188,354	$3,379,655
Statutory Reduction (5.0%)	110,771	130,845	146,227	159,418	168,983
City Tax Incremental Revenue[2]	2,104,647	2,486,059	2,778,307	3,028,936	3,210,672
St. Lucie County[1]					
Millage Rate (County)	7.3972	7.3915	7.5615	7.5615	7.5401
Gross Incremental Revenue[2]	2,461,750	2,780,976	3,179,284	3,466,000	3,803,631
Statutory Reduction (5.0%)	123,088	139,049	158,964	173,300	190,182
County Tax Incremental Revenue[2]	2,338,663	2,641,927	3,020,320	3,292,700	3,613,449
Total Tax Incremental Revenue[2][3]	$4,443,310	$5,127,987	$5,798,627	$6,321,636	$6,824,121

Source: City Finance Department.

(1) See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds" for a description of the requirements imposed on each taxing authority for the determination of tax increment revenues.

(2) Represents amount of tax increment revenue owed, based on annual taxable values in the Redevelopment Area and the tax increment payment required pursuant to the provisions of the Act. Amounts reflected do not include annual adjustments made by the City, the County or the St. Lucie County Property Appraiser's Office, or in response to petitions filed with the St. Lucie County Value Adjustment Board, to account for changes in appraised property values, refunds due to taxpayers, additional tax payments required to be made or collections of delinquent taxes. For tax increment revenues collected each year which account for such adjustments, see the table in this section of the Official Statement captioned "Historical Trust Fund Revenues."

(3) See TRUST FUND REVENEUES – Real Property Assessed Value" above for each district upon which the gross incremental values are calculated.

Historical Debt Service Coverage.

Set forth below is a table that shows the Trust Fund Revenues, debt service on the Outstanding Prior Notes and the debt service coverage provided by the Trust Fund Revenues generated for the past five (5) Fiscal Years.

Historical Trust Fund Revenues,
Debt Service on Notes and Debt Service Coverage

Fiscal Year Ended September 30	Trust Fund Revenues[1]	Debt Service on Outstanding Prior Notes[2]	Debt Service Coverage on Outstanding Prior Notes[2]
2016	$4,443,310.00	$1,993,662.60	2.23x
2017	5,127,986.00	2,512,226.67	2.04
2018	5,798,627.00	2,507,382.29	2.31
2019	6,321,663.00	2,510,220.00	2.52
2020	6,824,121.00	2,511,784.00	2.72

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Source: City Finance Department.

(1) Reflects the amount of Trust Fund Revenues collected solely from the City and the County, which will be the only tax increment revenues available as part of the Pledged Funds securing the Series 2021 Bonds. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds" and "TRUST FUND REVENUES - Historical Trust Fund Revenues" herein.

(2) All of the Outstanding Prior Notes shall be defeased upon issuance of the Series 2021 Bonds. See "PURPOSE OF THE ISSUE - Plan of Prepayment" herein.

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Projected Trust Fund Revenues

Set forth below is a table that shows the projected taxable value of real property in the Redevelopment Area, and the Trust Fund Revenues projected to be available from the City and the County for the next ten (10) Fiscal Years. For more detailed information relating to the City and the County, see "APPENDIX A - General Information and Economic Data Regarding the City of Fort Pierce."

Projected Trust Fund Revenues

		A	B	=A+B
Tax Roll Year As of January 1	**Fiscal Year Ending September 30**	**City of Fort Pierce[(1)/(2)]**	**St. Lucie County[(1)/(2)]**	**Total Trust Fund Revenues**
2020	2021	$3,371,205.60	$3,794,121.45	$ 7,165,327.05
2021	2022	3,539,765.88	3,983,827.52	7,523,593.40
2022	2023	3,716,754.17	4,183,018.90	7,899,773.07
2023	2024	3,902,591.88	4,392,169.84	8,294,761.73
2024	2025	4,097,721.48	4,611,778.34	8,709,499.81
2025	2026	4,302,607.55	4,842,367.25	9,144,974.80
2026	2027	4,517,737.93	5,084,485.62	9,602,223.54
2027	2028	4,743,624.82	5,338,709.90	10,082,334.72
2028	2029	4,980,806.07	5,605,645.39	10,586,451.46
2029	2030	5,229,846.37	5,885,927.66	11,115,774.03

Source: City Finance Department.

(1) Represents a projected growth rate of five percent (5%) of the gross taxable value of real property in the Redevelopment Area established in the final assessment roll for the Fiscal Year ending September 30, 2021 and in each Fiscal Year thereafter.

(2) Based on the projected gross taxable value in each Fiscal Year, assuming the millage rate in effect for the Fiscal Year ending September 30, 2020. Such millage rate is 6.9000 mills for the City and 7.5401 for the County.

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Set forth below is a table that shows the Trust Fund Revenues projected to be available from the City and the County after the payment of expenses for the Agency for the next ten (10) Fiscal Years. As set forth below, and in the immediately preceding table captioned "Projected Trust Fund Revenues," the Trust Fund Revenues projections are based on certain assumptions, including, assumptions as to increases in the taxable value of real property in the Redevelopment Area, maintenance of millage rates by the City and the County at the amounts established for Fiscal Year 2020. Although the Agency considers such assumptions to be reasonable, the Agency can provide no assurance that such assumptions will be realized in whole or in part. See "RISK FACTORS - Tax Increment Financing" herein.

Projections of Revenues, Expenditures and Changes in Fund Balances

	A	B	C	D (=B+C)	E (=A-D)	
Fiscal Year Ending September 30	**Total Trust Fund Revenues**	**Annual Debt Service on Series 2021 Bonds[(1)/(2)]**	**Operating Expenses of the Agency[(3)]**	**Total of Debt Service and Expenses Payments[(1)]**	**Annual Excess Trust Fund Revenues[(1)]**	**Cumulative Excess Trust Fund Revenues[(1)]**
2021	$ 7,165,327.05	$2,378,208.89	$635,913.00	$3,014,121.89	$4,151,205.16	$ -
2022	7,523,593.40	2,368,400.00	654,990.39	3,023,390.39	4,500,203.01	348,997.85
2023	7,899,773.07	2,372,000.00	674,640.10	3,046,640.10	4,853,132.97	352,929.96
2024	8,294,761.73	2,377,800.00	694,879.30	3,072,679.30	5,222,082.43	368,949.46
2025	8,709,499.81	2,375,600.00	715,725.68	3,091,325.68	5,618,174.13	396,091.70
2026	9,144,974.80	2,370,600.00	737,197.45	3,107,797.45	6,037,177.35	419,003.22
2027	9,602,223.54	2,372,800.00	759,313.38	3,132,113.38	6,470,110.16	432,932.82
2028	10,082,334.72	2,376,800.00	782,092.78	3,158,892.78	6,923,441.94	453,331.78
2029	10,586,451.46	2,372,400.00	805,555.56	3,177,955.56	7,408,495.90	485,053.96
2030	11,115,774.03	2,464,800.00	829,722.23	3,294,522.23	7,821,251.80	412,755.90

Source: City Finance Department.
(1) Preliminary, subject to change.
(2) See "DEBT SERVICE SCHEDULE" herein.
(3) Represents a projected growth rate of three percent (3%) of the operating expenses of the Agency established in the final assessment roll for the Fiscal Year ending September 30, 2021 and in each Fiscal Year thereafter.

Projected Debt Service Coverage

Set forth below is a table that shows projected Trust Fund Revenues, the currently estimated Debt Service Requirement for the Series 2021 Bonds and the debt service coverage provided by the projected Trust Fund Revenues for the Fiscal Years 2021 through 2030.

Projected Trust Fund Revenues,
Debt Service on Bonds and Debt Service Coverage

Fiscal Year Ended September 30	Trust Fund Revenues[1]	Annual Debt Service for Series 2021 Bonds [2]/[3]	Coverage of Annual Debt Service for Series 2021 Bonds [2]/[3]
2021	$ 7,165,327.05	$2,378,208.89	3.01x
2022	7,523,593.40	2,368,400.00	3.18
2023	7,899,773.07	2,372,000.00	3.33
2024	8,294,761.73	2,377,800.00	3.49
2025	8,709,499.81	2,375,600.00	3.67
2026	9,144,974.80	2,370,600.00	3.86
2027	9,602,223.54	2,372,800.00	4.05
2028	10,082,334.72	2,376,800.00	4.24
2029	10,586,451.46	2,372,400.00	4.46
2030	11,115,774.03	2,464,800.00	4.51

Source: City Finance Department.

(1) Reflects the amount of Trust Fund Revenues projected to be collected solely from the City and the County, which will be the only tax increment revenues available as part of the Pledged Funds securing the Series 2021 Bonds. See "SECURITY AND SOURCES OF PAYMENT - Pledged Funds," and "TRUST FUND REVENUES - Historical Trust Fund Revenues" and "TRUST FUND REVENUES - Projected Trust Fund Revenues" herein.

(2) Preliminary, subject to change.

(3) See "DEBT SERVICE SCHEDULE" herein.

RISK FACTORS

General

The following discussion provides information relating to certain risks that could affect payments of the principal of and interest on the Series 2021 Bonds. The order in which the following information is presented is not intended to reflect the relative importance of the risks discussed. The following information is not, and is not intended to be, exhaustive and should be read in conjunction with all of the other sections of this Official Statement, including its appendices. Prospective purchasers of the Series 2021 Bonds should analyze carefully the information contained in this Official Statement, including its appendices (and including the additional information contained in the form of the complete documents referenced or summarized herein), for a more complete description of the investment considerations relevant to purchasing the Series 2021 Bonds. Copies of any documents referenced or summarized in this Official Statement are available from the Agency or the City. See "INTRODUCTION" herein.

Limited Obligation of Agency

Payment from Pledged Funds Only

The ability of the Agency to make timely payments of the principal of and interest on the Series 2021 Bonds depends upon the ability of the Agency to collect Trust Fund Revenues which, together with earnings thereon and on amounts held in the funds, accounts and subaccounts created under the Bond Resolution, will be adequate to make such payments. The Series 2021 Bonds are not general obligations supported by the full faith and credit of the City, the Agency, the County or the State or any political subdivision of the foregoing, but are payable solely from the Pledged Funds. None of the City, the Agency, the County or the State or any political subdivision of the foregoing, has any obligation or power under the Bond Resolution or under Florida law to levy any taxes in order to pay debt service on the Series 2021 Bonds or to cure any default in any such payments. The Agency does not have the power to levy taxes.

Limited Replenishment of Deficiencies

Except for the Debt Service Reserve Account, there is no fund or account under the Bond Resolution which is required to contain amounts to make up for any deficiencies in the event of one or more defaults by the Agency in making payments of debt service on the Series 2021 Bonds. There is no source from which the Sinking Fund will be replenished, except the Trust Fund Revenues and investment income on moneys in the funds, accounts and subaccounts held under the Bond Resolution. There can be no representation or assurance that the Agency will realize sufficient Trust Fund Revenues to pay, when due, all required payments of debt service on the Series 2021 Bonds.

Tax Increment Financing

Concentration of Revenues

A significant portion of the Trust Fund Revenues received by the Agency is from large residential or commercial developments in the Redevelopment Area. See "TRUST FUND REVENUES - Historical Trust Fund Revenues" herein. The occurrence of any event that has a major negative impact on such developments, including, without limitation, natural disasters (such as hurricanes and other major tropical storms to which South Florida is naturally subject), could significantly reduce the Trust Fund Revenues that can be collected by the Agency which could, in turn, have a material adverse impact on the ability of the Agency to pay debt service on the Series 2021 Bonds.

Millage Rates

The addition of significant numbers of new taxpayers or an increase of property values outside the Redevelopment Area could result in an environment favorable to the reduction of the County and/or the City millage rate. The County and/or the City could determine that its millage rates should be reduced for other reasons as well. Any reduction in millage rates by the County or the City could reduce the amount of Trust Fund Revenues payable by the County and/or the City which, in turn, could negatively impact the ability of the Agency to pay debt service on the Series 2021 Bonds.

Decreases in Property Values

The amount of Trust Fund Revenues collected historically and expected to be collected in the future to pay debt service on the Series 2021 Bonds is dependent upon the strength of the taxable value of real property in the Redevelopment Area. Such value decreased when the general downturn in the economy occurred and specifically, in the real estate market throughout the State. Numerous events could occur that

could reduce or cause an extended stagnation in the value of real property within the Redevelopment Area, including, without limitation, natural disasters (such as hurricanes and other major tropical storms to which South Florida is naturally subject), public acquisition of property within the Redevelopment Area by the State or political subdivisions exercising their respective rights of eminent domain, or social, economic or demographic factors (or adverse public perceptions related thereto) beyond the control of the Agency, the City or the taxpayers in the Redevelopment Area. Any or all of such events could materially, adversely affect the realization and collection of Trust Fund Revenues.

State, National and International Economic and Political Factors

Certain economic or political developments, such as new downturns in the State, national or international economy, international currency fluctuations, increased national or international restrictions

on travel or other increased national or international barriers to tourism or trade, could all materially, adversely affect the continued development of the Redevelopment Area, its attraction to businesses and investors and, as a result, its ability to produce sufficient Trust Fund Revenues to pay debt service on the Series 2021 Bonds.

Appeals of Assessments

The amount of Trust Fund Revenues collected annually is dependent upon the assessed value of taxable property in the Redevelopment Area. See "SECURITY AND SOURCES OF PAYMENT – Pledged Funds" herein. State law allows taxpayers to dispute assessment valuations. Any successful appeals of assessment valuations will result in less Trust Fund Revenues being collected annually than is currently contemplated. If such appeals resulted in a significant reduction in the overall assessed value of the taxable property in the Redevelopment Area, they could have a material adverse impact on the ability of the Agency to pay debt service on the Series 2021 Bonds.

Adverse Legislative, Judicial or Administrative Action

The State legislature, the courts or an administrative agency with jurisdiction in the matter could enact new laws or regulations or interpret, amend, alter, change or modify the laws or regulations governing the collection, distribution, definition or accumulation of ad valorem tax revenues generally, or tax increment revenues specifically, in a fashion that would materially, adversely affect the ability of the Agency to receive Trust Fund Revenues in an amount sufficient to pay debt service on the Series 2021 Bonds.

No Feasibility Consultant

This Official Statement provides historical information and projections to demonstrate that the Redevelopment Area generates, and is expected to continue to generate, sufficient Trust Fund Revenues to pay debt service on the Series 2021 Bonds. See "TRUST FUND REVENUES" herein. In connection with the issuance of the Series 2021 Bonds, the Agency determined that it would not engage an independent feasibility consultant to provide an analysis of projected growth in the Redevelopment Area or to calculate projected Trust Fund Revenues. As a result, while the Agency reasonably believes Trust Fund Revenues will be sufficient to satisfy Debt Service Requirements, no forecasts or projections of Trust Fund Revenues, that have been independently verified by a consultant experienced in such matters, are included in this Official Statement.

Climate Change

The State is naturally susceptible to the effects of extreme weather events and natural disasters including floods, droughts, and hurricanes, which could result in negative economic impacts on coastal communities like the City. Such effects can be exacerbated by a longer-term shift in the climate over several decades (commonly referred to as climate change), including increasing global temperatures and rising sea levels. The occurrence of such extreme weather events could damage local infrastructure that provides essential services to the City. The economic impacts resulting from such extreme weather events could include a loss of revenue, interruption of service, and escalated recovery costs.

Cyber-Security

The City, like many other municipalities, relies on a technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including. But not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurance that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. The result of any such attack could impact operations and/or digital networks and the costs of remedying any such damage could be significant.

Coronavirus (COVID-19)

The Novel Coronavirus 2019 ("COVID-19") pandemic, along with various governmental measures taken to protect public health in light of the pandemic, has had an adverse impact on global financial markets and economies, including financial markets and economic conditions in the United States. The impact of the COVID-19 pandemic on the U.S. economy has been broad based and negatively impacted national, state and local economies. In response to such expectations, then-President Trump on March 13, 2020, declared a "national emergency," which, among other effects, allowed the executive branch to disburse disaster relief funds to address the COVID-19 pandemic and related economic dislocation. In addition, the U.S., the State and the City have all imposed certain health and public safety restrictions in response to COVID-19. The City cannot predict the duration of these restrictions or whether additional or new actions may be taken by government authorities including the State and/or City, to contain or otherwise address the impact of the COVID-19 or similar outbreak. For information on the City's COVID-19 response, please see the City's website at https://cityoffortpierce.com/856/COVID-19-Information.

The City's finances, in the short term, are likely to be adversely affected by the continued spread of COVID-19, the various governmental actions in response thereto and changes in the behavior of businesses and people. The impact of COVID-19 is expected to result in significant decreases in state and local sales tax revenues as a result of decreased tourism and commercial activity throughout the State, including within the City. Due to the evolving nature of the outbreak and federal, State and local responses thereto, the long-term impacts of the COVID-19 crisis are unknown and dependent on factors such as the length of any shutdown and the impact on the economy as a whole and particularly within the City. The City anticipates that there will be increased costs associated with this pandemic but also anticipates that the federal government will provide some funding to assist the City with the financial impact of its response to the COVID-19 pandemic.

PENSION AND OTHER POST EMPLOYMENT BENEFITS

Retirement Plans

The General Employees' Retirement and Benefit System (the "System") is a cost-sharing multiple-employer defined benefit plan administered by the City covering all municipal employees, including the Fort Pierce Utilities Authority (the "FPUA") employees.

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.

Per City Code Sections 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 City and the FPUA, as applicable, are required to contribute actuarially determined amounts, which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

At September 30, 2020, the System'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.

For the three Fiscal Years ended 2018, 2019 and 2020, the City and the FPUA contributions to the System, 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 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.

As of September 30, 2020, Fund 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.

Contribution requirements for the Fund are established and may be amended by State law and City ordinance. Contributions for the Fund are financed principally by contributions from the State, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of City, as provided under provisions of Chapter 185, Florida Statutes, as amended.

More detailed information concerning the retirement plans may be obtained from the City's Comprehensive Annual Financial Report for the Fiscal Year ended September 30, 2020. Such Financial Report is available on the City's website at https://www.cityoffortpierce.com/359/Comprehensive-Annual-Financial-Reports and also may be obtained by contacting the City directly. See "INTRODUCTION" and "Appendix B - Financial Report of the Fort Pierce Redevelopment Agency (A Component Unit of the City of Fort Pierce, Florida) for the Fiscal Year Ended September 30, 2020" herein for more information.

Other Post-Employment 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.

Retirees 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

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

As of September 30, 2020, the City's plan membership consisted of: (i) 51 retirees and beneficiaries, and (ii) 308active employees.

More detailed information concerning OPEB may be obtained from the City's Comprehensive Annual Financial Report for the Fiscal Year ended September 30, 2020 and, in particular, Note N of such Financial Report. Such Financial Report is available on the City's website at https://www.cityoffortpierce.com/359/Comprehensive-Annual-Financial-Reports and also may be obtained by contacting the City directly. See "INTRODUCTION" herein.

LEGAL MATTERS

Certain legal matters incident to the issuance of the Series 2021 Bonds and with respect to the tax-exempt status of the interest on the Series 2021 Bonds (see "TAX MATTERS" herein) are subject to the legal opinion of Squire Patton Boggs (US) LLP, Miami, Florida, Bond Counsel to the Agency. The signed legal opinion of Bond Counsel, substantially in the form attached hereto as APPENDIX D, dated and premised on law in effect as of the date of issuance of the Series 2021 Bonds, will be delivered on the date of issuance of the Series 2021 Bonds. The actual legal opinion to be delivered may vary from the form attached hereto to reflect facts and law on the date of delivery. The opinion will speak only as of its date, and subsequent distribution of it by recirculation of this Official Statement or otherwise shall create no implication that Bond Counsel has reviewed or expresses any opinion concerning any of the matters referenced in the opinion subsequent to its date of issuance.

While Bond Counsel has participated in the preparation of certain portions of this Official Statement, it has not been engaged by the Agency to confirm or verify such information. Except as may be set forth in an opinion of Bond Counsel delivered to the Underwriter, Bond Counsel expresses and will express no opinion as to the accuracy, completeness or fairness of any statements in this Official Statement, or in any other reports, financial information, offering or disclosure documents or other information pertaining to the Agency or the Series 2021 Bonds that may be prepared or made available by the Agency, the Underwriter or others to the Holders of the Series 2021 Bonds or other parties.

Certain legal matters incident to the issuance of the Series 2021 Bonds relating to disclosure will be passed on for the Agency by Squire Patton Boggs (US) LLP, Miami, Florida, whose legal services as Disclosure Counsel have been retained by the Agency. The signed legal opinion, dated and premised on law in effect as of the date of original delivery of the Series 2021 Bonds, will be delivered to the Agency by Disclosure Counsel at the time of original delivery of the Series 2021 Bonds.

Certain legal matters will be passed on for the Agency by the Office of the City Attorney, and for the Underwriter by its counsel, Lewis, Longman & Walker, P.A., West Palm Beach, Florida.

The legal opinions and other letters of counsel to be delivered concurrently with the delivery of the Series 2021 Bonds express the professional judgment of the attorneys rendering the opinions or advice regarding the legal issues and other matters expressly addressed therein. By rendering a legal opinion or advice, the giver of such opinion or advice does not become an insurer or guarantor of the result indicated

by that opinion, or the transaction on which the opinion or advice is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

LITIGATION

There is no litigation pending that seeks to restrain or enjoin the issuance or delivery of the Series 2021 Bonds or contesting the proceedings or authority under which they are to be issued or the creation, organization or existence of the Agency or, if determined adversely to the Agency, would have a material adverse impact on the ability of the Redevelopment Area to generate sufficient Trust Fund Revenues to pay debt service on the Series 2021 Bonds.

The Agency experiences routine litigation and claims incidental to the conduct of its affairs. In the opinion of General Counsel to the Agency, there are no lawsuits presently pending or, to the best of his knowledge, threatened, the adverse outcome of which would impair the Agency's ability to perform its obligations to the owners of the Series 2021 Bonds.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2021 Bonds upon the occurrence of a default under the Bond Resolution are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by the Bond Resolution and the Series 2021 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2021 Bonds (including Bond Counsel's approving opinion) will be qualified, as to the enforceability of the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery and to general principles of equity (whether sought in a court of law or equity).

TAX MATTERS

General

In the opinion of Squire Patton Boggs (US) LLP, Bond Counsel, under existing law: (i) interest on the Series 2021 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is not an item of tax preference for purposes of the federal alternative minimum tax and (ii) the Series 2021 Bonds and the income thereon are exempt from taxation under the laws of the State of Florida, except estate taxes imposed by Chapter 198, Florida Statutes, as amended, and net income and franchise taxes imposed by Chapter 220, Florida Statutes, as amended. Bond Counsel expresses no opinion as to any other tax consequences regarding the Series 2021 Bonds.

The opinion on tax matters will be based on and will assume the accuracy of certain representations and certifications, and continuing compliance with certain covenants, of the Agency contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2021 Bonds are and will remain obligations the interest on which is excluded from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of the Agency's representations and certifications or the continuing compliance with the Agency's covenants.

The opinion of Bond Counsel is based on current legal authority and covers certain matters not directly addressed by such authority. It represents Bond Counsel's legal judgment as to exclusion of interest on the Series 2021 Bonds from gross income for federal income tax purposes but is not a guaranty of that conclusion. The opinion is not binding on the Internal Revenue Service (the "IRS") or any court. Bond Counsel expresses no opinion about (i) the effect of future changes in the Code and the applicable regulations under the Code or (ii) the interpretation and the enforcement of the Code or those regulations by the IRS.

The Code prescribes a number of qualifications and conditions for the interest on state and local government obligations to be and to remain excluded from gross income for federal income tax purposes, some of which require future or continued compliance after issuance of the obligations. Noncompliance with these requirements by the Agency may cause loss of such status and result in the interest on the Series 2021 Bonds being included in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2021 Bonds. The Agency has covenanted to take the actions required of it for the interest on the Series 2021 Bonds to be and to remain excluded from gross income for federal income tax purposes, and not to take any actions that would adversely affect that exclusion. After the date of issuance of the Series 2021 Bonds, Bond Counsel will not undertake to determine (or to so inform any person) whether any actions taken or not taken, or any events occurring or not occurring, or any other matters coming to Bond Counsel's attention, may adversely affect the exclusion from gross income for federal income tax purposes of interest on the Series 2021 Bonds or the market value of the Series 2021 Bonds.

Interest on the Series 2021 Bonds may be subject to a federal branch profits tax imposed on certain foreign corporations doing business in the United States and to a federal tax imposed on excess net passive income of certain S corporations. Under the Code, the exclusion of interest from gross income for federal income tax purposes may have certain adverse federal income tax consequences on items of income, deduction or credit for certain taxpayers, including financial institutions, certain insurance companies, recipients of Social Security and Railroad Retirement benefits, those that are deemed to incur or continue indebtedness to acquire or carry tax-exempt obligations, and individuals otherwise eligible for the earned income tax credit. The applicability and extent of these and other tax consequences will depend upon the particular tax status or other tax items of the owner of the Series 2021 Bonds. Bond Counsel will express no opinion regarding those consequences.

Payments of interest on tax-exempt obligations, including the Series 2021 Bonds, are generally subject to IRS Form 1099-INT information reporting requirements. If a Series 2021 Bond owner is subject to backup withholding under those requirements, then payments of interest will also be subject to backup withholding. Those requirements do not affect the exclusion of such interest from gross income for federal income tax purposes.

Bond Counsel's engagement with respect to the Series 2021 Bonds ends with the issuance of the Series 2021 Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Agency or the owners of the Series 2021 Bonds regarding the tax status of interest thereon in the event of an audit examination by the IRS. The IRS has a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Series 2021 Bonds, under current IRS procedures, the IRS will treat the Agency as the taxpayer and the beneficial owners of the Series 2021 Bonds will have only limited rights, if any, to obtain and participate in judicial review of such audit. Any action of the IRS, including but not limited to selection of the Series 2021 Bonds for audit, or the course or result of such audit, or an audit of other obligations presenting similar tax issues, may affect the market value of the Series 2021 Bonds.

Prospective purchasers of the Series 2021 Bonds upon their original issuance at prices other than the respective prices indicated on the inside cover of this Official Statement, and prospective purchasers of

the Series 2021 Bonds at other than their original issuance, should consult their own tax advisors regarding other tax considerations such as the consequences of market discount, as to all of which Bond Counsel expresses no opinion.

Risk of Future Legislative Changes and/or Court Decisions

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may also be considered by the State legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Series 2021 Bonds. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Series 2021 Bonds will not have an adverse effect on the tax status of interest or other income on the Series 2021 Bonds or the market value or marketability of the Series 2021 Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Series 2021 Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

For example, federal tax legislation that was enacted on December 22, 2017 reduced corporate tax rates, modified individual tax rates, eliminated many deductions, repealed the corporate alternative minimum tax, and eliminated the tax-exempt advance refunding of tax-exempt bonds and tax-advantaged bonds, among other things. Additionally, investors in the Series 2021 Bonds should be aware that future legislative actions might increase, reduce or otherwise change (including retroactively) the financial benefits and the treatment of all or a portion of the interest on the Series 2021 Bonds for federal income tax purposes for all or certain taxpayers. In all such events, the market value of the Series 2021 Bonds may be affected and the ability of holders to sell their Series 2021 Bonds in the secondary market may be reduced.

Investors should consult their own financial and tax advisors to analyze the importance of these risks

Original Issue Discount

Certain of the Series 2021 Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond. The issue price of a Discount Bond is the initial offering price to the public (other than to bond houses, brokers or similar persons acting in the capacity of underwriters or wholesalers) at which a substantial amount of the Discount Bonds of the same maturity is sold pursuant to that offering. For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excluded from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2021 Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, sale or other disposition of that Discount Bond. A purchaser of a Discount Bond in the initial public offering at the issue price (described above) for that Discount Bond who holds that Discount Bond to maturity will realize no gain or loss upon the retirement of that Discount Bond.

Original Issue Premium

Certain of the Series 2021 Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price at maturity (the principal amount). That excess constitutes

bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually. No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that is amortized during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond. A purchaser of a Premium Bond in the initial public offering who holds that Premium Bond to maturity (or, in the case of a callable Premium Bond, to its earlier call date that results in the lowest yield on that Premium Bond) will realize no gain or loss upon the retirement of that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the existence of OID or bond premium, the determination for federal income tax purposes of the amount of OID or bond premium properly accruable or amortizable in any period with respect to the Discount or Premium Bonds, other federal tax consequences in respect of OID and bond premium, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

CONTINUING DISCLOSURE

The Agency will covenant for the benefit of the holders of the Series 2021 Bonds to provide certain financial information and operating data relating to the Agency and the Trust Fund not later than two hundred forty (240) days following the end of each Fiscal Year, commencing with the Fiscal Year ending September 30, 2021 (the "Annual Report"), and to provide, or cause to be provided, notices of the occurrence of certain enumerated events. The Annual Report and notices of events will be filed with the Municipal Securities Rulemaking Board (the "MSRB"). Digital Assurance Certification, L.L.C. ("DAC") will act as the initial disclosure dissemination agent for the Agency. The specific nature of the information to be contained in the Annual Report and the notices of events is contained in "APPENDIX E - Form of Disclosure Dissemination Agent Agreement." These covenants have been made in order to assist the Underwriter in complying with Rule 15c2-12 of the Securities and Exchange Commission (the "SEC").

FINANCIAL STATEMENTS

The Financial Report of the Fort Pierce Redevelopment Agency (A Component Unit of the City of Fort Pierce, Florida) for the Fiscal Year ended September 30, 2020 and the report of DiBartolomeo, Mcbee, Hartley & Barnes, P.A., independent certified public accountants ("DMHB"), in connection therewith, dated March 22, 2021, are included in APPENDIX B to this Official Statement as part of the public records of the Agency. Such reports contain information relating to the Agency and the Trust Fund Revenues.

The consent of DMHB was not requested for the reproduction of its audit report in this Official Statement. The auditor has performed no services in connection with the preparation of this Official Statement and is not associated with the offering of the Series 2021 Bonds.

RATINGS

No application has been made for an underlying rating of the Series 2021 Bonds. However, Moody's Investors Service, Inc. ("Moody's") and S&P Global Ratings ("S&P") are expected to assign

ratings of "___," with a "_____outlook," and "___," with a "_____ outlook," respectively, to the Series 2021 Bonds, with the understanding that upon delivery of the Series 2021 Bonds the Bond Insurance Policy insuring the payments, when due, of the principal of and interest on the Series 2021 Bonds will be issued by the Bond Insurer. See "MUNICIPAL BOND INSURANCE" herein. Such ratings and outlooks reflect the view of such organizations. An explanation of the significance of such ratings and outlooks may be obtained only from Moody's and S&P, respectively. An explanation of the rating and outlook assigned by Moody's may be obtained from Moody's at 7 World Trade Center, 250 Greenwich Street, 23 Floor, New York, New York 10007, (212) 553-0300. An explanation of the ratings and outlooks assigned by S&P may be obtained from S&P at 55 Water Street, 38 Floor, New York, New York 10041, (212) 438-2124.

There is no assurance that the ratings and outlooks provided by Moody's and S&P, respectively, will continue for any given period of time or that they will not be revised downward or withdrawn entirely by such rating agencies if, in their judgment, circumstances so warrant. Any such downward revision or withdrawal of such ratings or outlooks may have an adverse effect on the market price of the Series 2021 Bonds.

UNDERWRITING

The Series 2021 Bonds are being purchased by B.C. Ziegler & Company (the "Underwriter"), subject to certain terms and conditions set forth in the purchase contract between the Agency and the Underwriter, including the delivery of opinions on certain legal matters relating to the issuance of the Series 2021 Bonds by Bond Counsel and the existence of no material adverse change in the condition of the Agency from that set forth in the Official Statement.

The Series 2021 Bonds are being purchased at a purchase price of $_____ (which represents the $_____ principal amount of the Series 2021 Bonds, [plus/less] [net] an original issue [premium/discount] of $_____, minus an Underwriter's discount of $_____). The Series 2021 Bonds are offered for sale to the public at the prices and yields set forth on the inside cover page of this Official Statement. The Series 2021 Bonds may be offered and sold to certain dealers at prices lower than or yields higher than such offering prices and yields. After the initial public offering, such public offering prices and yields may be changed, from time to time, by the Underwriter.

The Underwriter and its affiliates are full service financial institutions engaged in various activities, that may include securities trading, commercial and investment banking, municipal advisory, brokerage and asset management. In the ordinary course of business, the Underwriter and its affiliates, officers, directors and employees may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans, commodities, currencies, credit default swaps and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the Agency (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Agency. The Underwriter and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

CONTINGENT FEES

The Agency has retained Bond Counsel, Disclosure Counsel and the Financial Advisor with respect to the authorization, sale, execution and delivery of the Series 2021 Bonds. Payment of the fees of such

professionals and an underwriting discount to the Underwriter (including the fees of Underwriter's Counsel) are each contingent upon the issuance of the Series 2021 Bonds.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and Rule 3E400.003, Florida Administrative Code, require the Agency to disclose each and every default as to payment of principal and interest after December 31, 1975 with respect to obligations issued or guaranteed by the Agency. Rule 3E400.003 further provides, however, that if the Agency in good faith believes that such disclosure would not be considered material by reasonable investors, such disclosure may be omitted. The Agency is not in default and has not been in default since December 31, 1975 in the payment of principal or interest with respect to any obligations issued or guaranteed by the Agency that would be considered material to a reasonable investor.

AUTHORIZATION CONCERNING OFFICIAL STATEMENT

The delivery of this Official Statement has been duly authorized by the members of the Agency. At the time of the delivery of the Series 2021 Bonds, the Chairperson of the Agency and the Director of the Agency will furnish a certificate to the effect that nothing has come to their attention which would lead them to believe that this Official Statement, as of its date and as of the date of delivery of the Series 2021 Bonds, contains an untrue statement of a material fact or omits to state a material fact which should be included therein for the purpose for which this Official Statement is intended to be used, or which is necessary to make the statements contained herein, in the light of the circumstances under which they were made, not misleading.

A limited number of copies of the final Official Statement will be provided, at the Agency's expense, on a timely basis.

CONCLUDING STATEMENT

All information included in this Official Statement has been provided by the Agency, except where attributed to other sources. The summaries of and references to all documents, statutes, reports, and other instruments referred to herein do not purport to be complete, comprehensive or definitive, and each such reference or summary is qualified in its entirety by reference to each such document, statute, report or other instrument. The information in this Official Statement has been compiled from official and other sources and, while not guaranteed by the Agency, is believed to be correct. To the extent that any statements made in this Official Statement and the appendices attached hereto involve matters of opinion or of estimates, whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

This Official Statement has been duly executed and delivered by the Chairperson and the Director of the Fort Pierce Redevelopment Agency.

FORT PIERCE REDEVELOPMENT AGENCY

By:_____
Chair

By:_____
Director of the Agency

APPENDIX A

GENERAL INFORMATION – CITY OF FORT PIERCE, FLORIDA

THE FOLLOWING INFORMATION CONCERNING THE CITY OF FORT PIERCE, FLORIDA (THE "CITY") IS INCLUDED ONLY FOR THE PURPOSES OF PROVIDING GENERAL BACKGROUND INFORMATION, THE INFORMATION HAS BEEN COMPILED BY THE CITY AND ON BEHALF OF THE CITY, AND SUCH COMPILATION INVOLVED ORAL AND WRITTEN COMMUNICATION WITH VARIOUS SOURCES AS INDICATED. THE INFORMATION IS SUBJECT TO CHANGE, ALTHOUGH EFFORTS HAVE BEEN MADE TO UPDATE THE INFORMATION WHERE PRACTICABLE. UNLESS OTHERWISE INDICATED, THE TABLES BELOW HAVE BEEN DERIVED FROM THE STATISTICAL SECTION OF THE CITY'S COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR ITS FISCAL YEAR ENDED SEPTEMBER 30, 2020.

THE SERIES 2021 BONDS ARE NOT A GENERAL OBLIGATION OF THE CITY.

General

The City 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.

Fort Pierce Utilities Authority (FPUA) provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce.

The City is located on the southeastern coast of the State of Florida (the "State") in an area categorized as the Fort Pierce Metropolitan Statistical Area.

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

Debt Statement

The following table is a summary of the City's outstanding debt for the Fiscal Year ended September 30, 2020.

	Beginning Balance 10/1/2018	Additions	Reductions	Ending Balance 9/30/2019	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	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	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 10/1/2018	Additions	Reductions	Ending Balance 9/30/2019
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

Source: City Finance Department.

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

Ad Valorem Taxes

For information purposes related to the City, set forth below is information concerning assessed and actual value of taxable property and ad valorem taxes levied and collected by the City for Fiscal Years ended September 30, 2011 through and including 2020, and the principal taxpayers of the City for the Fiscal Year ended September 30, 2020. Such information has been derived from the statistical section of the City's Comprehensive Annual Financial Report for the year ended September 30, 2020. Ad valorem taxes are not pledged security for repayment of the Series 2021 Bonds.

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	Less: Exemption	Total Taxable Assessed Value	Total Direct Tax Rate
2020	$3,168,531,958	$217,284,499	$11,786,499	$835,533,570	$2,562,069,386	6.9000
2019	2,973,396,245	206,673,280	11,674,621	813,001,897	2,378,742,249	6.9000
2018	2,807,904,420	200,953,767	11,459,927	777,186,255	2,243,131,859	6.9000
2017	2,656,205,901	199,752,821	10,889,970	759,747,984	2,107,100,708	6.9000
2016	2,519,792,781	201,769,117	9,950,405	744,102,164	1,987,410,139	6.9000
2015	2,420,424,296	178,560,253	8,259,241	718,951,717	1,888,292,073	6.5786
2014	2,369,027,251	196,294,919	7,180,208	707,506,816	1,864,995,562	6.6050
2013	2,375,689,997	192,499,439	7,381,630	707,571,187	1,867,999,879	5.7131
2012	2,463,908,875	209,865,288	7,135,634	707,684,181	1,973,225,616	5.4674
2011	2,582,341,713	241,596,029	6,734,681	696,878,963	2,133,793,460	5.4674

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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		Total Collections to Date		
		Amount	Percentage of Levy	Collections in Subsequent Years	Amount	Percentage of Levy
2020	$17,678,279	$16,913,982	95.68%	$198,805	$17,112,787	96.80%
2019	16,485,272	15,811,194	95.91%	12,097	15,823,291	95.98%
2018	16,142,879	15,686,319	97.17%	178,690	15,865,010	98.28%
2017	14,596,858	13,990,878	95.85%	(17,481)	13,973,397	95.73%
2016	13,439,692	13,134,433	97.73%	36,964	13,171,397	98.00%
2015	12,437,017	11,869,802	95.44%	12,303	11,882,105	95.54%
2014	12,386,111	11,676,648	94.27%	279,204	11,955,852	96.53%
2013	10,736,076	10,021,382	93.34%	61,442	10,082,823	93.92%
2012	10,846,887	10,009,972	92.28%	46,554	10,056,526	92.71%
2011	11,436,942	10,792,465	94.36%	165,634	10,958,099	95.81%

Sources: City of Fort Pierce Finance Records,
St. Lucie County Tax records DR420

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City of Fort Pierce, Florida
Principal Revenue Payers - Property Tax
Fiscal Year ended September 30, 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 % James D	28,533,485	2	1.11369
HCA Attn: Tax Dept	28,057,269	3	1.09510
Ehden NV CIO Fraga Properties	23,945,681	4	0.93462
Lawnwood Medical Center % DuCharme	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
Total	248,738,527		9.7085%
* Total assessed valuation is	$ 2,562,069,386		

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Demographics

The following table provides population and personal income for the City for Fiscal Years ended September 30, 2011 through and including 2020, and median household income, school enrollment and unemployment rates for Fiscal Years ended September 30, 2010 through and including 2020.

Demographic and Economic Statistics

City of Fort Pierce, Florida
Demographic and Economic Statistics
Last Ten Calendar Years

Calendar Year	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	30,455	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.

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The following table provides the principal employers in the City for Fiscal Year ended September 30, 2020.

City of Fort Pierce, Florida
Principal Employers
Fiscal Year ended September 30, 2020

Employer*	Employees*	Rank	Percentage of Total County Employment Within the City Limits*
School Board of St Lucie County	5,564	1	6.96%
Indian River State College*	2,338	2	2.92%
Lawnwood Regional Medical Ctr & Heart Institute	1,615	3	2.02%
Wal-Mart Distribution Center	890	4	1.15%
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%
MAXIMUS	354	9	0.44%
Fort Pierce Utilities Authority	283	10	0.35%
Total	13,109		16.40%
Total industry jobs in St. Lucie County	79,956		

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.

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Education

The School District of St. Lucie County (the "District") and its School Board (the "School Board") were created pursuant to Section 4, Article IX of the Constitution of the State. The District is an independent taxing and reporting entity managed, controlled, and operated by District school officials in accordance with Chapter 1001, Florida Statutes. The School Board consists of five elected officials responsible for the adoption of policies, which govern the operation of the District's public schools. The School Board appoints the Superintendent of Schools (the "Superintendent") as chief executive officer who is responsible for administration and management. The Superintendent is also specifically delegated the responsibility of maintaining a uniform system of records and accounts in the District pursuant to Section 1010.01, Florida Statutes.

The School Board served approximately 39,500 students for school year 2019-20.

Pension and Other Post Employment Benefit Liabilities

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

The General Employees' Retirement and Benefit System

Plan Description

The General Employees' Retirement and Benefit System (the "System") is a cost-sharing multiple-employer Public Employee Retirement System (PERS) defined benefit plan administered by the City covering all municipal employees, including the FPUA employees. 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 System 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.

Funding Policy

Per City Code Section 13-39 and 13-40, as amended by Ordinance K-121, 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, the City and FPUA, are required to contribute actuarially determined amounts which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

Membership

At September 30, 2020, the System'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.

Contributions

For the three years ended 2018, 2019 and 2020, contributions to the System, 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.

At September 30, 2020, the City reported its share of the System liability as $4,119,213.

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 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 Fund is compulsory for all certified police officers of the City, who are eligible upon employment.

Police officers with ten or more years of continuous service with the police department are eligible for benefits.

Membership

As of September 30, 2020, Fund 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 Fund are established and may be amended by State law and City ordinance. Contributions for the Fund are financed principally by contributions from the State, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of the City, as provided under provisions of Chapter 185, Florida Statutes. Current year contributions to the Fund from the State were $412,335. The revenue and corresponding expense are recorded in the general fund. In accordance with City Code Section 13-169 each Fund member is required to make contributions of 7% of their salaries to the Fund. The funding policy for the Fund is actuarially determined in that an annual actuarial valuation is made to determine if State and employee contributions are sufficient to fund the Fund.

The City is not required to contribute in any way to the Fund. Administrative costs are financed through investment earnings.

Pension Liabilities and Pension Expense

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.

DROP

Deferred Retirement Option Plan – Eligibility is based on normal retirement. The maximum participation period is five (5) years, but not beyond thirty (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.

Other Post-Employment Benefits (OPEB)

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 City reorganizes the costs associated with providing these benefits as premiums are paid. The FPUA recognizes the cost as it is incurred. Premiums paid by retirees for the City and for the FPUA total approximately $278,370 and $223,000, respectively.

Section 112.0801, Florida Statues, 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 OPEB plan (the "Plan") is a single-employer benefit plan administered by the City. Retirees 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 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

At September 30, 2020, the City and FPUA reported on OPEB liability of $2,811,732 and $1,227,936, respectively. 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 expenses of $250,594 and $62,386, respectively.

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.

Investment Policy

The City, 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 deposits 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 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 Reserve Policy and Investment Policy may be amended by action of the City Commission.

DISCLOSURE DISSEMINATION AGENT AGREEMENT

This Disclosure Dissemination Agent Agreement (the "Disclosure Agreement"), dated as of _____, 2021, is executed and delivered by the Fort Pierce Redevelopment Agency (the "Issuer") and Digital Assurance Certification, L.L.C., as exclusive Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC") for the benefit of the Holders (hereinafter defined) of the Bonds (hereinafter defined) and in order to provide certain continuing disclosure with respect to the Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the Issuer through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the Issuer or anyone on the Issuer's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary.

SECTION 1. Definitions. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Official Statement (hereinafter defined). The capitalized terms shall have the following meanings:

"Annual Filing Date" means the date, set in Sections 2(a) and 2(f), by which the Annual Report is to be filed with the MSRB.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Annual Report" means an Annual Report described in and consistent with Section 3 of this Disclosure Agreement.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Bonds" means the bonds as listed on the attached Exhibit A, with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure Dissemination Agent by the Issuer and include the full name of the Bonds and the 9-digit CUSIP numbers for all Bonds to which the document applies.

"Disclosure Dissemination Agent" means Digital Assurance Certification, L.L.C., acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the Issuer pursuant to Section 9 hereof.

"Disclosure Representative" means the Director of the Issuer or his or her designee, or such other person as the Issuer shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Failure to File Event" means the Issuer's failure to file an Annual Report on or before the Annual Filing Date.

"Financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as a security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shut-down of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical, mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries) or (b) treated as the owner of any Bonds for federal income tax purposes.

"Information" means the Annual Financial Information, the Audited Financial Statements (if any), the Notice Event notices, the Failure to File Event notices and the Voluntary Reports.

"MSRB" means the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule and listed in Section 4(a) of this Disclosure Agreement.

"Obligated Person" means any person, including the Issuer, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities).

"Official Statement" means that Official Statement prepared by the Issuer in connection with the Bonds.

"Voluntary Report" means the information provided to the Disclosure Dissemination Agent by the Issuer pursuant to Section 7.

SECTION 2. Provision of Annual Reports.

(a) The Issuer shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent, not later than thirty (30) days prior to the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB not later than two hundred ten (210) days after the end of each Fiscal Year, commencing with the Fiscal Year ending September 30, 2021. Such date and each anniversary thereof is the Annual Filing Date. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the Issuer will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination Agent that a Failure to File Event has occurred and to immediately send a notice to the MSRB in substantially the form attached as Exhibit B.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 10:00 a.m. Eastern Time on the Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the Issuer irrevocably directs the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B, without reference to the anticipated filing date for the Annual Report.

(d) If Audited Financial Statements of the Issuer are prepared but not available prior to the Annual Filing Date, the Issuer may provide an electronic copy of its unaudited financial statements to the Disclosure Dissemination Agent and shall, when the Audited Financial Statements are available, provide in a timely manner an electronic copy of the Audited Financial Statements to the Disclosure Dissemination Agent, accompanied by a Certification, in each case for filing with the MSRB. Compliance with the provisions of this Section 2(d) shall constitute the Issuer's filing of the Annual Report until the Audited Financial Statements are filed.

(e) The Disclosure Dissemination Agent shall:

(i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;

(ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) with the MSRB;

(iii) upon receipt, promptly file each of the unaudited financial statements and each of the Audited Financial Statements received under Section 2(d) with the MSRB;

(iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) with the MSRB, identifying the Notice Event as instructed by the Issuer pursuant to Section 4(a) or 4(b)(ii) (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement indicated:

1. "Principal and interest payment delinquencies;"

2. "Non-Payment related defaults, if material;"

3. "Unscheduled draws on debt service reserves reflecting financial difficulties;"

4. "Unscheduled draws on credit enhancements reflecting financial difficulties;"

5. "Substitution of credit or liquidity providers, or their failure to perform;"

6. "Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;"

7. "Modifications to rights of securities holders, if material;"

8. "Bond calls, if material, and tender offers;"

9. "Defeasances;"

10. "Release, substitution, or sale of property securing repayment of the securities, if material;"

11. "Rating changes;"

12. "Bankruptcy, insolvency, receivership or similar event of the obligated person;"

13. "The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of

the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;"

14. "Appointment of a successor or additional trustee or the change of name of a trustee, if material;"

15. "Incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material;" and

16. "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties."

(v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;

(vi) upon receipt, promptly file the text of each Voluntary Report received under Section 7 with the MSRB.

(vii) provide the Issuer evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The Issuer may adjust the Annual Filing Date upon change of its Fiscal Year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Any Information received by the Disclosure Dissemination Agent before 10:00 a.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event, provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

SECTION 3. Content of Annual Reports.

(a) Each Annual Report shall contain the following Annual Financial Information for the prior Fiscal Year: the information in the Official Statement in the tables under the caption "TRUST FUND REVENUES" entitled "Real Property Assessed Values", "Tax Increment Revenues and Growth", and "Historical Trust Fund Revenues, Debt Service on Bonds and Debt Service Coverage", and issuance of additional debt payable from the Pledged Funds, with the "Total Outstanding Bonds" column of the table under the caption "DEBT SERVICE SCHEDULE" in the Official Statement updated to reflect the issuance of such additional debt.

(b) Audited Financial Statements prepared in accordance with generally accepted accounting principles ("GAAP") will be included in the Annual Report, but may be provided in accordance with Section 2(d).

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues with respect to which the Issuer is an Obligated Person, which have been previously filed with the Securities and Exchange Commission or available to the public on the MSRB Internet Website. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The Issuer will clearly identify each such document so incorporated by reference.

Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Bonds constitutes a Notice Event:

1. Principal and interest payment delinquencies;

2. Non-payment related defaults, if material;

3. Unscheduled draws on debt service reserves reflecting financial difficulties;

4. Unscheduled draws on credit enhancements relating to the Bonds reflecting financial difficulties;

5. Substitution of credit or liquidity providers, or their failure to perform;

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

7. Modifications to rights of Bond holders, if material;

8. Bond calls, if material, and tender offers;

9. Defeasances;

10. Release, substitution, or sale of property securing repayment of the Bonds, if material;

11. Rating changes on the Bonds;

12. Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

Note: for the purposes of the event identified in this subsection 4(a)(12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

13. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

15. Incurrence of a financial obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of an Obligated Person, any of which affect Bond holders, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of an Obligated Person, any of which reflect financial difficulties.

The Issuer shall, in a timely manner not in excess of ten (10) business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) of this Section 4 and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth (10th) business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the Issuer or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two business days of receipt of such notice (but in any event not later than the tenth (10th) business day after the occurrence of the Notice Event, if the Issuer determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to Section 4(c), together with a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth (10th) business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with the MSRB in accordance with Section 2(e)(iv) hereof.

SECTION 5. CUSIP Numbers. Whenever providing information to the Disclosure Dissemination Agent, including but not limited to Annual Reports, documents incorporated by reference to the Annual Reports, Audited Financial Statements, notices of Notice Events, Failure to File Events and Voluntary Reports filed pursuant to Section 7(a), the Issuer shall indicate the full name of the Bonds and the 9-digit CUSIP numbers for the Bonds as to which the provided information relates.

SECTION 6. Additional Disclosure Obligations. The Issuer acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the Issuer, and that the failure of the Disclosure Dissemination Agent to so advise the Issuer shall not constitute a breach by the Disclosure Dissemination Agent of any of its duties and responsibilities under this Disclosure Agreement. The Issuer acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7. Voluntary Reports.

(a) The Issuer may instruct the Disclosure Dissemination Agent to file information with the MSRB, from time to time pursuant to a Certification of the Disclosure Representative accompanying such information (a "Voluntary Report").

(b) Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information through the Disclosure Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice, in addition to that required by this Disclosure

Agreement. If the Issuer chooses to include any information in any Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice, or Failure to File Event notice in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Audited Financial Statements, Voluntary Report, Notice Event notice or Failure to File Event notice.

SECTION 8. Termination of Reporting Obligation. The obligations of the Issuer and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to the Bonds upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an Obligated Person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The Issuer has appointed Digital Assurance Certification, L.L.C. as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The Issuer may, upon thirty (30) days prior written notice to the Disclosure Dissemination Agent, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the Issuer or DAC, the Issuer agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. Notwithstanding any replacement or appointment of a successor, the Issuer shall remain liable until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty (30) days prior written notice to the Issuer.

SECTION 10. Remedies in Event of Default. In the event of a failure of the Issuer or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, any Holder's rights to enforce the provisions of this Disclosure Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Bonds or under any other document relating to the Bonds, including the Bond Resolution, and all rights and remedies shall be limited to those expressly stated herein.

SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the Issuer has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify any Information or any other information, disclosures or notices provided to it by the Issuer and shall not be deemed to be acting in any fiduciary capacity for the Issuer, the Holders of the

Bonds or any other party. The Disclosure Dissemination Agent shall have no responsibility for the Issuer's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the Issuer has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon certifications of the Issuer at all times.

The obligations of the Issuer under this Section shall survive resignation or removal of the Disclosure Dissemination Agent and defeasance, redemption or payment of the Bonds.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The reasonable fees and expenses of such counsel shall be payable by the Issuer.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the Issuer and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the Issuer or the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than twenty (20) days written notice of the intent to do so together with a copy of the proposed amendment to the Issuer. No such amendment shall become effective if the Issuer shall, within ten (10) days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. Sources of Payments; No Personal Liability. Notwithstanding anything to the contrary contained in this Disclosure Agreement, the Issuer shall be required to use only Trust Fund Revenues to pay any costs and expenses to be incurred in the performance of this Disclosure Agreement by it, and the performance of its obligations hereunder shall be subject to the availability of Trust Fund Revenues for that purpose. This Disclosure Agreement does not and shall not constitute a general obligation of the Issuer. No covenant, stipulation, obligation or agreement of

the Issuer contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future officer, agent or employee of the Issuer in other than that person's official capacity.

SECTION 14. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Disclosure Dissemination Agent, the Underwriters, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 15. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Florida.

SECTION 16. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The Disclosure Dissemination Agent and the Issuer have caused this Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION, L.L.C., as Disclosure Dissemination Agent

By: _____
Jenny Emami
CSM Deputy Director

FORT PIERCE REDEVELOPMENT AGENCY, as Issuer

By: _____
Linda Hudson
Chair

EXHIBIT A

NAME AND CUSIP NUMBERS OF BONDS

Name of Issuer:	Fort Pierce Redevelopment Agency
Obligated Person:	Fort Pierce Redevelopment Agency
Name of Bond Issue:	Redevelopment Revenue Refunding Bonds, Series 2021
Date of Issuance:	_____, 2021
Date of Official Statement:	_____, 2021

CUSIP Numbers:

EXHIBIT B

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Issuer:	Fort Pierce Redevelopment Agency
Obligated Person:	Fort Pierce Redevelopment Agency
Name of Bond Issue:	Redevelopment Revenue Refunding Bonds, Series 2021
Date of Issuance:	_____, 2021

NOTICE IS HEREBY GIVEN that the Issuer has not provided an Annual Report with respect to the above-named Bonds as required by the Disclosure Dissemination Agent Agreement, dated as of _____, 2021, between the Issuer and Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent. The Issuer has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by _____.

Dated: _____

Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent, on behalf of the Issuer

_____

cc: Fort Pierce Redevelopment Agency

City Commission Regular Meeting - 4:30 pm **13. c.**

Meeting Date: 07/19/2021

Re:

SUBJECT:

Resolution 21-R38 appointing Tanya Earley as Interim City Attorney effective upon the resignation of Peter J. Sweeney.

SUMMARY:

It is good practice to make this interim appointment via resolution as is the case with the City Manager.

RECOMMENDATION:

Adopt the resolution.

ALTERNATIVES:

Do not adopt or adopt with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

City Attorney's Office

Attachments

21-R38

Form Review

Form Started By: Linda Cox Started On: 07/14/2021 10:45 AM

Final Approval Date: 07/14/2021

RESOLUTION NO. 21-R38

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **DESIGNATING AN INTERIM CITY ATTORNEY**; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. Peter J. Sweeney has resigned as City Attorney effective July 23, 2021.

SECTION 2. The City Commission hereby designates Tanya Earley to serve as Interim City Attorney. This appointment may be terminated at any time with or without cause.

SECTION 3. This resolution shall become effective upon resignation of City Attorney Peter J. Sweeney.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 19th day of July, 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 **13. d.**

Meeting Date: 07/19/2021

Re: CSAB

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Submittal of applications to serve on the Civil Service Appeals Board.

SUMMARY:

The existing terms of Dr. Christine Taylor, regular member and Mike Dahan, Alternate member will expire on 7/31/2021. A press release was issued seeking applications for anyone interested in serving on this board.

RECOMMENDATION:

Select a regular and alternate member from the applications submitted.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Attachments

Carswell, Susani
Gutierrez, Gus
Hall, Sabrina
Pierce, Shinequa
Player, Jewell
Taylor-Johnson, Chris (current member)

Form Review

Form Started By: Linda Cox Started On: 06/30/2021 01:33 PM

Final Approval Date: 06/30/2021

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
JUL 13 2021
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service

Name: Susan Caswell	Phone: 772-240-0516
Home Address: 210 Ave P City/Zip Code: Fort Pierce, FL 34954	How long at this address? 4/6
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation:	
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:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? Neighborhood Kid's Club	
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):	
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:	Applicant Email Address:
Date: 7/13/21	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

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: Civil Service Appeals Board

Name: Gustavo Gutierrez	Phone: (828) 684-9085
Home Address: 6009 S. Indian River Dr Fort Pierce Fl 34950 City/Zip Code:	How long at this address? 18 Years
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Real Estate, Property Management, Retail Services	
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: Galleria of Pierce Harbor 100 S 2nd St Fort Pierce Fl 34950 (Retail,Restaurant,office rentals). Pierce Harbor Realty 117 Orange Ave Fort Pierce Fl 34950 (Real Estate Brokerage) Savanna Concierge 117 Orange Ave Fort Pierce Fl 34950 (Property Management Company)	
Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No If yes, in what capacity? Having businesses in The City of Fort Pierce: BTR's, Permitting....	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: Have multiple business in City of Fort Pierce as above, but am not listed as an employee of these businesses.	
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): Hold a Brokers License in the State of Florida and New York. Involved in Real Estate, Property Management, and Investments for over 30 years. Experience with Construction Projects and Management but no formal education for this.	
Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No If yes, please specify: Parking Committee Board Member	
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: Self	Applicant Email Address: HouseAndDesigns@gmail.com
Date: 7-6-2021	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

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
JUL 13 2021
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board / civil service / Keeping Ft Pierce Beautiful

Name: Sabrina A. Hall	Phone: (772) 940-7894
Home Address: 1852 Pelican Dr Ft Pierce, Fl 34982 City/Zip Code:	How long at this address? 5
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Service Representative	
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: 1852 Pelican Dr Ft Pierce, Fl.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? Keeping our community Clean, Community Youth events, Serving our homeless,	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: New Horizons Of the Treasure Coast	
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): Community activist	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: CEO Mother's Banding Together IN Prayer	
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:	Applicant Email Address: Sabrinaifthred@gmail.com
Date: 7-13-21	Applicant's Signature Sabrina A Hall

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

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: Civil Service Appeals Board
Police Community Advisory Committee

Name: Shinequa Redrick Pierce	Phone: 772-672-9325
Home Address: 4402 San Diego Avenue City/Zip Code: Fort Pierce/34946	How long at this address? 15 months

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: Patient Navigator

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:

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No
If yes, in what capacity?
Business Owner for a coffee shop.

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No
If yes, state the business and location:
Whole Family Health Center
725 US 1
Ft. Pierce, FL 34950

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):
Resume is attached.

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: Renee Jordan Applicant Email Address: Shinequar2572@aol.com

Date: 7-13-2021	Applicant's Signature Shinequa Pierce

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

SHINEQUA REDDICK PIERCE
4402 San Diego
FORT PIERCE, FL 34946
Phone: 772-672-9325
Shinequar25772@aol.com

Objective

Motivated and enthusiastic worker with more than 15 years of experience in **social services and non-profit organizations**. Ambitious, Courageous, Self-Starter, dedicated to achieving high quality results.

Skills and Abilities

- Sincerely enjoys serving the public, excellent listening skills.
- Proficient at organizing and prioritizing tasks.
- Strong interpersonal and communication skills.
- Positive, professional attitude and committed to service excellence.
- Strong leadership qualities with ability to take charge and follow through with a commitment to excellence.
- A self-motivated professional who works well under pressure, enjoys new challenges, is a team player, and is dedicated to the profession.
- Sound, common-sense decision-maker with well-rounded experience.
- Ability to plan, coordinate, and implement multiple projects simultaneously.

Education History

Completion Date	Issuing Institution	Qualification	Course of Study
2006	Warner Southern College	Bachelors of Arts	Organizational Management

Employment History

Patient Navigator

9/2019-Present Whole Family Health Center Vero Beach, FL

- Promote an organizational culture that embraces the workplace values of respect, caring, support, effective communication, teamwork, collaboration, accountability and responsibility; and works with staff to create and maintain a workplace environment reflective of these values.
- Provides assistance as required to health center clinical teams and patients, ensuring adherence to operational procedures in the delivery of high-quality patient care and excellent customer service.
- Assists as needed in the day to day operations of providing enabling services including, but not limited to: HIV/STI testing, mobile outreach, health education, program and grant management.
- Participates in organizational collaboration in community events with community partners.
- Assist patients with program eligibility and appropriate referrals to remove barriers in care. This may include referrals to non-organizational case management and/or social worker services. Provide ongoing support and education to team members and assist in removing barriers in care.
- Assist patients in navigating their network of providers by assisting with ordering DME and follow-up of specialist appointments as needed. Demonstrate sensitivity to issues and show proactive behavior in addressing customer needs.
- Interaction with Health plan representatives and members via telephone to assist and support an appropriate level of care. This may include making outbound calls to members and/or providers to assist in scheduling appointments, closing gaps in care or chart collection activities.

- Answer inbound calls from patients and/or providers regarding appointments.
- Track appointments and document information completely and accurately in all currently supported systems in a timely manner.
- Formulates a Plan of Care that clearly defines the patient's and the Case Manager's role in the plan and update at least every 6 months.
- Contacts pharmacies and ADAP regularly to ensure the patient is picking up medications.
- Documents contacts and progress in the EMR.
- Monitors designated patient's CD4 and Viral Load counts to monitor adherence, medication efficacy, and to be aware of when client becomes eligible for PAC Medicaid.
- Follows up on missed appointments for designated medical specialty appointments.
- Communicates with Care Connection staff to ensure designated patient is being maintained in care.
- Completes transportation requests and fax to Medicaid.
- Assists the patient in obtaining transportation for scheduled appointments as needed.
- Keeps abreast of the current community resources available to the patient and update WFHC Provider Referral Database.
- Keeps abreast of the eligibility requirements for the various programs available to the patient.
- Assists in completing the HAART Readiness Assessment Tool treatment for naïve patients.
- Ensures that the clients receive information and guidance to the appropriate linkages to care in the community (HOPWA, TOPWA, ADAP, Partner Notification, Support Groups, Utilities, Food Banks, and others).
- Follows up with Project Response Case Manager to ensure timely approvals of prescribed medications and referrals.
- Ensures that the patients keep their Project Response cases up to date and active.
- Participates in case conference meetings.
- Assists patient with medication assistance, insurance, and disability forms and letters.
- Attends educational offerings as appropriate, including HIV/AIDS trainings.
- Cross trains and serves as front desk backup as needed.
- Enters Ryan White purchase orders for upcoming appointments.
- May assist in Laboratory as needed.
- Other duties and responsibilities as assigned.

Teacher

9/2018-6/2019 St. Lucie County School District Fort Pierce, FL

- Plan, prepare and deliver instructional activities that facilitate active learning experiences
- Develop schemes of work and lesson plans
- Establish and communicate clear objectives for all learning activities
- Prepare classroom for class activities
- Provide a variety of learning materials and resources for use in educational activities
- Identify and select different instructional resources and methods to meet students' varying needs
- Instruct and monitor students in the use of learning materials and equipment
- Use relevant technology to support instruction
- Observe and evaluate student's performance and development
- Assign and grade class work, homework, tests and assignments
- Provide appropriate feedback on work
- Encourage and monitor the progress of individual students
- Maintain accurate and complete records of students' progress and development
- Update all necessary records accurately and completely as required by law, district policies and school regulations
- Prepare required reports on students and activities

- Locate medical screening results/documentation to ensure quality measures are followed in the closure of gaps. Will not conduct any evaluation or interpretation of Clinical data and will be supervised by licensed and/or certified staff.
- Maintain physical premises to ensure a superior patient experience as well as provide a safe and secure work environment for staff and patients. Meet all customer service standards and ensure Health Center staff is meeting standards as well.
- Assist patient care needs via referrals, outreach, transportation needs to achieve medical visit goal, attain annual health center quality goals in patient care. Optimize customer satisfaction, positively impact the closing of gaps in care and productivity.
- Maintains a respectful, non-judgmental, and compassionate manner with patients/clients/staff. Demonstrates excellent customer service by identifying and exceeding customer requirements. Maintains data integrity through conscientious use of relevant tools and employing a system of checks and balances.
- Demonstrates organizational skills necessary to multi-task, meet deadlines and re-prioritize as needed.
- Participates in organizational quality and performance improvement activities.
- Performs other duties and responsibilities as assigned.
- May occasionally need to travel from one clinic to another for coverage.

Community Health Worker

5/2016-9/2018 United Healthcare Home Based

- Contact members to ensure that they have access to care and medications.
- Formulates a Plan of Care that clearly defines the member's healthcare goals and needs.
- Contacts pharmacies to ensure the member is picking up medications.
- Electronically document case notes.
- Follows up on missed appointments for designated medical specialty appointments.
- Assists the member in obtaining transportation for scheduled appointments as needed.
- Keeps abreast of the current community resources available to the member.
- Keeps abreast of the eligibility requirements for the various programs available to the member.
- Ensures that the members receive information and guidance to the appropriate linkages to care in the community (Support Groups, Utilities, Food Banks, and others).
- Participates in member conference meetings.
- Assists members with medication assistance, insurance, and disability forms and letters.
- Attends educational offerings as appropriate.
- Other duties and responsibilities as assigned.

Case Manager

4/2015-5/2016 Whole Family Health Center Vero Beach, FL

- Formulates a Plan of Care that clearly defines the patient's and the Case Manager's role in the plan and update at least every 6 months.
- Contacts pharmacies and ADAP regularly to ensure the patient is picking up medications.
- Documents contacts and progress in the EMR.
- Monitors designated patient's CD4 and Viral Load counts to monitor adherence, medication efficacy, and to be aware of when client becomes eligible for PAC Medicaid.
- Follows up on missed appointments for designated medical specialty appointments.
- Communicates with Care Connection staff to ensure designated patient is being maintained in care.
- Completes transportation requests and fax to Medicaid.
- Assists the patient in obtaining transportation for scheduled appointments as needed.
- Keeps abreast of the current community resources available to the patient and update WFHC Provider Referral Database.
- Keeps abreast of the eligibility requirements for the various programs available to the patient.

- Assists in completing the HAART Readiness Assessment Tool treatment for naïve patients.
- Ensures that the clients receive information and guidance to the appropriate linkages to care in the community (HOPWA, TOPWA, ADAP, Partner Notification, Support Groups, Utilities, Food Banks, and others).
- Follows up with Project Response Case Manager to ensure timely approvals of prescribed medications and referrals.
- Ensures that the patients keep their Project Response cases up to date and active.
- Participates in case conference meetings.
- Assists patient with medication assistance, insurance, and disability forms and letters.
- Attends educational offerings as appropriate, including HIV/AIDS trainings.
- Cross trains and serves as front desk backup as needed.
- Enters Ryan White purchase orders for upcoming appointments.
- May assist in Laboratory as needed.
- Other duties and responsibilities as assigned.

Ryan White & Patient Aids Care Case Manager

5/2010-3/2015 Project Response Inc. Fort Pierce, FL

- Provide case management services according to guidelines established by the Agency for Health Care Administration, Florida Medicaid, Home and Community Based Waivers Unit, and the Florida Department of Health, Bureau of HIV/AIDS.
- Maintain client confidentiality according to the agency's policies and procedures.
- Completes comprehensive face-to-face needs assessments of individuals presenting themselves for assistance through agency. Gathers information regarding client's medical history, financial situation, housing, psychosocial status, history (if any) of substance abuse, medication adherence profile.
- Enrolls client's in appropriate programs to access available funding, for example, PAC, AICP, ADAP, Food Stamp Program, HOPWA, Section 8, etc.
- The HOPWA (Housing Opportunity Program for Persons w/ HIV/AIDS) program provides temporary rent, mortgage, and utility assistance when the reason for client's financial hardship is HIV- related.
- Case managers assist clients in gathering necessary documents to validate need for assistance. Case managers also work with HOPWA Supervisor to develop a plan for future financial management.
- Develops an individualized Plan of Care to address identified needs.
- Coordinates and monitors services according to Plan of Care.
- Completes and maintains accurate documentation of all client-specific activities, including documentation in the case file, and, when applicable, electronic database recording.
- Prepares monthly billing statements and other reports as required.
- Networks with other social service agencies and professional development activities that would benefit the agency and the clients.
- Captures, and reconciles all billable activity, and turns in all billing records to supervisor.
- Records and case notes billable time accurately, thoroughly, and appropriate.
- Provide case management services according to guidelines established by the Agency for Health Care Administration; Florida Medicaid, Home and Community Based Waivers Unit, and the Florida Department of Health, Bureau of HIV/AIDS. Maintain client confidentiality according to the agency's policies and procedures.
- Completes comprehensive face-to-face needs assessments of individuals presenting themselves for assistance through agency. Gathers information regarding client's medical history, financial situation, housing, psychosocial status, history (if any) of substance abuse, medication adherence profile.

Order Entry Representative
9/2012-2/2014 QVC Port St. Lucie, FL

- Processed and verified customer information while providing quality service to enter orders.

Customer Service Representative

2009-2010 Liberty Medical Supply through Spherion Staffing Port St. Lucie, FL

- Verified insurance for diabetic supplies and updated insurance information in customer database.
- Answered inbound customer service and billing question calls by researching customer accounts.
- Posted insurance payments to individual customer accounts.
- Processed customer payments and contacted customers for payment on balances due.

Human Services Counselor

2006 - 2009 Saint Lucie County Health Department Fort Pierce, FL

- Counseled individuals, groups, families, or communities regarding issues including mental health, poverty, unemployment, substance abuse, physical abuse, rehabilitation, social adjustment, child care, or medical care.
- Interviewed clients individually, in families, or in groups, assessing their situations, capabilities, and problems, to determine what services are required to meet their needs.
- Maintained case history records and prepare reports.
- Referred clients to community resources for services such as job placement, debt counseling, legal aid, housing, medical treatment, or financial assistance, and provide concrete information, such as where to go and how to apply.
- Provided home and community visits to educate individuals and groups on prevention of sexually transmitted diseases and pregnancy.
- Case managed sexually active teen females through instructional methods to help prevent sexually transmitted diseases and pregnancy.
- Assisted with scheduling appointments for reproductive health.

Counselor

2004 - 2006 Eckerd Youth Alternative Fort Pierce, FL

- Counseled clients and patients, individually and in group sessions, to assist in overcoming dependencies, adjusting to life, and making changes.
- Reviewed and evaluated clients' progress in relation to measurable goals described in treatment and care plans.
- Provided clients or family members with information about addiction issues and about available services and programs, making appropriate referrals when necessary.
- Modified treatment plans to comply with changes in client status.
- Worked with youth redirecting their negative behaviors into positive behaviors.
- Served as a positive role model while helping youth focus on their education.

Family Support Worker

2002 - 2004 Kids Connected by Design Fort Pierce, FL

- Kept records and prepared reports for owner or management concerning visits with clients.
- Submitted reports and reviewed reports or problems with superior.
- Provided information and referred individuals to public or private agencies or community services for assistance.
- Advised clients regarding food stamps, child care, food, money management, sanitation, or housekeeping.
- Visited individuals in homes or attend group meetings to provide information on agency services, requirements and procedures.
- Consulted with supervisor concerning programs for individual families.

- Provided face to face home visits with mothers and babies for prevention of abuse.

Admitting Clerk/Receptionist

1996 - 2003 Lawnwood Regional Medical Center Fort Pierce, FL

- Asked questions in accordance with instructions to obtain various specified information such as person's name, address, age, religious preference, and state of residency.
- Compiled, record and code results and data from interview or survey, using computer or specified form.
- Identified and reported problems in obtaining valid data.
- Performed patient services, such as answering the telephone and assisting patients with financial and medical questions.
- Reviewed data obtained from interview for completeness and accuracy.
- Ensured payment for services by verifying benefits with the person's insurance provider or working out financing options.
- Assisted individuals in filling out applications or questionnaires.

Family Support Worker

1999 - 2002 Children's Home Society Fort Pierce, FL

- Kept records and prepared reports for owner or management concerning visits with clients.
- Submitted reports and reviewed reports or problems with superior.
- Provided information and referred individuals to public or private agencies or community services for assistance.
- Consulted with supervisor concerning programs for individual families.
- Advised clients regarding food stamps, child care, food, money management, sanitation, or housekeeping.
- Visited individuals in homes or attend group meetings to provide information on agency services, requirements and procedures.
- Provided face to face home visits with mothers and babies for prevention of abuse.

References Available Upon Request

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: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
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:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
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):	
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:	Applicant Email Address:
Date:	Applicant's Signature Jewel Player

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

Civil Service Board, City of Fort Pierce
Jewel Armstrong Player, Application to Serve
Summary: Education and Professional Work Experience

Education:

Prairie View A & M University, Prairie View, TX: Bachelor of Science
University of Illinois, Champaign-Urbana, IL: Master of Library & Information Service
University of Miami, Miami, FL: Master of Education Administration
George Washington University, Washington, DC: Graduate Certificate Information Resource Management

Work Experience Summary:

Over 40 years of professional library experience. I worked in academic, public, and special library positions with responsibilities covering the full spectrum of library service at various levels. The last 20 years were at the upper management levels.

April 1999- December 31, 2011 – Retired from the Library of Congress, U.S. Copyright Office, Chief, Copyright Acquisitions Division. For 12 years, I managed and supervised a small staff of 35 employees and supervisors in a strong federal union environment. My position required a strong knowledge of the union bargaining agreement and the Federal Personnel Regulations, especially as they related to merit promotion, performance measurement, individual development plans, and disciplinary or adverse actions. There were instances where I found it necessary to apply adverse actions for poor performance, leave abuse, or failure to report to work on time. I was a big advocate of providing appropriate training to staff. Additionally, I mentored and encourage staff in their individual upward mobility.

1990-1999 – U.S Department of the Army, Army Materiel Command, Command Librarian. Managed Command Library Programs for 35 libraries through out the United States. Libraries consisted of both post libraries (Public) and libraries supporting the very technical scientific research and development missions of their perspective organizations. Position required extensive understanding of the Federal Personnel Regulations to advise library supervisors under the command program. Position also required skills related to mentoring junior librarian, developing individual professional development plans for upward mobility and career counseling.

I believe the skills addressed above indicated I am professionally qualified to serve as a member of the Civil Service Board for the City of Fort Pierce.

Submitted

Jewel Player
(301) 751-5189
14 July 2021

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Civil Service Appeals Board

Name: Chris Taylor-Johnson	Phone: 772 905-7521
Home Address: 1650 Timberlake Dr, City/Zip Code: Ft. Pierce, FL 34947	How long at this address? 23 yrs.

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Retired Educator

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:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

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):

Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No
If yes, please specify: Civil Service Appeals Board

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: Applicant Email Address: Christaylor01@bellsouth.net

Date: 7/12/2021 Applicant's Signature Chris Taylor-Johnson

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
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City Commission Regular Meeting - 4:30 pm **13. e.**

Meeting Date: 07/19/2021

Re: KFPB Appointments

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Submittal of applications to serve on the Keep Fort Pierce Beautiful Board.

SUMMARY:

Having been restructured, the City Commission should appoint 7 members that are a resident of St. Lucie County; 5 members will be directly appointed by individual commissioners with concurrent terms and 2 members shall be selected by the board for an at-large seat with a 4 year term.

RECOMMENDATION:

Appoint members in accordance with new resolution.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

City Staff

Attachments

Adair, Charlene (current member)
Brown, Bradley
Burdge, Bob
Hall, Sabrina
Ingram, Chad
Jordan, Ja'Keem
Neufeld, Debra
Samuel, Matt (current member)
Scott, Caleta
Spivey, Minnie
Tullis, Tishunda (current member)
Walker, Shirley (current member)

Form Review

Form Started By: Linda Cox Started On: 06/30/2021 01:33 PM
Final Approval Date: 06/30/2021

CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful Advisory Board

Name: Charlene Adair	Phone: 772-285-3757
Home Address: 1710 Francis CT, Fort Pierce, FL 34949 City/Zip Code:	How long at this address? 8 yrs
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation:	
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:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
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): BS Information Technologies; IT, Management Consultant, now retired; volunteer with City Code enforcement 2015 - 2020; serving on the KFPB Advisory Board, managed GAC projects every yr, promoter of power box wraps; serving on Parks Committee; serving on Short Term / Vacation Rental Task Force	
Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No If yes, please specify: KFPB and Parks Committee	
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:	Applicant Email Address: cbadair4884@gmail.com
Date: 6/28/2021	Applicant's Signature Charlene Adair

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful

Name: Bradley Brown	Phone: 772-971-8480
Home Address: 1871 S. Jenkins Road, Fort Pierce, FL 34947 City/Zip Code:	How long at this address? 11yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: farmer, market manager, chef, marketing, entrepreneur	
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: Brown Family Farm, 1871 S. Jenkins road, Fort Pierce, FL 34947, Farm Wednesday Green Market, 101 Melody Lane, Fort Pierce, FL 34950, Community Market Vegan Farmacy, 3475 S. Us Hwy 1, Fort Pierce, FL 34982, Produce, Vegan and Hemp Beverages and Foods	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? `Community event planning, and Organization	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: Brakely Farms, inc, 1871 S. Jenkins Road, Fort Pierce, FL 34947	
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): Business planning, Organization skills,	
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: Joyce Kobbe	Applicant Email Address: Bradley474@gmail.com
Date: 01-28-2021	Applicant's Signature

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Ft. Pierce Beautiful Committee

Name: Bob Burdge	Phone: 772-466-0032
Home Address: City/Zip Code: 4204 Birkdale Dr. Ft. P 34947	How long at this address? 65+ yrs in Ft. Pierce
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Retired	
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:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
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): I have attended the KFtPB meetings over the years particitated in annual program. I serve on City of Okeechobee,Flager Park Deign Committee. I sponsored the Tree City program when I servered as Ft. P City Commissioner 1988-1996. B. A in political science from Eastern Kentucky University. Volunteer with the Public Works Dept. 5 years.	
Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No If yes, please specify: Planning Board, Parks Committee, 1/2 cent over site committee	
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:	Applicant Email Address: Commish33@aol.com
Date: 6/27/21	Applicant's Signature: Robert Burdge

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Planning Board / civil service / Keeping Ft Pierce Beautiful

Name: Sabrina A. Hall	Phone: (772) 940-7894
Home Address: 1852 Pelican Dr Ft Pierce, Fl 34982 City/Zip Code:	How long at this address? 5
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Service Representative	
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: 1852 Pelican Dr Ft Pierce, Fl.	
Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No If yes, in what capacity? Keeping our community Clean, Community Youth events, Serving our homeless,	
Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No If yes, state the business and location: New Horizons Of the Treasure Coast	
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): Community activist	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: CEO Mother's Banding Together IN Prayer	
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:	Applicant Email Address: Sabrinaifthred@gmail.com
Date: 7-13-21	Applicant's Signature Sabrina A Hall

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DigiSign Verified: F9F0FAFD-C542-41A6-BB38-172B8C534F85

CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful Advisory Board & TREE BOARD

Name: Jermaine CHAD Ingram	Phone: 786-389-4891
Home Address: 411 N 9th Street, Unit C, Fort Pirece Fl 34950 City/Zip Code:	How long at this address? 1 year

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Permaculture Community Developer / Realtor

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:

President of both EKhaya FP LLC, a Tiny Home Building Start Up and BCAUSE We Love Lincoln Park, Inc., a community 501(c)3

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No

If yes, in what capacity?

I hope to collaborate with the city on the redevelopment of Lincoln Park and the economic upward mobility of the poeple.

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):

Over the last 3 years I have conducted a social and economic study of The City of Fort Pierce in my effort to discover the key factor/s limiting Lincoln Parks growth spiritually, economically and socially. Now, it ' s time to get to work. I am a new tiny home builder and permaculture designer.

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: Caleta Scott	Applicant Email Address: EKhayaFP@gmail.com
Date: 2/12/2021	Applicant's Signature Chad Ingram

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful

Name: Ja'Keem Jordan	Phone: 772-267-3387
Home Address: 1600 San Diego Avenue Fort Pierce, Fl 34946 City/Zip Code:	How long at this address? 30
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: DETAILER	
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:	
Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No If yes, in what capacity? Detailing and/or Jpsalmz Music Production Company	
Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No If yes, state the business and location: Acura Dealership, Fort Pierce	
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): High School Diloma, Medical School of Technology, Associate Arts Degree, City of Fort SCORE Program, Community Activist, leader and bridge builder for over 12 years, Consortium Award Participate "Jpsalmz Radio Talk Show" host, 104.5 WFLM and Independent Rap Artist. In addition, I may not have the required experience however, I'm a quick learner; willing to enhance the quality of "Keeping Fort Pierce Beautiful" a city I love and proud to be a resident.	
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: Renee Jordan	Applicant Email Address: jpsalmz28@gmail.com
Date: July 8, 2021	Applicant's Signature Ja'Keem Jordan

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Ft. Pierce Beautiful

Name: Debra Neufeld	**Phone:** 321-536-9671
Home Address: 5047 N. Hwy A1A, Unit 405 **City/Zip Code:** N. Hutchinson Isl., FL 34949	**How long at this address?** 9 yrs.
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired ☺	

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:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No
If yes, in what capacity?

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):
M.S. in Education; retired after 35 years as a teacher, consultant, and administrator.

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: none	**Applicant Email Address:** apdeb7@gmail.com
Date: 6/25/21	**Applicant's Signature**

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful

Name: Matthew Samuel	Phone: 772-577-1286
Home Address: 4041 Greenwood Dr. FP City/Zip Code:	How long at this address? 21 yrs

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Retired Firefighter

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:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

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):
Over 35 years with the SLC Fire District

Are you currently a member of a C[illegible]nission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
Currently on Keep Fort Pierce Beautiful Advisory Board

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: Applicant Email Address: matthew_31969@msn.com

Date: 7/9/2021 Applicant's Signature Matthew Samuel

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name:	Phone:
Home Address: City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☐ Yes ☐ No	
Occupation:	
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:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No If yes, in what capacity?	
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):	
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:	Applicant Email Address:
Date:	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful Advisory Board

Name: Minnie Spivey	Phone: 772-464-6937
Home Address: 1405 Ave M City/Zip Code: Fort Pierce 34950	How long at this address? 50 yrs.
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired Educator St. Lucie Co. school Bd.	

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:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

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):

Bachelor of Science (Elementary Education)

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: Curtis Johnson, Jr. Applicant Email Address: Mispivey@bellsouth.net

Date: 1/20/2021 Applicant's Signature Minnie S. Spivey

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Keep Fort Pierce Beautiful

Name: Tishunda Tullis	Phone: 772-979-2585
Home Address: 8605 W. Angle Road City/Zip Code: Fort Pierce, FL 34947	How long at this address? 8 years
Are you a citizen of the United States? X Yes □ No	
Occupation: Speech Language Pathologist / Business Owner	
Do you own a business that operates within the City of Fort Pierce? X Yes □ No If yes, list the address and nature of said business: 1801 S. 23rd St., Unit 2. Fort Pierce, FL 34950 Pediatric Therapy	
Do you now or in the future plan to do business with the City of Fort Pierce? x Yes □ No If yes, in what capacity? Not at this time	
Are you employed by a business that is located within the City of Fort Pierce? □ Yes X No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: □ Yes No Engineering: □ Yes xNo Real Estate Brokering: □ Yes x No Contracting: □ Yes □ x Land Development: □ Yes x No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): B.S. Zoology / Chemistry, M.S. Communication Disorders, Licensed Speech Therapist	
Are you currently a member of a Commission-appointed board/committee? XYes □ No If yes, please specify: I am currently a Keep Fort Pierce Beautiful Board Member	
Have you ever been convicted of a felony? □ Yes X No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Applicant Email Address: johnsontishunda@gmail.com	
Date: 07-13-2021	Applicant's Signature: *Tishunda J. Tullis*

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

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: KFPB

Name: Shirley Walker	Phone: 772-465-5580
Home Address: 705 Grandview Blvd. City/Zip Code: Ft. Pierce, Fl. 34982-6233	How long at this address? 42 yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired	
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: rental Co-vid, yes	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? Re-open my antique booth at Vienna after Co-vid	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location: Not employed, own!	
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): Real Estate Broker - 40 years in Ft. Pierce, Fl.	
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:	Applicant Email Address: SWALKER2011@ATT.NET
Date: 06-28-2021	Applicant's Signature: Shirley Walker

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

City Commission Regular Meeting - 4:30 pm **15. a.**

Meeting Date: 07/19/2021

Re:

SUBJECT:

Reports

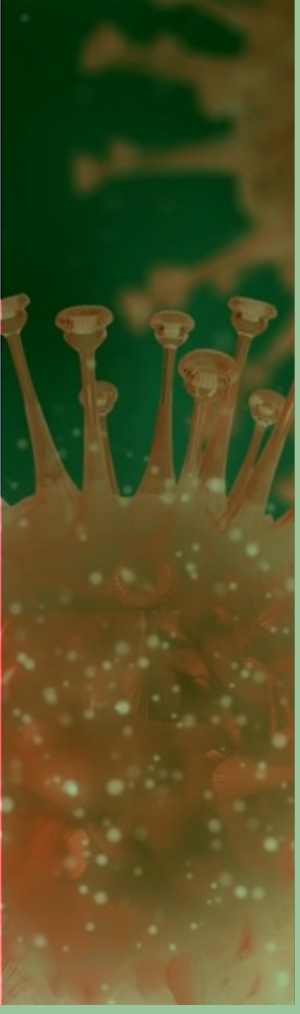
Attachments

Pandemic Report

Form Review

Form Started By: Jennifer Robinson Started On: 07/14/2021 04:38 PM

Final Approval Date: 07/14/2021

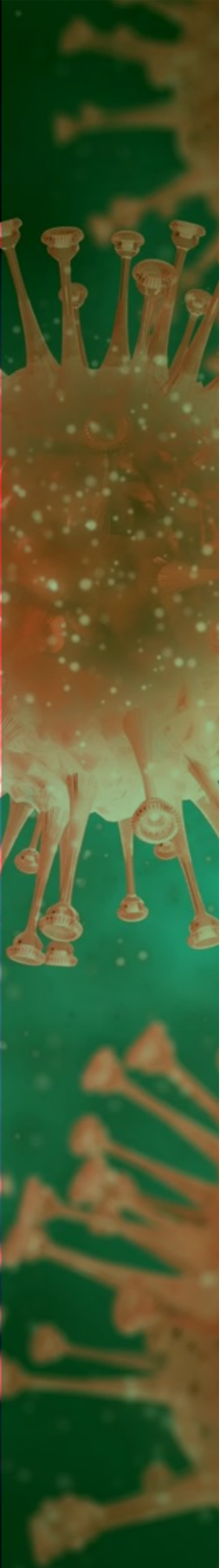


RESILIENCE.STABILITY.SUSTAINABILITY.RECOVERY.PERSEVERANCE



Pandemic Response Impact Report

The Pandemic Response Impact Report highlights the ways in which the City of Fort Pierce served its citizens since the pandemic was declared.



RESILIENCE.

COVID-19 FREE TESTING PROGRAM

As the pandemic exploded in various communities in Florida, the availability of free testing options were sparce. When CARES Act funding was made available, the City of Fort Pierce was one of few municipalities that planned and coordinated free COVID-19 antibody and nasopharyngeal swab testing events. The City conducted five, free testing events in partnership with Dynix Diagnostix, Allied Health, Allegany Franciscan Ministries, the Department of Health, and IRSC.

Total Allocation: $120,847.26*

CARES Act Program: $95,847.26

Allegany Franciscan Ministries: $25,000

*FY 2020 - FY 2021

1

Ilous Ellis Park
May 11-15, 2020
1,006 tests administered

Swabs tested: 334 (4 positive)
Antibodies tested: 672 (13 positive)

2

Ilous Ellis Park
June 6, 2020
310 tests administered

Swabs tested: 110 (12 positive)
Antibodies tested: 200 (4 positive)

3

MLK Jr. Dreamland Park
September 4-5, 2020

Swabs tested: 297
(positive unknown)

4

Percy Peek Gymnasium
Ilous Ellis Park
October 25-26, 2020

Swabs tested: 310 (14 positive)

5

Percy Peek Gymnasium
Ilous Ellis Park
December 16-17, 2020

Swabs tested: 445 (44 positive)

Total Test Administered: 2,368

Swabs: 30 positive

Antibodies: 17 positive

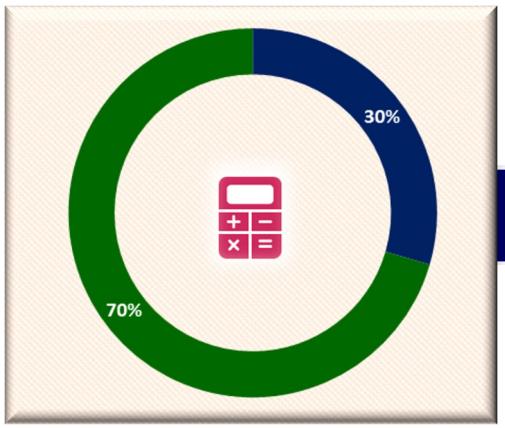
STABILITY.

COVID-19 RECOVERY GRANT PROGRAM

Our resilience upheld us during the months of the pandemic, as we developed measures to maintain stability throughout our community. The COVID-19 Recovery Grant Program was created to help families remain in their homes and small businesses maintain operations. A total of $628, 457.85 in SHIP and CDBG funds were awarded.

Total Allocation to local businesses: $114,000.00*

*FY 2020 - FY 2021



38 micro/small businesses received assistance

The City offered two small business relief grans. Businesses with 25 employees or less were eligible for a one-time grant of $3,000 and businesses with 26 to 100 employees were eligible for a one-time grant for $7,500. Business owners utilized the needed funds for expenses including, but not limited to, rent, utilities, payroll, supplies, taxes, insurance, inventory, equipment, outside seating, business redevelopment, marketing, pandemic safety measures, security, advertising, and sanitation supplies.

7 CH'I LLC
A Hand of Time Day Spa
All About You Salon
A+ Occupational Therapy Professionals, Inc.
Best Pro Nails, Inc.
Bodywork INC
Chic and Shore Things, LLC
Costa Azul Restaurant and Catering LLC
Dermatech Day Spa, Inc.
Dino's Family Restaurant
Dora's Center of Learning
Ellie's House of Hair
First Appearance Salon
Florida Coast Marine, Inc.
Hairstyling by Tangie, LLC
Her Glory Dolls & Divas Salon and Spa
Huck's Catering
Island Girl Pilates
Indian River School of Real Estate
Jarvis Treasures, LLC
La Familia Beauty Salon, Inc.
Las Gardenias
Lisa Jill Allison Art Gallery
Lori Q Reyes
Madison Estate Gallery
Maktrade, Inc.
Mr. Suds Inc.
Ola's Hair Parlor
**Palm Health & Wellness LLC
**Rebecca's Organics, LLC
Relentless Salon LLC
Rosslow's, Inc.
Serendipity Therapeutic Massage
Special Occasion Hair Salon
Sunrise City Café
Taps Multi Services LLC
The Cabin LLC
The Cake Lady Custom Cakes, LLC
Gin Mill

Of the 38 businesses, 26 were ordered to close under the Governor's Executive Order.

80% of the business are still open. **Business closure not due to pandemic.

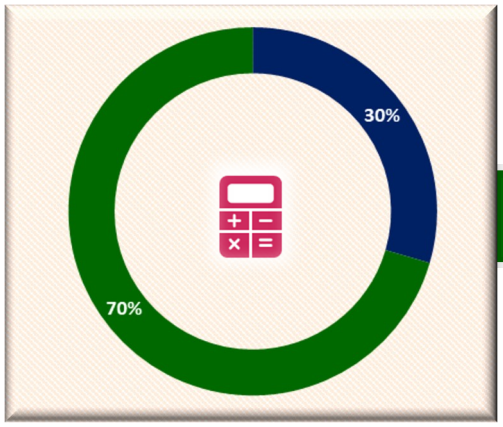
STABILITY.

COVID-19 RECOVERY GRANT PROGRAM

More than 85 households that were pushed to the brink of possible homelessness by unforeseen hardships and limited resources were rescued from the trauma of eviction or foreclosure. As a result of a partnership with St. Lucie County, the City was able to efficiently and effectively dispense all the funds allocated by the December 2020 deadline.

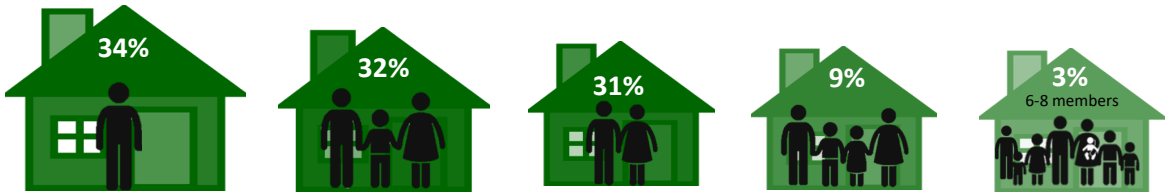
Total Allocation: $271,380.02*

*FY 2020 - FY 2021

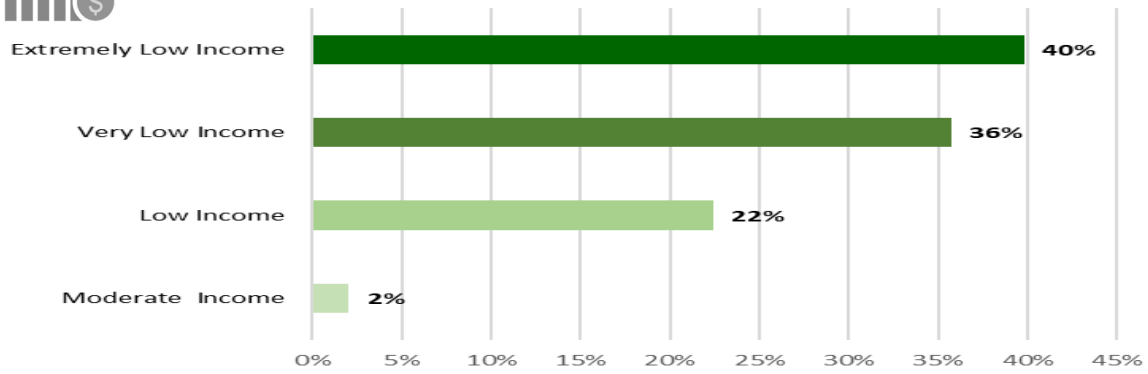


88 households received assistance

Family Size



Income Level



Age

18 - 25 | 9%

26 - 40 | 48%

41 - 61 | 31%

62+ | 13%

192 people benefited from the rent/mortgage assistance grant program.

SUSTAINABILITY.

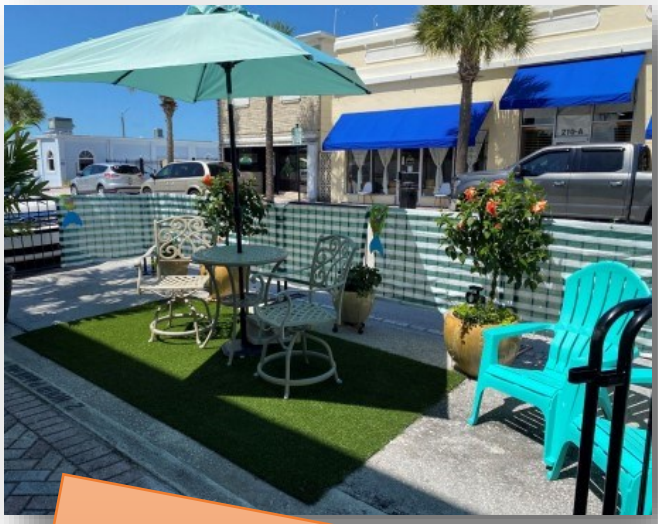
COVID-19 ECONOMIC RECOVERY STRATEGY

While businesses turned to social media, email and other electronic methods to promote their products or services, the City of Fort Pierce explored creative ways to help area businesses reopen while meeting the guidelines of the CDC and Florida's Recovery Plan. The City approved temporary street closures, promoted our businesses and implemented development fee reductions.

Parklet Impact

After engaging with local business owners regarding their needs due to the ongoing pandemic, the concept of creating a parklet program was formed. Parklets are public platforms that convert curbside parking spaces into vibrant community spaces. The program was created to allow businesses temporary use of on-street parking to offset the capacity restrictions due to COVID-19. Each business activated and appropriately defined their own space and barriers were installed to separate pedestrian and vehicular traffic. The program was widely successful according to the businesses who utilized the parklets for various reasons including:

- Extension of shop to create more comfortable shopping environment
- Host outdoor events
- Outside seating since many customers did not feel comfortable dining inside
- Engage and educate community
- Increase in sales due to parklet program



"I just wanted Main Street & The City of Ft Pierce to now how much we appreciate you! In this uncertain time we need to work together more than ever. Because of your efforts this Holiday Season some of us have had records sales. I can't speak for everyone downtown, however I do know some of us are doing well! The first 2 weeks of December (2020) have been my best sales in 5 years exceeding the ENTIRE month of December last year. I just want to thank you from the bottom of my heart!

Beryl Muise
Owner Notions & Potions candles and more LLC

91% of online survey participants thought favorably of the parklet program.

Development fee reduction/waiver

Implemented in July, the initiative lasted through the December 2020:

Fees for 66 Pre-Application Meetings were waived.

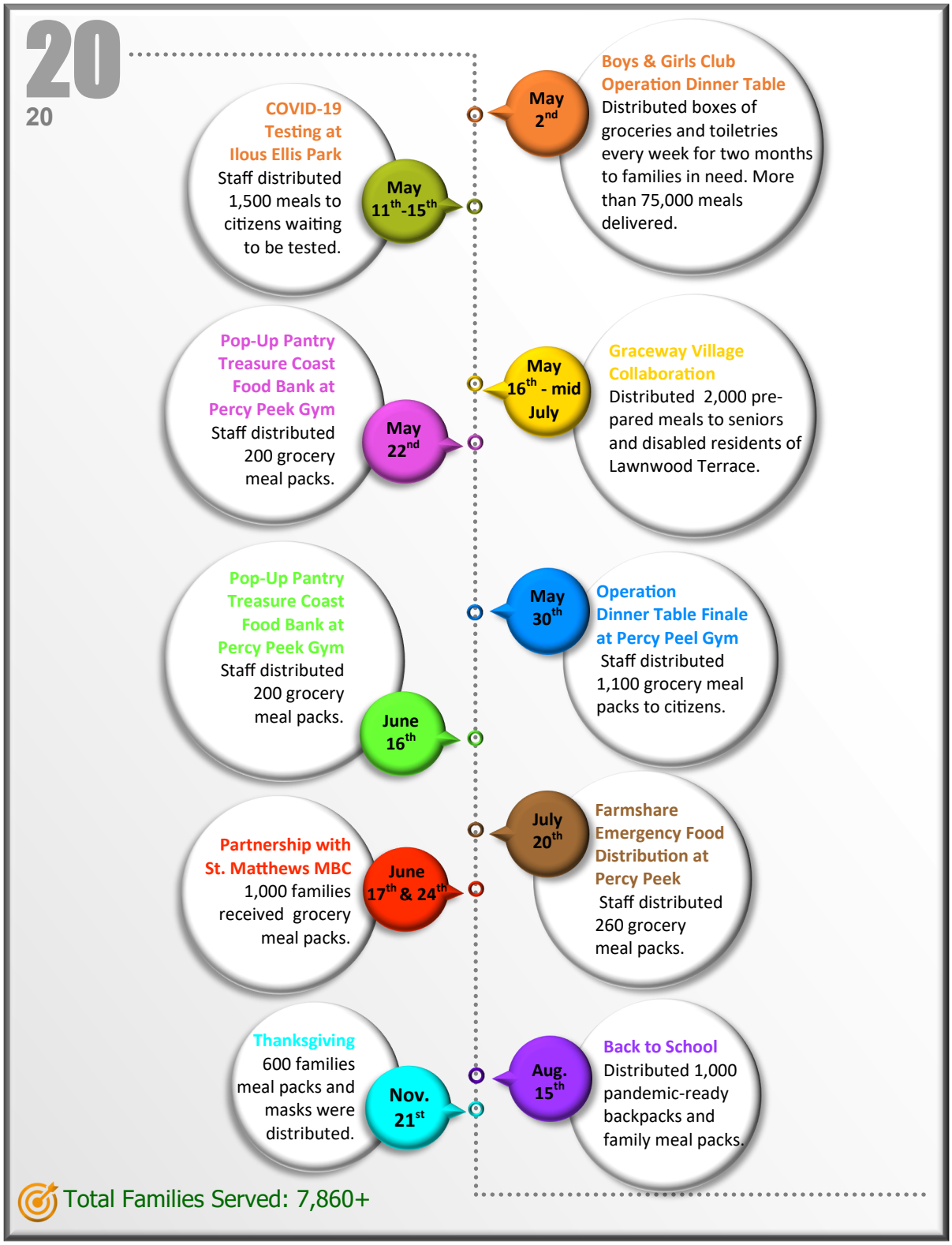
Fees for 5 Commercial Site Plans were reduced.

PERSEVERANCE.

COVID-19 FOOD INSECURITY STRATEGY

The pandemic impacted all socioeconomic levels. People who never used food banks, visited food pantries, or waited in line for a hot meal found themselves depending on the generosity of non-profit, faith-based, and governmental agencies to feed their families or provide essential supplies.

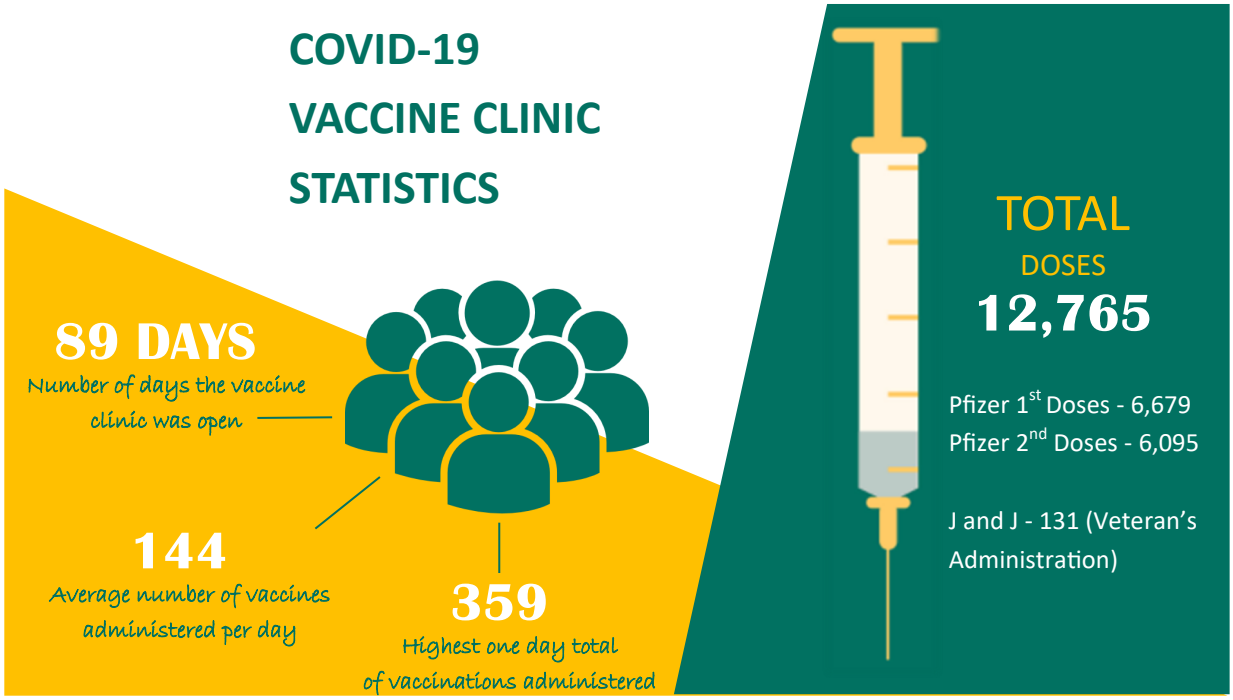
Total Allocation: $121,440.57



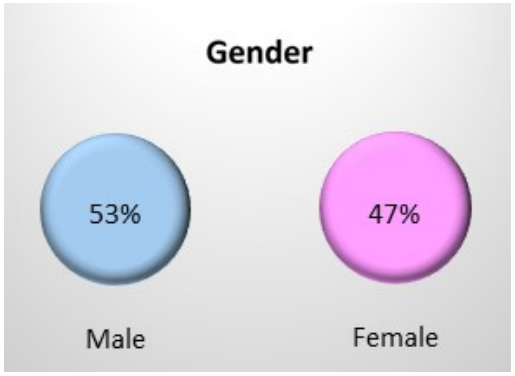
RECOVERY.

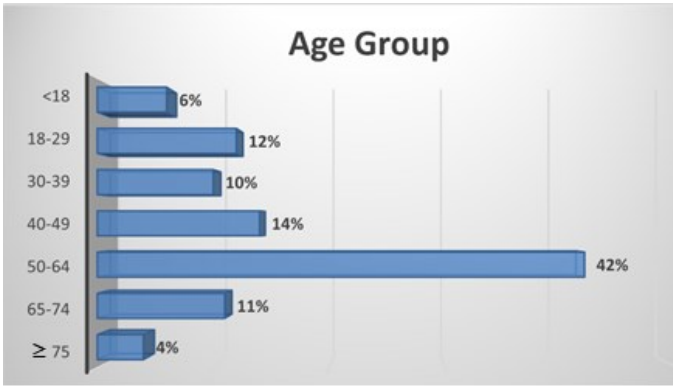
COVID-19 VACCINATION STRATEGY

The City united with our local faith-based community, the Health Department and St. Lucie County to offer vaccinations events at the Fenn Center and smaller points of dispensing (POD) to target underserved populations. Through a partnership with the Florida Division of Emergency Management, ASHBRIT/IEM, a vaccination site was established at the Fort Pierce Recreation Center. The site was open every day, between May 22 and June 18, 2021.



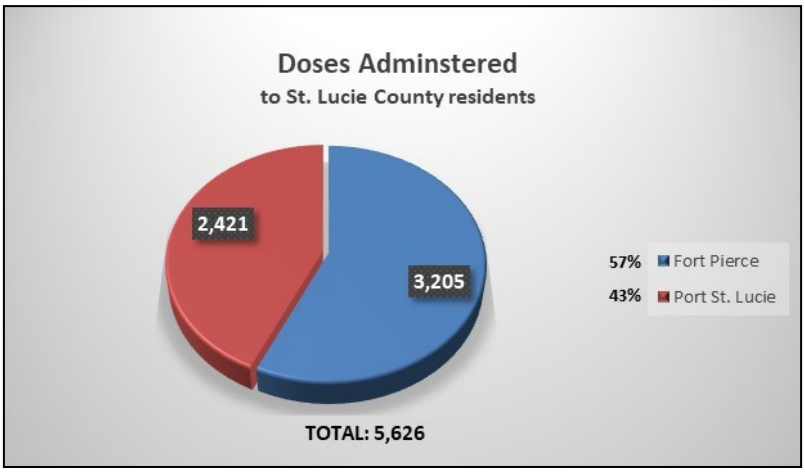
Demographic characteristics of people vaccinated against COVID-19





RECOVERY.

COVID-19 VACCINATION STRATEGY



Fort Pierce	Doses
34950	967
34982	875
34947	520
34946	214
34951	206
34949	151
34981	139
34945	125
34954	6
34948	2
TOTAL	3,205

County	Doses
St. Lucie County	5630
Palm Beach County	486
Martin County	366
Indian River County	208
Broward County	66
Brevard County	54
Miami-Dade County	50
Okeechobee County	35
Orange County	24
Unknown	20
Hillsborough County	11
Polk County	6
Lee and Sarasota Counties **(4 each)**	8
Collier, Duval, Highlands, Lake, Marshall (AL), Pinellas Counties **(3 each)**	18
Alachua, Charlotte, Hernando, Manatee, Osceola, Pasco, Seminole, St. Clair (AL),Volusia Counties, and Baltimore City (MD) **(2 each)**	20
Butler (AL), Clark (WA), Erie (NY), Gilchrist, Hendry, Henrico (VA), Kings (NY), Leon, Luzerne (PA), Madison, Marion, Monroe, Montgomery (MD), Riverside (CA), Rock-ingham(NH), San Bernadino (CA), San Mateo (CA), Suffolk NY, Sumter, Walton Counties, and Virginia Beach City (VA) **(1 each)**	21
Grand Total	7023

State	Doses
Florida	6988
California	4
Maryland	2
Pennsylvania	2
Alabama	3
Nevada	1
New Hampshire	1
Virginia	2
Unknown	20
Grand Total	7023

The site served citizens from:

- **34 other Florida counties**
- **7 states**

UNITED!

During the pandemic, the City of Fort Pierce faced a daunting task: safely ensuring continuity during a global health crisis. The collective actions of our many partners illustrated our resilience, stability, sustainability, perseverance as an organization. We will continued to lead, serve, and endure as we respond to the needs of our citizens.



TREASURE COAST FOOD BANK
A member of FEEDING AMERICA

ST. LUCIE COUNTY FLORIDA FIRE RESCUE FIRE DISTRICT

Florida HEALTH St. Lucie County

BOYS & GIRLS CLUBS OF ST. LUCIE COUNTY

Allegany Franciscan Ministries
A Member of Trinity Health

DYNIS DIAGNOSTICS

Allied Health
Your ally for life.

DIVISION OF EMERGENCY MANAGEMENT
FDEM
OFFICE OF THE GOVERNOR

ST. LUCIE COUNTY
Children's SERVICES COUNCIL
Our Children · Our Community · Our Future

ST. LUCIE COUNTY FLORIDA

NO PERSON GOES HUNGRY
FARM SHARE
EST. 1991
NO FOOD GOES TO WASTE

AshBritt Environmental

GraceWay Village

IEM

IRSC

St. Matthews Missionary Baptist Church

St. Mark Missionary Baptist Church