

SEPTEMBER 2021

# FORT PIERCE INSIDER





PHOTO BY JENNIFER DOWELL

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## Alexander's Legacy

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Commissioner Rufus Jerry "Butch" Alexander of Fort Pierce was born on April 19, 1949 in Lawnside, New Jersey to Sarah and Rufus Alexander, Jr. His family is a well-known pioneer family in the community dating back to 1902. Commissioner was united in holy matrimony to the former Sandra Reddick. Their union joined their daughter Ayana with her other brothers and sisters, Alisa, Clesha, Tony, and Brian. In 1964, he transferred to John Carroll High School, where he participated in track and field, basketball, and football. He graduated in 1967 and went on to attend Miami-Dade Community College and Tuskegee Institute. He later received his degree in Mortuary Science from Lynn University in Boca Raton, Florida in 1993. Butch spent over forty-years in Funeral Services and was always committed to helping families in need; he served as the third generation Funeral Director at Sarah's Memorial Chapel and served as its General Manager and Vice President. He was recognized as Mortician of the year for the 1st Regional District of the Florida Mortician Association, Inc. in 2005, and served as Co-Chairman for the same organization. Butch was elected

as City Commissioner District 1 for the City of Fort Pierce in December of 2001 and has continuously served since that time. He also served the community as a board member of the St Lucie County Fire District. He was an active participant with the Florida League of Cities and served on the Florida Black Caucus of Local Elected Officials. He served on the St. Lucie County Tourist Development Council and the Council on Aging of St. Lucie County, was a life member of NAACP, founding member of the Democratic Black Caucus of St. Lucie, member of the Lincoln Park Business Association, founding member of St Lucie County Concerned Citizens, board member of the Boys & Girls Club and Weed & Seed, past board president of Agape, Inc., member of the Fort Pierce Masonic Lodge #155, and Cherokee Lodge #7270. Clearly, he gave his time to community service and activities serving Fort Pierce. Commissioner Alexander peacefully transitioned to his heavenly home on July 28, 2021. In one of his final interviews with TC Palm, Butch stated, ***"Be kind to the people. Never forget them."*** which is a critical piece of his legacy.

## A Gift To Remember

A woman living with autism was surprised by Fort Pierce Police Department officers recently with a custom diecast replica of their Autism Awareness patrol vehicle. The police car, which helps spread awareness about the developmental disability affecting 3.5 million Americans, honors the late Detective James Cozine of the Fort Pierce Police Department. Detective Cozine, the Department’s Special Olympics Florida Liaison, passed away five years ago. He coached many special needs athletes in the community – including his son Noah and coordinated the annual Law Enforcement Torch Run to benefit Special Olympics Florida. When Detective Cozine passed away, Officers Damian Spotts and Jorge Goz continued carrying the Fort Pierce Police Department’s torch. Officer Spotts designed and handcrafted a custom replica of the Department’s Autism Awareness patrol vehicle – affectionately known in the Special Olympics Florida community as Noah’s Car for 27-year-old Annabelle



## FORT PIERCE POLICE DEPARTMENT’S RESOURCES IN COMMUNITY HOPE (R.I.C.H) HOUSE



The Resources in Community Hope (R.I.C.H.) House was established to create a safe haven for all those in need of services. It will be a place that fosters police and community relationships and provides a multi-purpose education and resource center for all ages to enhance their quality of life. The R.I.C.H. House will rely heavily on community partnerships and support from non-profit organizations, businesses, and volunteers to make this program well-designed and successful. In addition, the R.I.C.H. House will provide curriculums geared towards educational assistance, conflict-resolution, socialization skills, and self-esteem building for children, parents, and seniors.



# CENSUS FOR FORT PIERCE



[WWW.CITYOFFORTPIERCE.COM/CENSUSFORFORTPIERCE](http://WWW.CITYOFFORTPIERCE.COM/CENSUSFORFORTPIERCE)

# A NEW PROPERTY RIGHTS ELEMENT WITHIN THE CITY'S COMPREHENSIVE PLAN



We all rely on local government comprehensive plans to guide communities in a multitude of ways. Under State of Florida law, a local government comprehensive plan is the vision plan that sets the implementing regulatory authority through the Code of Ordinances governing all land development activities. The City Fort Pierce adopted its first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long-range vision of the City. The City then updated the Comprehensive Plan again in 2010 and most recently in 2020. The 2020 update was conducted to reflect mandatory changes in the Florida Statutes and to update time specific goals and policies.

More specifically, the State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. Chapter 163, also referred to as the Community Planning Act mandates local governments to maintain a long-range, comprehensive planning program consisting of required and optional Elements that function as a continuous and ongoing process, rather than a one-time report.

The City's Comprehensive Plan currently consists of 11 Elements that address important aspects of land development and growth in the City of Fort Pierce including:

1. *Future Land Uses;*
2. *Transportation;*
3. *Infrastructure;*
4. *Conservation;*
5. *Coastal Management;*
6. *Housing;*
7. *Recreation and Open Space;*
8. *Intergovernmental Coordination;*
9. *Capital Improvements;*
10. *Public Facilities Management; and*
11. *Public School Facilities.*

The Comprehensive Plan provides the overall policy framework from which zoning and other land development regulations are developed. The City's Land Development Regulations contain zoning, subdivision, and other local development regulations that take its purpose and direction from the goals, objectives, and policies of each of the Elements of the Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents. The ways in which we value and rely on the Comprehensive Plan cross all sectors of a community, as shown on the next page:

• *Residents of a community have chosen to live there, have often purchased a home, which is the most significant financial decision many people make. This decision is often due to an evaluation of public investment in infrastructure: including streets, sidewalks, streetlights, and parks; the proximity to daily needs; and community safety.*

• *Businesses locate in a community for its resources. Employers care about human assets, which involve customers and workers. Businesses are also concerned about physical assets like public infrastructure and the environment. They also rely on local government plans to ensure those resources are available.*

• *Real estate investors study local government rules in order to develop financial plans and accurately evaluate investment opportunities. For investments in real estate to have low risk, local governments need to protect and improve the quality of a community over time. Land values reflect how desirable a community is in many ways.*

Regulating land use and protecting property rights go hand and hand and are not conflicting goals. Rather, local government rules generally create value in property and bring stability to real estate markets. Rules that benefit the public also protect property rights. A local government's process for regulating land greatly impacts real estate markets and property rights. Transparency, predictability, and reliability are three strategies for implementing land use rules in a way that benefits all sectors of a community while respecting property rights, as shown below:

- *Transparency means people can see and participate in processes for developing rules.*
- *Predictability means a local government follows rules that are clear and unambiguous.*
- *Reliability means a local government follows through on its commitments. When a government is reliable, people can make long-term investments in their community—one key to a successful local economy!*

In this last legislative session, the State amended the Community Planning Act to require every municipality to include in its comprehensive plan a Property Rights Element. Every local government must now adopt this new Element “by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled Evaluation and Appraisal of its Comprehensive Plan.”

As a result of this State mandate, the City of Fort Pierce Planning Department is bringing forward to the City Commission for transmittal to the Florida Department of Economic Opportunity on September 7, 2021, a Comprehensive Plan Text Amendment to establish the twelfth Element of the City's Comprehensive Plan – the Property Rights Element. The City's Planning Board, acting as the Local Planning Agency, unanimously recommended approval at a special meeting held on August 23, 2021.

The list of the provisions that must be addressed as part of that new Property Rights Element include the following four (4) property rights, as amended by the Local Planning Agency, to be inclusive of all of our residents (his and her amended to their):

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of their property through sale or gift.

# NEW PROJECTS



## GRANT APPROVED

The property owners have recently received a grant to perform exterior renovations for the Hair Salon/Barber Shop located at 1004 Avenue D. Improvements include stucco repair, new handicap accessible ramp, new exterior doors and painting.

## ASPEN DENTAL

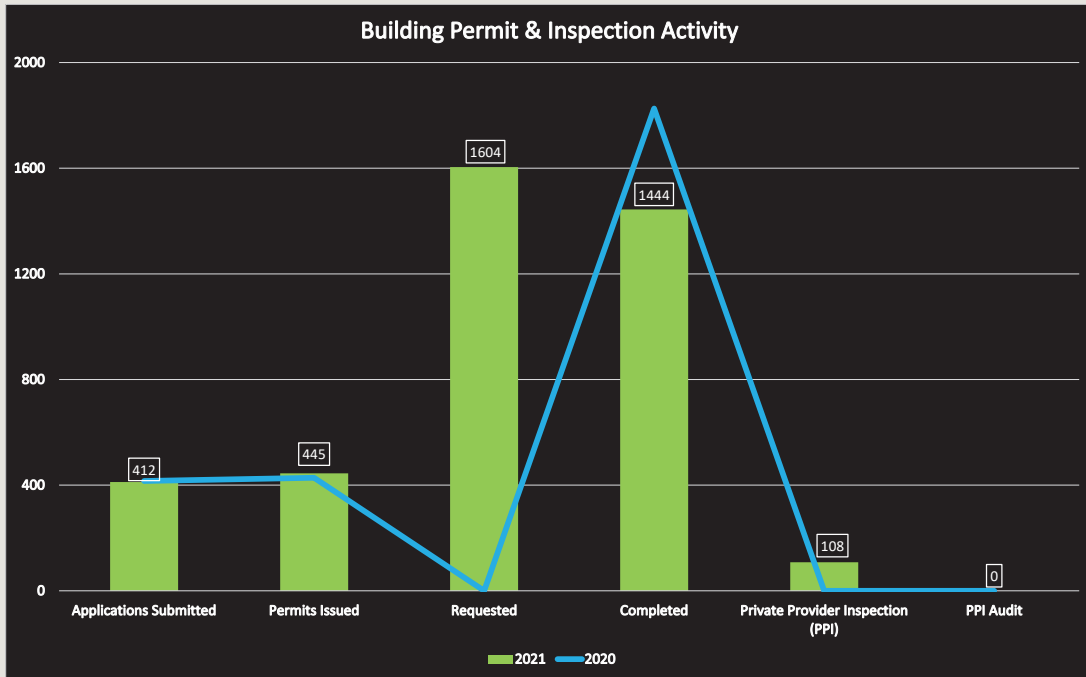
The former restaurant located at 5000 Okeechobee Road is being demolished to make way for a three-unit shopping plaza. Permits have been submitted and are ready to be issued for the shell building and the first confirmed tenant, Aspen Dental.



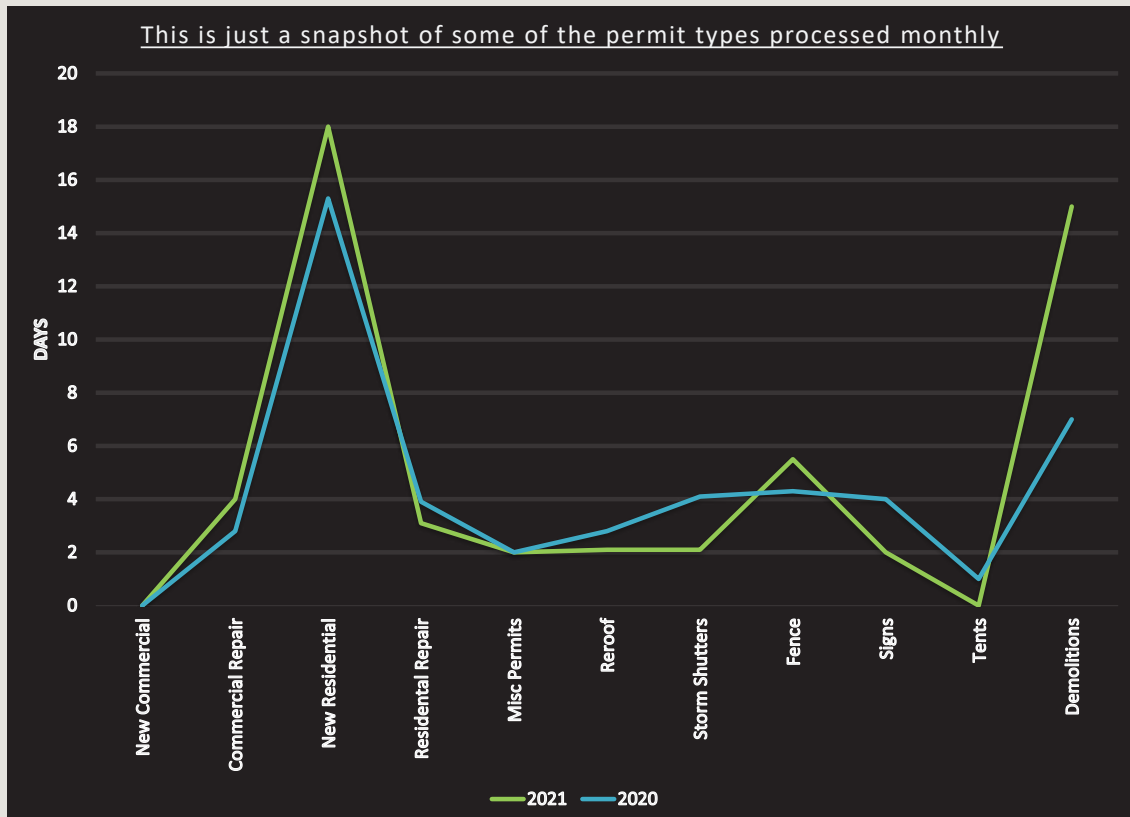
# BUILDING CHARTS FOR JULY 2021

## JULY 2021 PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



## ACTIVITY REPORT



# Remembering DON SPELLS

We lost one of our very own here at the City, Mr. Donald Spells, who passed away on Wednesday, August 18, 2021, at the age of 55.

Donald was a devoted Public Works Department employee who had worked in the Parks and Grounds Division since December 19, 2005. Donald started his career as a Maintenance Worker and was quickly promoted to Foreman. Prior to that, he spent years working alongside Public Works as a tree trimmer for contracted vendor Asplundh Tree Company, where he was responsible for preserving the City of Fort Pierce's tree inventory.

Donald was an amazing person and co-worker. He was always willing to jump in and help wherever he was needed. Whether that was running a sanitation route in Solid Waste, assisting the front office staff with uniform distribution, or organizing the supply cage in Parks and Grounds. He was always willing to lend a hand and help get the job done.

Donald particularly liked working and volunteering for cleanup events throughout the city. Every year, he worked with Keep Fort Pierce Beautiful board members to ensure the annual Keep Fort Pierce Beautiful, Great American Cleanup event was successful, enjoyable, and ran smoothly. He was the go-to guy in the City of Fort Pierce for helping volunteer efforts by providing support for Boots on the Ground, Moore's Creek Waterway Cleanup, and the Treasure Coast Waterway Cleanup just to name a few.

Donald loved this city and always gave 100 percent both in and out of the workplace. Donald coached and mentored countless youth throughout the community over the last 20 years, as a local baseball coach. He touched many lives and genuinely made a difference. Mr. Donald Spells will be greatly missed by the Public Works Department, the City of Fort Pierce, and the residents of Fort Pierce.





- Every Wednesday – Green Market – Marina Square 12:00 pm – 6:30pm**
- Every Saturday – Jazz Market – Marina Square 8:00 am – 1:00 pm**
- Every Saturday – Downtown Farmers Market – Marina Square 8:00 am – 12:00 pm**
  
- 9/3/21 Friday Fest – Marina Square 5:00 pm – 9:00 pm**
- 9/6/21 Autism Awareness – South Causeway 12:00 pm – 10:00 pm**
- 9/18/21 Out Run Hunger 5K – Causeway Cove Marina 7:00 am – 10:00 am**

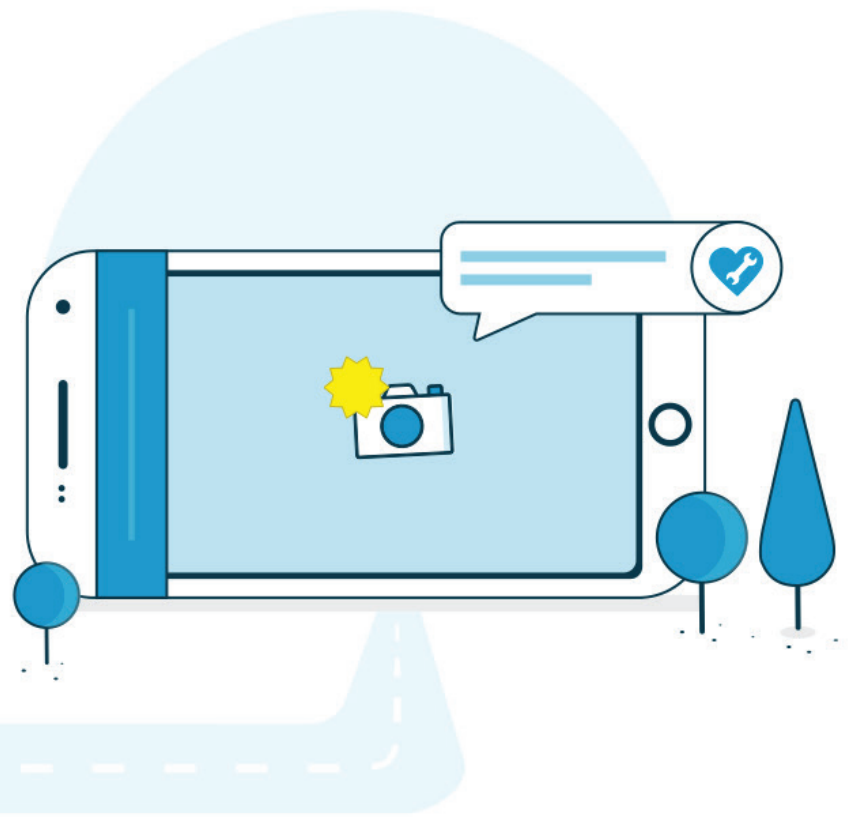
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## RIVER WALK CENTER SALES REPORT JULY 2021

<b>CLASSES</b>		\$ 837.01
<b>PARK PERMITS</b>		\$ 2,700.00
<b>SPECIAL EVENTS</b>		\$ 575.00
<b>FACILITY</b>		\$ 6,512.85
<b>TOTAL</b>		\$ 10,624.86



# SeeClickFix



## SEE A PROBLEM, JUST REPORT IT THROUGH THE SEE-CLICK-FIX APP

With free SeeClickFix mobile app and web tools, Fort Pierce citizens will now be able to provide City staff with pictures, videos, specific descriptions, and more — valuable information needed to get the job done efficiently. In addition, the SeeClickFix platform provides officials with a centralized issue management system to manage issues from creation to resolution — engaging Fort Pierce citizens throughout the process.

The Fort Pierce Works mobile app is available for download on Android (<http://bit.ly/1SFITP3>) and iPhone (<http://apple.co/1kvaEJk>). In addition to the mobile app, citizens can send reports to the City of Fort Pierce's website.



# EMERGENCY RENTAL ASSISTANCE

Rental assistance is still available for families residing in St. Lucie County. To be eligible, residents must qualify for:

- ▶ Unemployment or have experienced a reduction in household income.
- ▶ Incurred significant costs.
- ▶ Experienced a financial hardship because of the COVID-19 pandemic on or after **April 1, 2020**.

For more information about the program, including qualifications and how to apply, visit:

**[WWW.RECOVERSTLUCIE.ORG](http://WWW.RECOVERSTLUCIE.ORG)**

Additional assistance can be found by calling the ERAP (Emergency Rental Assistance Program) Public information line at 772-462-1705 or by emailing [ERAP@stlucieco.org](mailto:ERAP@stlucieco.org).





For the past four years, International Golf Maintenance (IGM) had been subcontracted to conduct all of our golf course maintenance. We are extremely excited to announce that beginning on October 15th we will be reassuming all maintenance of the golf course and grounds!! We thank IGM for all of their help and wish them nothing but success in the future.

While IGM helped to clean us up and improve our conditions from the very beginning, we feel as though our best path forward to bridge the gap between our expenses and our revenue shortage is to reassume the course’s maintenance operation. This will allow us to understand and better allocate where EVERY DOLLAR is being spent. This will also allow us take advantage of bulk purchasing of fertilizers and chemicals as well as have a more cohesive staff.

While we will be picking up the ball towards the end of growing season, we already have several projects in mind to provide an immediate impact to the facility and it’s conditions. We Thank You all for your continued support and we look forward to a great path forward.

Word of mouth is our greatest form of advertising, so we ask if you’ve played here and

enjoyed the changes we’re making, please tell a friend....or two! If there’s something we can improve upon...tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please “Like” and “Follow Us” on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

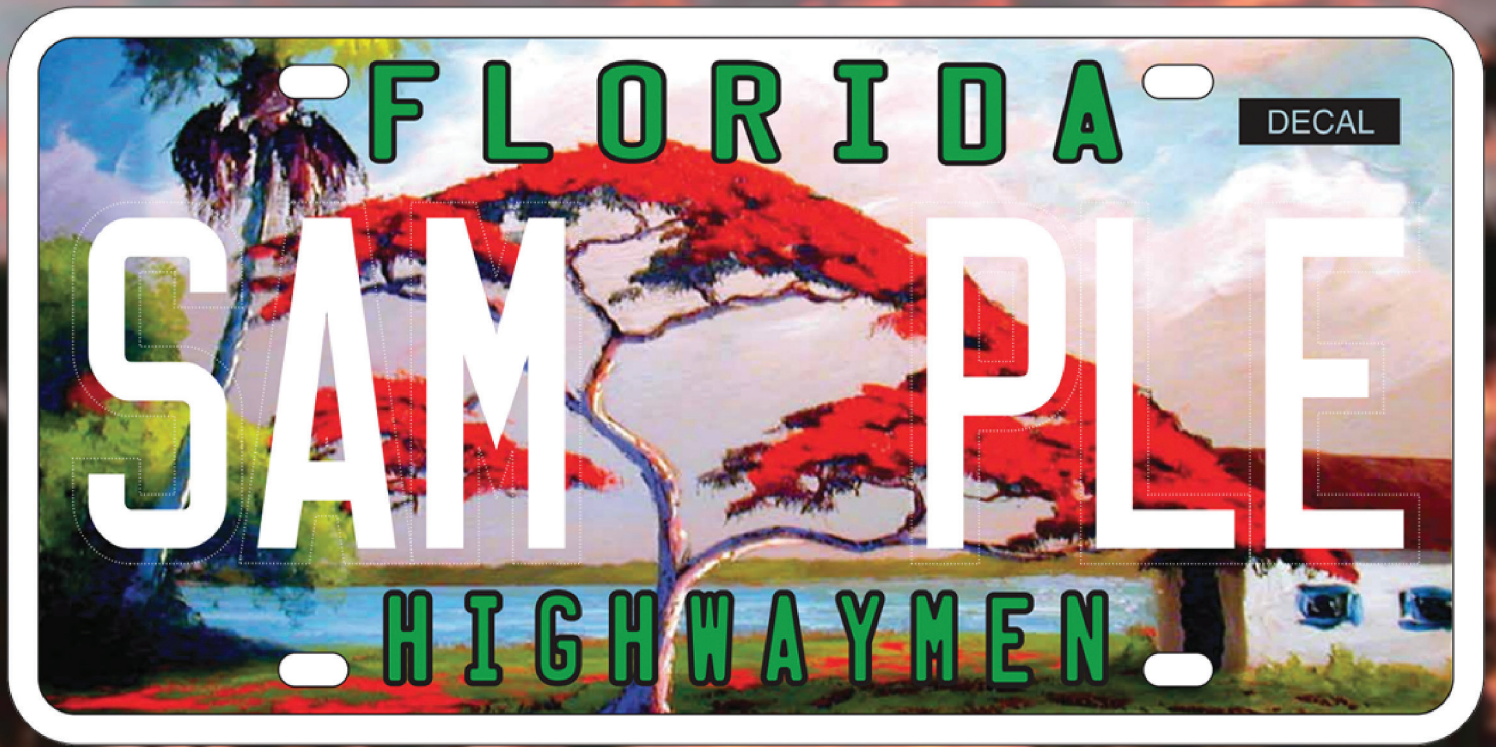
## INDIAN HILLS SALES REPORT

	6/2021	7/2021
<b>GOLF ROUNDS</b>	1796	2037
<b>GOLF FEES</b>	\$33,479.98	\$37,153.78
<b>RANGE TOKENS</b>	\$1,264.53	\$1,040.19
<b>MEMBERSHIP PASS</b>	\$533.69	\$643.69
<b>FOOD &amp; BEVERAGES</b>	\$4,982.96	\$5,430.59
<b>MERCHANDISE</b>	\$3,570.19	\$3,086.68
<b>TOTAL</b>	<b>\$43,831.32</b>	<b>\$47,354.93</b>



## CITY MARINA FINANCIAL REPORT

	MAY	JUNE	JULY
<b>Dockage Reservations</b>	234	146	125
<b>Monthly Dockage</b>	\$150,773.70	\$133,057.18	\$169,127.64
<b>Transient Dockage</b>	\$76,253.08	\$69,197.67	\$42,781.20
<b>Electricity</b>	\$6,771.50	\$4,905.31	\$3,375.40
<b>Retail</b>	\$32,473.82	\$25,781.12	\$27,702.27
<b>Gas Sales</b>	\$86,393.12	\$64,159.60	\$90,175.63
<b>Diesel Sales</b>	\$92,902.17	\$95,376.56	\$76,947.38
<b>TOTALS</b>	<b>\$445,567.39</b>	<b>\$392,477.44</b>	<b>\$410,109.52</b>



Florida Highwaymen License Plates are available for Pre-Purchase through the St. Lucie County Tax Collector office. For details on purchasing the new Highwaymen License Plate, visit their webpage or call them at:

[www.TCSLC.com](http://www.TCSLC.com) / 772-462-1650



# WELCOME NEW BUSINESSES

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- 3X'S HAULING ,LLC
- A BOOK-N-GO TRANSPORTm CO
- AIDAN POST-ACUTE AND REHABILIT
- ALWAYS FLOOREDm LLC
- ASH LANDSCAPING
- ATLANTIC WEALTH MANAGEMENT, INC
- BIG BYRD'S BACKYARD BBQ, LLC
- BLINK MINK BEAUTY LLC
- C & D LANDSCAPING
- C.A.H. INC
- COMNET MANAGEMENT, INC
- CORAL REEF GENERAL CONTRACTING
- DELUX SECURITY SCHOOL, LLC
- DIPOMPEO CONSTRUCTION CORP.
- DUTEAU, WHITNEY LYNN
- EAST LAKE LAW FIRM
- ECOATM, LLC
- ELENTENY, CLAIRE ELIZABETH, PA
- ENVIROHOME, INC.
- FIRST NAILS SALON, LLC
- FLORES, FLORENTINO
- FOXY NAILS AND SPA, LLC
- GOLDEN CORRAL
- HAVANA GEORGE CAFE
- HUTCHINSON ISLAND PLAZA HOTEL
- I HAVE PRETTY FEET, LLC
- JESMAR POOL SERVICES, LLC
- LOOP DE LOOP BOUTIQUE, LLC
- LUNAS LAWN SERVICE INC
- MALISKA III, CHARLES MILES, MD
- MARSHALL, JAMES
- MOBILE AUTO BODY WORK
- MONIQUE THRIFT SHOP, LLC
- NELSON CARPENTRY, INC
- POCCAS EMPORIUM, LLC
- PURPOSE BUILT ENGINEERING LLC
- RCM OF THE TREASURE COAST, LLC
- REAL ESTATE OF FLORIDA, LLC
- RENAISSANCE BUSINESS PARK, LLC
- ROGERS,JENNIFER PMHNP-BC
- ROLLINS, SARAH ELISABETH, MD
- RUBAY, DAVID, MD
- RUFFIN, GAIL
- SLICE OF PARADISE, INC
- SPECIAL OKACIONS, INC
- TACO N MADREZ, LLC
- TASTY LINKS, LLC
- TAYLOR, KENNY
- THE COKE LAW FIRM PLLC
- THE GA GROUP LTD CO
- THE LAW OFFICES OF TRAVIS R. W
- THERNELUS, MARC A P.A.
- TREASURE COAST MEDICAL/TCMMD
- TRIBE YOGA AND WELLNESS
- UNCLE HERMAN'S LANDSCAPE & LAWN
- WILSON'S LAWN & LANDSCAPE
- WINNYGLAM KOLLECTION, CORP
- XCLUSIVE CLEANING & MAINTENANCE