

CITY OF FORT PIERCE

CONFERENCE AGENDA

Conference Agenda Meeting - Monday, December 12, 2022 - 9:00 a.m.

City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **New Business**
 - a. Presentation by Colliers International on Sunrise Center Utilization
 - b. Short term and Vacation Rental Fee Discussion
 - c. Discussion of the 2023 legislative priorities.
 - d. City Commission Boards and Committee assignment discussion.

5. **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.

6. **City Commission Boards and Committees Updates**

7. **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.

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 Conference Agenda - 9:00 AM

4. a.

Meeting Date: 12/12/2022

Re: Sunrise Center

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Presentation by Colliers International on Sunrise Center Utilization

Attachments

Presentation

Form Review

Inbox

City Manager

Form Started By: Shyanne Harnage

Final Approval Date: 12/07/2022

Reviewed By

Nick Mimms

Date

12/07/2022 04:16 PM

Started On: 12/07/2022 07:34 AM

Sunrise Center GSA Overview

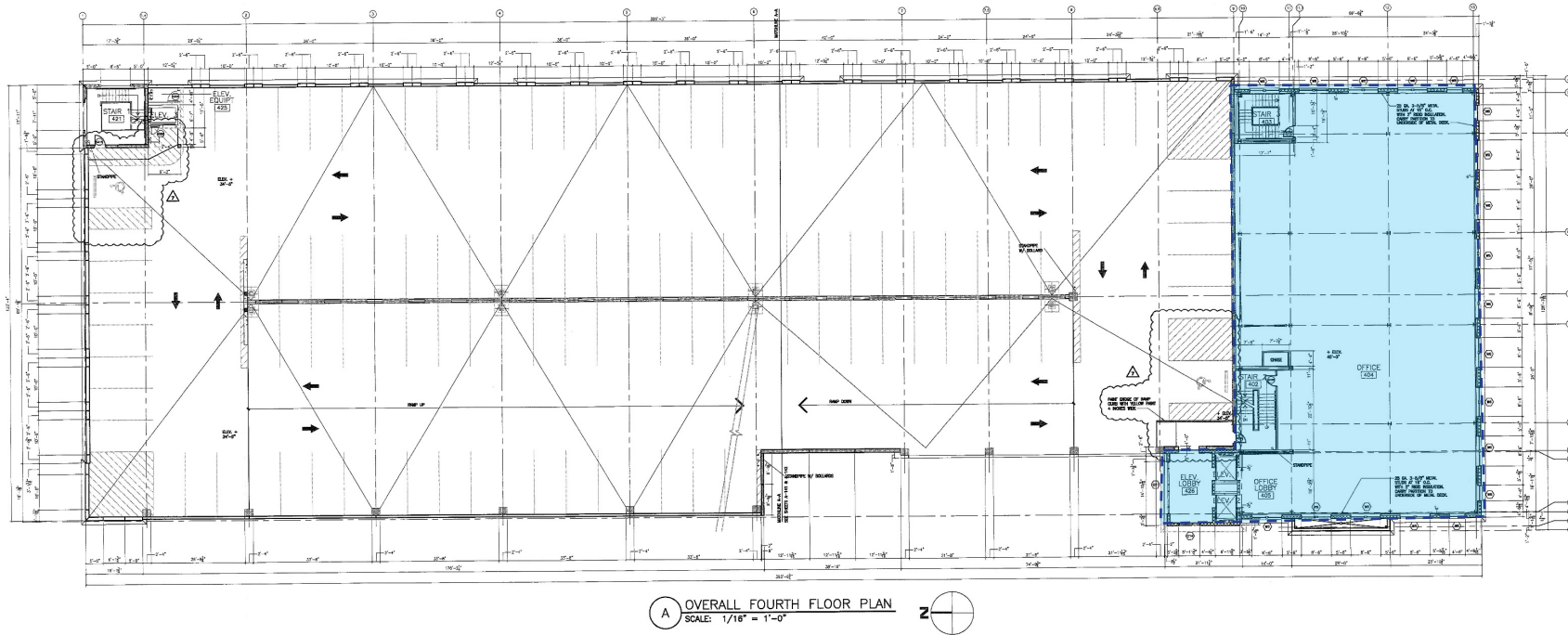
310 Orange Avenue, Fort Pierce, FL



Presented by:
Colliers International

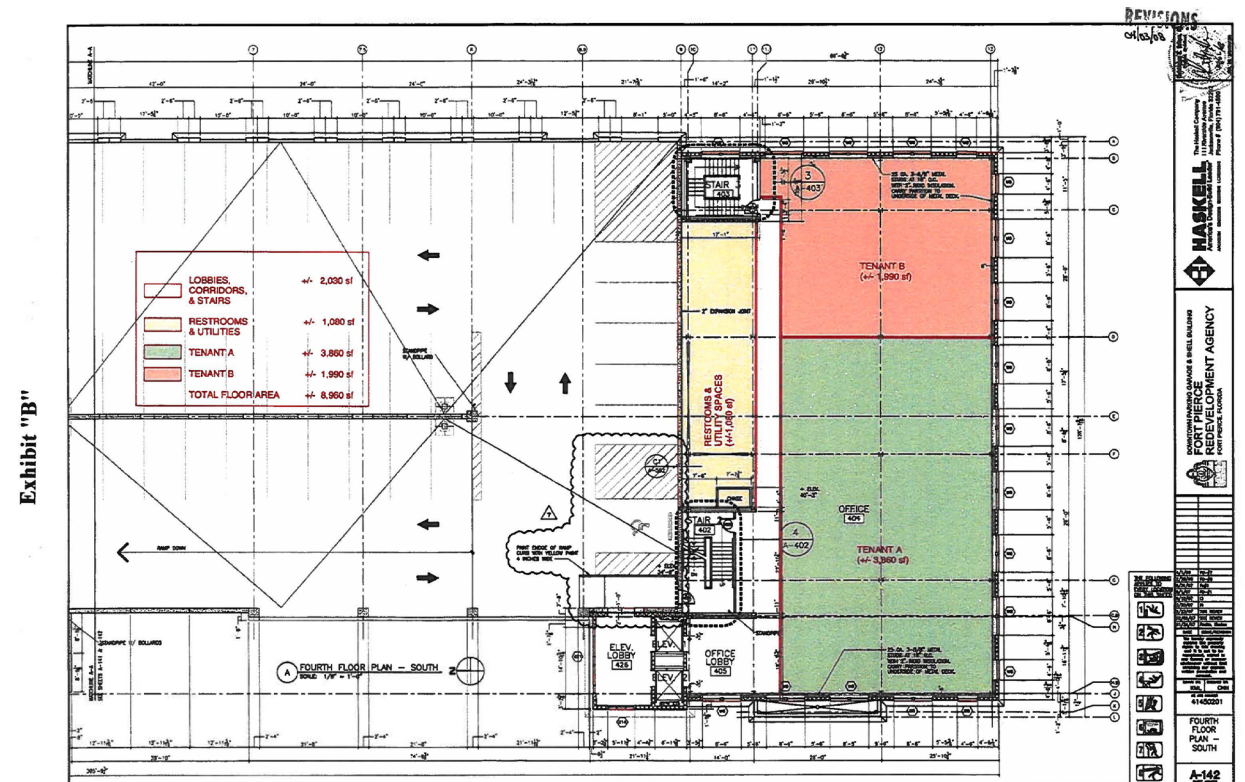
Sunrise Center Overview

- 4th floor +/- 9,000 RSF (vacant)



Summary of GSA RLP Requirement

- GSA RLP No. 6FL0489 - Port St. Lucie, FL - Amendment #5 - Issued April 14, 2022.
- Size: **5,331 - 5,864** useable square feet of contiguous space. Use is General Office/Administrative office.
- Lease term: **15** Years, **13** Years Firm (guaranteed) with one **5**-year renewal option.
 - Government's termination rights: any time after the Firm Term of the Lease by providing not less than **90** days' prior written notice.
- Reserved Parking: **21** structured/inside parking spaces OR surface/outside parking spaces, reserved and secured for the Government.
 - On-Site Parking: Local code or in absence of a local code, a ratio of one (1) space for every **250** rentable square feet of Space.
- Tenant Agency: Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)
 - Agency may bring in suspects or detainees discreetly through the building to their Space.



Financial Summary

1. Total Upfront Capital outlay - ~\$1.2 million.
2. Total Rent received (over term) – Total full service gross rent over 13-year firm term ~\$3.5 million.
3. Direct reimbursement to City from GSA for overage \$439,000 average (estimated).
4. Total Expenses - ~\$2.2 million (\$1.2 million in capital + operating expenses + periodic services).

Net Income to City (over 13 years) - ~\$1.8 million over 13 years

Buildout Costs		
PRSF	Aggregate	
\$51.09	\$299,602.20	Tenant Improvement Allowance. This is a stipulated amount by the Government. It will be used to buildout ATF's space. It is amortized into the rental rate we have offered.
\$10.91	\$63,972.00	Building Specific Amortized Capital Allowance. This is a stipulated amount by the Government. It will be used for security related improvements at the property. It is amortized into the rental rate we have offered.
\$75.00	\$439,800.00	Potential Tenant Improvement Allowance Overage. The Tenant Improvement Allowance (\$51.09 PRSF) will not be enough to buildout the space for ATF. When there is an overage, as is the case most of the time, GSA has two options: either request that the Landlord amortize the additional funds into the rental rate or reimburse the Landlord for the additional funds when the space is completed. In either case, the Landlord must still float the overage. The Landlord is made whole for this overage, even though it is not included in the offered rent, however, the Landlord must be prepared to fund / float this additional cost. We have put a placeholder in for what that overage might be.
\$50.00	\$293,200.00	Building Shell Costs. Some aspects of the construction are not paid for out of the Government's allowances, they are an uncapped turnkey obligation of the Landlord. This includes the cost of restrooms, the ceiling, lights and HVAC ducting. We have put a placeholder of \$50.00 PRSF in for this expense. That is amortized and built into our offered rental rate. If the actual cost to complete these improvements is ultimately less than our assumption, our rental rate is unchanged, and it is a windfall for ownership. If the actual costs come in over this estimate, we cannot increase our rent and we have a shortfall.
Subtotal:	\$187.00	\$1,096,574.20
	\$32.85	\$192,549.54
		Colliers/Public Properties (GSA Broker). Paid 50% at signing and 50% at lease commencement
TOTAL:	\$219.84	\$1,289,074.20

Financial Summary

	15 Years Firm	
	13 Years Firm	
	Firm Term	Non-Firm Term
	Annual Rent	Annual Rent
Shell Rent	\$190,462.72	\$218,434.00
Operating Costs	\$49,023.04	\$49,023.04
Tenant Improvements Rent	\$23,045.52	-
Building Specific Amortized Capital (BSAC)	\$4,925.76	-
Parking	-	-
Total Annual Rent	\$267,457.04	\$267,457.04
<p><i>Shell Rent Calculations:</i></p> <p>(Firm Term) \$32.48 per RSF multiplied by RSF stated under paragraph 1.01.</p> <p>(Non-Firm Term) \$37.25 per RSF multiplied by the RSF stated under paragraph 1.01.</p> <p>Operating Costs rent calculations: \$8.36 per RSF stated under paragraph 1.01.</p> <p>Tenant improvements of \$299,602.20 are amortized at a rate of 0 percent per annum over 13 years.</p> <p>Building Specific Amortized Capital (BSAC) of \$63,972.00 are amortized at a rate of 0 percent per annum over 13 years.</p>		

Next Steps

1. The federal government will request another interim offer from the City. That request will be accompanied by a list of deficiencies and missing documentation. Those issues and missing materials will need to be gathered prior to submitting next offer.
2. The federal government requires that all of the City's comments to the lease contract be submitted now. Should the City have any comments to the lease, those comments should be presented to Colliers so they can be included with the next offer. If awarded the lease by the federal government, the federal government will not entertain any comments to the lease not previously provided.
3. Once the federal government has received a complete offer from the City, the federal government will request a final offer.
4. If the City's final offer is accepted by the federal government, the federal government will draft a lease. It will be sent to the City for execution. The City will sign the lease prior to the federal government.
5. After the lease is signed, the City will be responsible for retaining an architect, project manager and general contractor (pursuant to the requirements of the lease) to design and construct the space on behalf of the federal government. Costs for architect, project manager & contractor are included in rent - amortized over term).

City Commission Conference Agenda - 9:00 AM

4. b.

Meeting Date: 12/12/2022

Re:

SUBJECT:

Short term and Vacation Rental Fee Discussion

Attachments

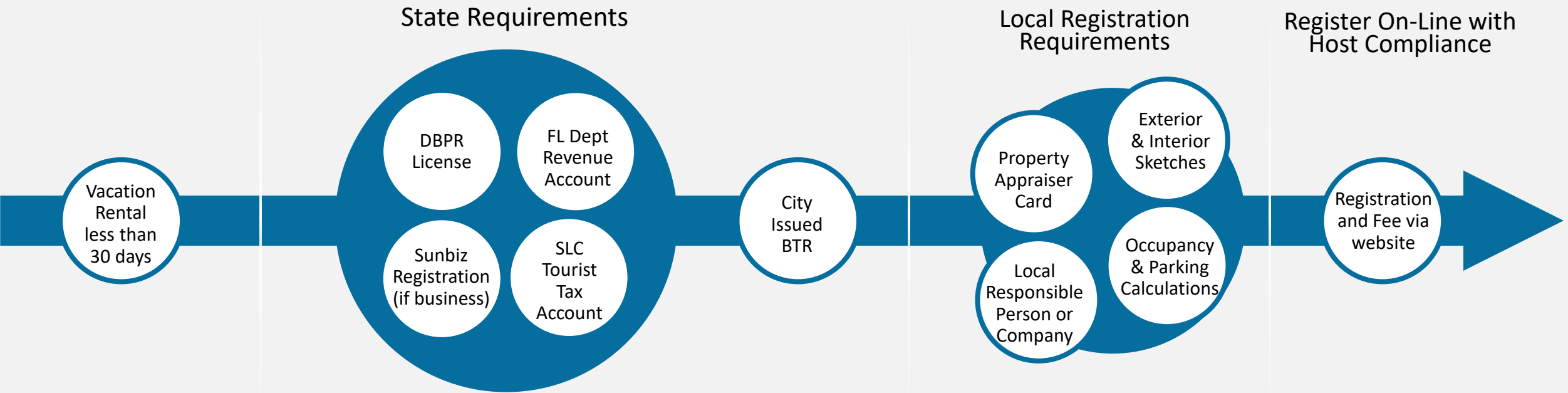
Presentation

Form Review

Form Started By: Linda Cox
Final Approval Date: 10/17/2022

Started On: 10/17/2022 01:08 PM

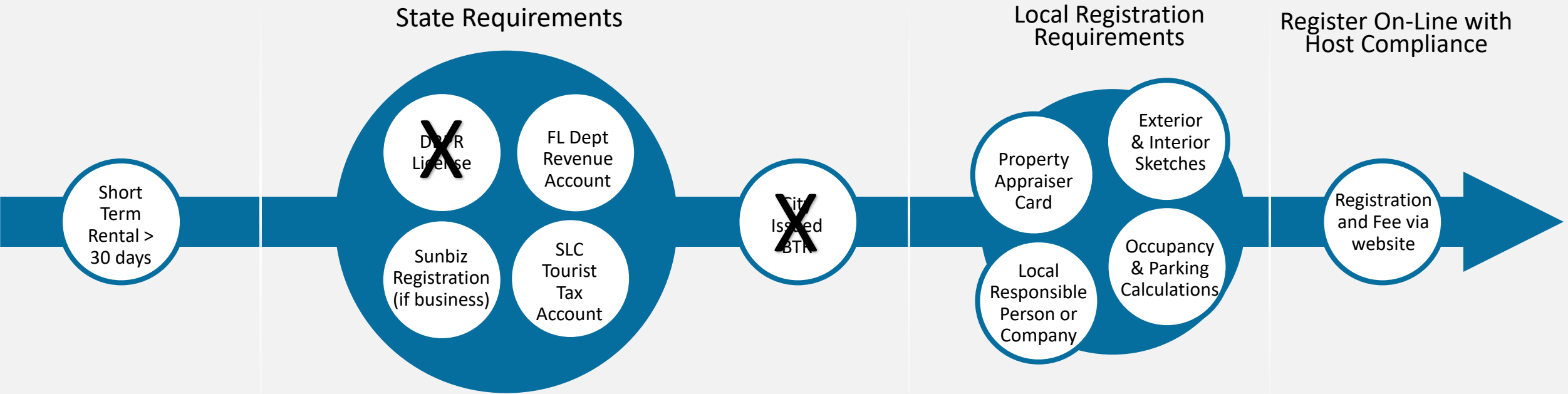
Vacation Rentals Less than 30 days



<https://secure.hostcompliance.com/fort-pierce-fl/permit-registration/>

- DBPR state license
- St Lucie County Tourism Tax Account Number (just need to provide number)
- FL. Dpt. of Revenue Sales Tax ID Number (only if not renting exclusively through ABNB or VRBO)
- Sunbiz Registration (if owned by business)
- City Issued Business Tax Receipt
- Copy of recent property appraiser record card or Deed showing ownership
- Exterior site sketch with location sketch of onsite parking
- Interior sketch (including extinguishers, alarms, ingress/egress)
- Occupancy Calculation Worksheet
- Parking Calculation Worksheet
- Responsible Person identification (responsible person must have driver license or FL ID with St. Lucie County address if not a business)

Short Term Rentals Greater than 30 days



<https://secure.hostcompliance.com/fort-pierce-fl/permit-registration/>

- St Lucie County Tourism Tax Account Number (just need to provide number)
- FL. Dpt. of Revenue Sales Tax ID Number (only if not renting exclusively through ABNB or VRBO)
- Sunbiz Registration (if owned by business)
- Copy of recent property appraiser record card or Deed showing ownership
- Exterior site sketch with location sketch of onsite parking
- Interior sketch (including extinguishers, alarms, ingress/egress)
- Occupancy Calculation Worksheet
- Parking Calculation Worksheet
- Responsible Person identification (Responsible person must have driver license or FL ID with St. Lucie County address if not a business)

Existing On-Line Registration Program

- All STR and VR registrations MUST be done on-line through our vendor, Host Compliance (also called Granicus).
- Payments can be made via credit card or ACH, but the vendor charges an additional fee.
- We do not have the ability to accept registrations and/or payments in our office.

Registration & Renewal Fee Comparison

City of Anna Maria	\$2160 down to \$298 based on occupancy		
St. Augustine	\$663 down to \$295 based on bedrooms		
City of Destin	\$700 down to \$500 based on square feet		
Tequesta	\$200 per bedroom		
Village of N Palm Beach	\$600	City of Sarasota	\$250; \$150 renewal
City of Fort Pierce	\$600	Vero Beach	\$250
Town of Davie	\$500.00; \$450 renewal	Cocoa Beach	\$200
City of Parkland	\$500	Dunedin	\$200
Indian Harbour Beach	\$500; \$350 renewal	Temple Terrace	\$200
Monroe County	\$490; \$100 renewal	Maitland	\$200; \$75 renewal
Fort Lauderdale	\$350; \$160 renewal	Deerfield Beach	\$100
Hallandale Beach	\$300; \$250 renewal	Cape Coral	\$35 for ALL rental properties
Fort Myers Beach	\$300		
Coral Springs	\$280; \$109.67 renewal		
Town of Cutler Bay	\$250; \$110 renewal		
Plantation	\$250		
Oakland Park	\$250; \$100 renewal		

*note that several jurisdictions require annual inspections and other fees in addition to the registration and renewal fees. City of Fort Pierce does not perform inspections.

Fort Pierce STR/VR Registrations

As of 12/7/2022

- 112 active, paid registrations
- 18 paid registrations, pending additional information

In September we had 301 active registrations prior to renewal notices being sent; if not paid by 9/30, registrations were inactivated.

Questions?

City Commission Conference Agenda - 9:00 AM

4. c.

Meeting Date: 12/12/2022

Re: City of Fort Pierce 2023 Legislative Priorities

Submitted For: Audria Moore-Wells, Special Projects Coordinator, City Manager

SUBJECT:

Discussion of the 2023 legislative priorities.

Attachments

Presentation

FLC 2023 Legislative Action Agenda

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/01/2022 01:47 PM
City Manager	Nick Mimms	12/02/2022 06:13 PM
Form Started By: Audria Moore-Wells		Started On: 11/18/2022 02:46 PM
Final Approval Date: 12/02/2022		

2023 Legislative Priorities

December 12, 2022



Strategic Priorities

- Support Relocation of Wastewater Treatment Plant
- Beach Renourishment
- Affordable (Attainable) Housing
- Mental Health Resources
- Homeless Resources
- Youth Development



Important Upcoming Dates

- January 13, 2023
 - St Lucie County Legislative Delegation Meeting
- March 7, 2023
 - Florida State Legislative Session Begins



Discussion





Priorities:

Enterprise Fund Transfers

The Florida League of Cities SUPPORTS the preservation of municipal authority to manage municipal revenue sources and realize a reasonable rate of return on their proprietary assets, investments and services.

Mobility Plans

The Florida League of Cities SUPPORTS legislation that defines and clarifies mobility plans in order to provide a clear and concise regulatory framework for Florida cities to acquire, construct and implement both traditional and alternative modes of transportation.

Short-Term Rentals

The Florida League of Cities SUPPORTS legislation that restores authority to local governments for the regulation of short-term rental properties as necessary for quality of life, public safety and the creation of fair lodging standards. The Florida League of Cities SUPPORTS legislation clarifying that existing, grandfathered municipal short-term rental ordinances can be amended without penalty. The Florida League of Cities OPPOSES legislation that preempts municipal authority as it relates to the regulation of short-term rental properties.

Accessible Housing

The Florida League of Cities SUPPORTS legislation that requires all money from the Sadowski State and Local Housing Trust Fund be used only for Florida's affordable housing programs that are targeted to meet the needs of workforce housing, including home ownership and rental availability.

Water Resources Planning and Comprehensive Watershed Management

The Florida League of Cities SUPPORTS legislation establishing a statewide coordinated planning and prioritization approach for water resource investments that funds Florida's current and projected water needs in an equitable manner and authorizing Comprehensive Watershed Management projects to qualify for funding under the state Water Protection and Sustainability Trust Fund.

Policy Positions:

Property Tax Protection

The Florida League of Cities SUPPORTS legislation that maintains an equitable property tax system while preserving a municipality's ability to fund public infrastructure, police, fire, emergency services and other essential services. Any further erosions and/or exemptions on



the current property tax structure will unfairly shift the tax burden to the business community, renters and others.

Residential Zoning

The Florida League of Cities SUPPORTS legislation that maintains, advances and encourages the fundamental ability for cities to tailor unique land development solutions through local decision-making, preserving the ability for cities to decide how they look and grow. Cities are strong supporters of affordable housing efforts and are best positioned to identify appropriate areas that can support high-density infill redevelopment.

Transportation Funding

The Florida League of Cities SUPPORTS legislation directing the Florida Department of Transportation to provide financial assistance and incentives to develop and implement multimodal transportation plans that optimize different modes of combined transport and are tailored to municipal transportation demands. The Florida League of Cities SUPPORTS identifying additional transportation revenue to fund innovative infrastructure (e.g., electric vehicles) and transit projects to meet the surging transportation demands driven by growth in population throughout Florida.

Water and Wastewater Plant Operator Licensure

The Florida League of Cities SUPPORTS legislation to address workforce shortages in municipal water and wastewater facilities by: one, defining facility operators as critical and essential workers; two, providing reciprocity with other states for licensure of facility operators; and three, allowing credit toward licensure for military experience and time served performing similar functions and providing flexibility for facilities to use retired or out-of-state operators in emergencies.

City Commission Conference Agenda - 9:00 AM

4. d.

Meeting Date: 12/12/2022

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

City Commission Boards and Committee assignment discussion.

Attachments

Current List

Form Review

Form Started By: Linda Cox
Final Approval Date: 11/15/2022

Started On: 11/15/2022 12:02 PM

Mayor	Florida League of Cities - Voting Delegate	FLC	as needed	as needed	Orlando	Holly McPhail 850-701-3604	
Mayor	Florida League of Cities - Land Use & Economic Development Sub-Committee	FLC	as needed	as needed	Orlando	Penny Mitchell 850-701-3649	pmitchell@flcities.com
Mayor	Florida Municipal Insurance Trust Board of Trustees	FMIT	as needed	Quarterly	Orlando	Penny Mitchell 850-701-3649	pmitchell@flcities.com
Mayor	Fort Pierce Utilities Authority	FPUA	4:00 PM	1st & 3rd Tues Monthly	City Hall - Ft Pierce	Jill Sabota 466-1600 x3201	
Mayor	Indian River Lagoon Treasure Coast Scenic Highway	TCCME &	10:00 AM	2nd Friday - Quarterly	Coco Vista Ctr Ste 111 PSL	Kyle Bowman 772-462-2340	bowmank@stlucieco.org
Mayor	Treasure Coast Regional League of Cities	TCRLC	10:00 AM	3rd Wed Monthly	SLC Chamber	Patricia Christensen 772-370-8122	pchristensen@tcrlc.com
Mayor	St. Lucie County Fire District Board	FB	3:00 PM	3rd Wed Monthly	SLC Fire Station - PSL	Vicki Echazabal 772-621-3313	vechazabal@slcfd.org
Mayor	Chamber of Commerce Fort Pierce Monthly Update	FPAC	8:15 AM	4th Wed Monthly	City Hall - Ft Pierce	Margaret Mitchell 772-595-9999	chamber1@stluciechamber.org
Mayor	Treasure Coast Council of Local Governments - ALTERNATE for Gaines	TCCLG-A	10:00 AM	1st Wed Monthly	SLC BOCC - Ft Pierce	Christina Flores 772-873-6472	
Mayor	Transportation Planning Organization - ALTERNATE for C. Johnson	TPO-A	2:00 PM	1st Wed Even Months	Coco Vista Ctr PSL	Kyle Bowman 772-462-2340	bowmank@stlucieco.org
Commissioner Perona	Fort Pierce Parking Committee		9:00 AM	2nd Wed Monthly	Wm. Dannahower 2nd FL Conf	Sara Delgado - x3025	sdelgado@cityoffortpierce.com
Commissioner Perona	Fort Pierce Retirement Board		2:00 PM	3rd Thurs Monthly	City Hall - Ft Pierce	Finance 467-3086	
Commissioner Perona	FMEA-FMPA Liason Committee			4th Thurs - Quarterly	FMPA - Orlando	Sue Utley 321-239-1052	Sue.utley@fmpa.com
Commissioner Perona	Sunrise Theatre Advisory Board		12:30 PM	2nd Tues Even Months	Sunrise Theatre - Ft Pierce	Sharon Engle 772-467-4122 or Karen S	info@sunrisetheatre.org
Commissioner Perona	Sunrise Humane Society	SHS	4:00 PM	last Monday Monthly	Sunrise Humane Society	Julie Kittams	drkittams@sunrisehs.org
Commissioner Perona	Treasure Coast Regional Planning Council - ALTERNATE for C Johnson	TCRPC-A	9:30 AM	3rd Fri Jan-Oct, 2nd Fri Dec	IRSC - Wolf Center - Stuart	Stephanie Heidt 772-221-4060	
Commissioner J. Johnson	St. Lucie County Tourist Development Council	TDC	12:30 PM	2nd Wed E/O Month	SLC BOCC - Ft Pierce	Taylor Hardison 462-1472	hardison@stlucieco.org
Commissioner J Johnson	Main Street Fort Pierce		5:30 PM	1st Wed Monthly	Main Street FP Office - Ft Pierce	772-466-3880	michellec@mainstreetfortpierce.org
Commissioner J Johnson	Downtown Business Alliance	DBA	9:00 AM	Last Wed each Month	2nd Street Bistro/Hideway	Krissy Gibbons	varsitysportshop@gmail.com
Commissioner J Johnson	Transportation Planning Organization	TPO	2:00 PM	1st Wed Even Months	TPO Office - PSL	Kyle Bowman 772-462-2340	bowmank@stlucieco.org
Commissioner J Johnson	St. Lucie County Chamber of Commerce Board of Directors		8:00 AM	4th Thurs Monthly	SLC Chamber	Margaret Mitchell 772-595-9999	chamber1@stluciechamber.org
Commissioner J Johnson	St. Lucie County Land Acquisition & Selection - ALTERNATE for C Johnson	ALT	5:30 PM	4th Thurs Monthly	County Admin, 3rd Floor	Kimberly Bordinger 462-1848	
Commissioner J Johnson	Sunrise Theatre Advisory Board - ALTERNATE for Perona	ALT	12:30 PM	2nd Tues Even Months	Sunrise Theatre - Ft Pierce	Sharon Engle 772-467-4122	
Commissioner Gaines	Treasure Coast Council of Local Governments	TCCLG	10:00AM	1st Wed Monthly	SLC BOCC - Ft Pierce	Michelle Vicat	mvicat@ci.stuart.fl.us
Commissioner Gaines	Council on Aging of St. Lucie	COA	3:30 PM	Last Wed E/O Month	PSL Office	Laurie Hoy 772-336-8608	lhoy@coasl.com
Commissioner Gaines	Lincoln Park Main Street	LPMS	6:00 PM	2nd Thurs Monthly	Lincoln Park - Main Street FP	Pam Carithers 407-257-1678	lincolnparkmainstreet@live.com
Commissioner Gaines	City of Fort Pierce - Retirement Board		2:00 PM	3rd Thurs Monthly	2nd Fl Conf. City Hall	467-3086	
Commissioner Gaines	St. Lucie County Homeless Task Force						ieffersonal@stlucieco.org
Commissioner Gaines	Treasure Coast Education, Research & Development Authority	TCERDA	2:00 PM	as needed	TC Research Park - Ft Pierce	Regina Rose-McCants 467-3107	mccantsre@stlucieco.org
Commissioner Gaines	Round Table of St. Lucie County - ALTERNATE for C. Johnson	ALT	8:30 AM	1st Fri Monthly	Children's Services PSL	Kim Thomas-Pate 772-871-5880	
Commissioner C. Johnson	St. Lucie County Fire District Board	FB	3:00 PM	3rd Wed Monthly	SLC Fire Station - PSL	Vicki Echazabal 772-621-3313	vechazabal@slcfd.org
Commissioner C Johnson	St. Lucie County Land Acquisition & Selection Committee	LASC	5:30 PM	as needed	County Admin	Kimberly Bordinger 462-1848/ or Jill A	arnoldj@stlucieco.org
Commissioner C Johnson	Fort Pierce Port Advisory Committee	FPPAC	3:00 PM	as needed/TBD	SLC BOCC - Ft Pierce 3rd FL	Alejandra Matos 772-462-6766	matosa@stlucieco.org
Commissioner C Johnson	Roundtable of St. Lucie County		8:30 AM	1st Fri Monthly	Children's Services PSL	Kim Thomas-Pate 772-871-5880	kthomas@roundtableslc.org
Commissioner C Johnson	Transportation Planning Organization	TPO	2:00 PM	1st Wed Even Months	TPO Office - PSL	Kyle Bowman 772-462-2340	bowmank@stlucieco.org
Commissioner C Johnson	Treasure Coast Regional Planning Council	TCRPC	9:30 AM	3rd Fri Jan-Oct, 2nd Fri Dec	IRSC - Wolf Center - Stuart	Liz Gulik 772-221-4060	lgulik@tcrpc.org
Commissioner C Johnson	Lincoln Park Main Street - ALTERNATE for Gaines	ALT	6:00 PM	2nd Thurs Monthly	Lincoln Park - Main Street FP	Pam Carithers 407-257-1678	