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

CITY COMMISSION AGENDA

Regular Meeting - Monday, December 4, 2023 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the Minutes from the November 06, 2023 Regular Meeting

   b. Approval of Minutes from November 24, 2023 Regular Meeting

6. **PROCLAMATIONS**

   a. The 100th Anniversary of Friendship Missionary Baptist Church

7. **LETTERS TO COMMISSION**

   a. Thank you card from Barry Keim, Ft. Pierce Sunrise Kiwanis President, expressing their grateful appreciation for the City of Fort Pierce's sponsorship and support of the 55th Annual Farm City Barbecue.

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

9. **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.

10. **MISCELLANEOUS REPORTS**

a. Recommendations from Arts and Culture Advisory Board seeking approval by Mayor and City Commission.

11. **CONSENT AGENDA**

a. Approval of Service Agreement Contract for RFP No. 2023-038, Annual Contract Professional Inspection Services in an annual amount not to exceed $200,000.00.

b. Approval of Service Agreement Contract for RFP No. 2023-039, Annual Contract Professional Plan Review Services, in the annual amount not to exceed $100,000.00.

c. Approval of travel for Commissioner Curtis Johnson to attend the FLC Legislative Action Days in Tallahassee, Florida from January 28, 2024, to January 31, 2024, in the amount of $1565.58.

d. Approval of travel for Mayor Hudson to attend the Legislative Action Days in Tallahassee, Florida from January 28, 2024, to January 31, 2024, in the amount of $1565.58.

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

a. Legislative Hearing - Ordinance 23-053: Review and approval of a Voluntary Annexation by owner Jose Ubilla-Duque of Ubilla-Duque Holdings, LLC, represented by Alejandro Toro of Engineering Design & Construction, Inc. The applicant request to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 3307 S. US. Hwy 1 in Fort Pierce, FL 34982. The proposed Future Land Use designation for the subject property is General Commercial (GC)/High Density Residential (RH), with a proposed Zoning designation of General Commercial (C-3)/Residential High (R-5). Parcel ID: 2427-601-0050-000-7 SECOND READING

b. Legislative Hearing - Ordinance 23-061: Review and approval of a Voluntary Annexation by owner, George Ortiz, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 1703 Totten Road in Fort Pierce, FL 34947. The proposed Future Land Use designation for the subject property is GC, General Commercial, with a proposed Zoning designation of C-3, General Commercial. Parcel ID: 2417-323-0001-000-5 SECOND READING

c. Legislative Hearing - Ordinance 23-062 Re-Establishing the City's Debt Limit in the Code of Ordinances. FIRST READING

13. **CITY COMMISSION**

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 - 5:05 pm **5. a.**

Meeting Date: 12/04/2023

Re: Approval of Minutes from the November 06, 2023 Regular Meeting

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the Minutes from the November 06, 2023 Regular Meeting

Attachments

11.06.2023 Minutes

Form Review

Form Started By: Latoya Ransom Started On: 11/28/2023 10:19 AM

Final Approval Date: 11/28/2023

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 5:05 P.M. ON MONDAY, NOVEMBER 06, 2023.

1. CALL TO ORDER

Mayor Hudson called the November 06, 2023, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Pastor Claudette Carpenter with Yahweh Hands on Ministry

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Sara Hedges

5. APPROVAL OF MINUTES

a. Approval of Minutes from October 16, 2023 Regular Meeting

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the minutes of the October 16, 2023 Regular Meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Nurse Practitioner Week

b. National Apprenticeship Week

c. Hibiscus Park Crime Watch and Neighborhood Association donation to the City of Fort Pierce holiday lighting effort.

Luca Bradley, Hibiscus Park Crime Watch and Neighborhood Association, presented a donation of $250.00 to the City for the holiday lights and celebrations.

7. **LETTERS TO COMMISSION**

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the Agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

9. **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.

No public comments.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

a. Approval of authorization for staff to enter into contractual negotiations with the highest ranked proposer pursuant to the review of qualifications and proposals associated with RFQ 2023-055 Noise, Acoustic, and Sound Consulting Services.

b. Approval of Golf Course Blanket Purchase Orders in an amount not to exceed $160,000.00, for Fiscal Year 2024.

c. Approval of a blanket purchase order to use awarded funds from the 2022 Bullet Proof Vest Program (BVP) to purchase vests from GL Distributors, Inc. in an amount not to exceed $68,564.

d. Approve the purchase of seven (7) community cameras in the amount of $60,001.85 from Tactical Video Inc.

Commissioner Gaines pulled item 11d.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve items 11 a – 11 c of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

As to item 11 d
Commissioner Gaines commented on the addition of seven cameras.

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

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

Mayor Hudson introduced Cathy Townsend, Chair of the Saint Lucie County Commission.

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

a. Legislative Hearing - Ordinance 23-012 review and adoption of a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres).- West Orange located at Orange Avenue and N. Jenkins Road (5 parcels.) Parcel ID's: 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0. SECOND READING

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

ORDINANCE NO. 23-012
AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF THE CITY'S COMPREHENSIVE PLAN IN RESPECT OF PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTHEAST CORNER OF N JENKINS ROAD AND FLOYD JOHNSON ROAD IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 84.8 ACRES; THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 80.3 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE DESIGNATIONS OF RESIDENTIAL URBAN AND COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF HIGH DENSITY RESIDENTIAL, AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 4.5 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE COUNTY DESIGNATION OF COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF GENERAL COMMERCIAL, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND FOR OTHER PURPOSES.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 Arnold Gaines to approve Ordinance No 23-012.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 23-054 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. SECOND READING.

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

ORDINANCE NO. 23-054
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF ONE (1) YEAR WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No 23-054.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 23-055 - Review and approval for a voluntary annexation by property owners Daniel and Janica Jules of three (3) parcels at the South east corner of Totten Road and Rhode Island Avenue, more specifically at Parcel IDs: 2417-331-0003-000-4, 2417-331-0005-000-8 and 2417-331-0004-000-1. SECOND READING

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

ORDINANCE NO. 23-055
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (3) PARCELS AT OR NEAR EAST OF TOTTEN ROAD AND SOUTH OF RHODE ISLAND AVENUE JUST NORTH OF OKEECHOBEE ROAD, PARCEL IDS: 2417-331-0003-000-4, 2417-331-0005-000-8 AND 2417-331-0004-000-1, AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTIES AND PLACE THEM ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTIES; 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 Arnold Gaines to approve Ordinance No 23-055.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 23-059 Amending Chapter 2, Article IV, Division 5, Police Officers' Retirement/Pension Fund to modify definitions and clarify benefit commence date. FIRST READING

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

ORDINANCE NO. 23-059
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 2, ADMINISTRATION, ARTICLE IV, OFFICERS AND EMPLOYEES, DIVISION 5, POLICE OFFICERS' RETIREMENT/PENSION FUNDS, SUBDIVISION II – POLICE OFFICERS' RETIREMENT TRUST FUND; BY AMENDING SECTION 2-381, DEFINITIONS TO REFLECT LANGUAGE SIMILAR TO THE PROVISIONS OF THE STATUTORY DEFINITION OF POLICE OFFICER CONTAINED IN FLORIDA STATUTE §185.02(16); BY AMENDING SECTIONS 2-386 AND 2-387 TO PROVIDE FOR THE BENEFIT COMMENCEMENT DATE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Bonni Jensen, Attorney for the Police Officer's Retirement Trust Fund, presented the amendment to the pension plan to include language from the Florida Statutes and to clearly define when the benefit begins.

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

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 23-059.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

e. Legislative Hearing - Ordinance 23-060 relating to the General Employees retirement system in order to extend the DROP period from 5 to 6 years and increasing the standard form of annuity from 75% to 100% with a cap of $115,000 for employees hired after October 2012, and creating a section in the code which prescribes investment standards and provisions for investment contracts and amending the section for the periodic reports. FIRST READING

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

ORDINANCE NO. 23-060
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, RELATING TO THE GENERAL EMPLOYEES RETIREMENT SYSTEM; AMENDING CODE SECTION 2-270 – RETIREMENT ANNUITY, SUBSECTION (c); PROVIDING THAT NO MEMBER IS TO RECEIVE TOTAL ANNUAL PENSION PAYMENTS IN EXCESS OF $115,000; PROVIDING THE STANDARD FORM OF ANNUITY IS INCREASED FROM 75 PERCENT TO 100 PERCENT OF AVERAGE FINAL COMPENSATION; AMENDING CODE SECTION 2-281 – DEFERRED RETIREMENT OPTION PROGRAM (DROP), SUBSECTION (b); EXTENDING DROP FROM 5 YEARS TO 6 YEARS; AMENDING CODE SECTION 2-281 – DEFERED RETIREMENT OPTION PROGRAM (DROP), SUBSECTION (c); INCREASING THE PAYMENTS MADE MONTHLY INTO DROP TO UP TO 72 MONTHS; CREATING CODE SECTION 2-298 – INVESTMENTS; PRESCRIBING INVESTMENT STANDARDS AND SETTING OUT PROVISIONS FOR INVESTMENT CONTRACTS; AMENDING CODE SECTION 2-333 – ANNUAL REPORTS; PROVIDING FOR PERIODIC REPORTS TO THE FLORIDA DEPARTMENT OF MANAGEMENT SERVICES;

PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Johnna Morris, Finance Director, presented the Proposed Change 1 – Amendment to Deferred Retirement Option Plan (DROP) from 5 years to 6 years and Proposed Change 2 – Amending the Maximum Annual Pension Benefit for Employees hired after 2012 from $100,000 to $115,000, Not to Exceed 100% of Final Average Salary, and House Bill 3 administrative change reporting for governance and fiduciary reporting.

The Commission commented on the requested changes, implementation, and inquired how upcoming retirees could be affected within the DROP period.

Mayor Hudson opened the public hearing.

Steve Meyers - Union involvement and ethics concerns

Mayor Hudson closed the public hearing.

Commissioner Gaines inquired on the responsibility to include the union representatives in tonight's decision. Ms. Morris explained that it had been conveyed to the unions involved.

Commissioner Jeremiah Johnson inquired if the unions are in current standing contractually. Mr. Mimms clarified the current situation and explained the negotiations in process. Ms. Hedges also clarified the current information and addressed the motion needed.

Commissioner Broderick commented on moving forward and the requirement for union approval.

The Commission discussed the recommendation of the retirement board.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to approve Ordinance No 23-060 as presented.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution No. 23-R56 Adopting the Food for Fines program to run between November 7, 2023 and December 31, 2023.

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

RESOLUTION NO. 23-R56
A RESOLUTION APPROVING A CITY OF FORT PIERCE PROGRAM TO BE KNOWN AS "FOOD FOR FINES"; ALLOWING FOR PAYMENT OF CERTAIN PARKING CITATIONS, OR PORTION THEREOF, TO BE PAID WITH DONATIONS OF CANNED FOOD OR NON-PERISHABLE FOOD ITEMS AND PROVIDING FOR EFFECTIVE DATES.

Peggy Arraiz, Director of Community Response, presented the Food For Fines program supporting the Treasure Coast Food Bank.

Commissioner Curtis Johnson inquired on the details of the program. Ms. Arraiz explained each item of food donated would equal $2.00 towards the citation amount.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution No 23-R56.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Resolution No. 23-R57 approving agreements with Manatee Island Holdings, LLC, for the sidewalk easement relocation.

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

RESOLUTION NO. 23-R57
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, APPROVING THE TERMINATION OF AN EXISTING EASEMENT AND ENTERING INTO A CORRECTED EASEMENT AGREEMENT, FOR A CONCRETE SIDEWALK THROUGH A PARCEL OWNED BY MANATEE ISLAND HOLDINGS, LOCATED AT 1640 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Mimms explained the current pedestrian easement, the need to terminate the easement and correct the agreement.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Resolution No 23-R57.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Resolution No. 23-R58 authorizing the City to execute a Grant Agreement with the State of Florida Department of Environmental Protection for the FPUA Wastewater Treatment Plant relocation in the amount of $15 Million.

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

RESOLUTION NO. 23-R58
A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE EXECUTION OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARD GRANT AGREEMENT FOR THE WASTEWATER TREATMENT PLANT RESILIENCY PROJECT AND THE ASSIGNMENT OF THE GRANT TO THE FORT PIERCE UTILITIES AUTHORITY; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Rachel Tennant, FPUA Director of Public Affairs and Sustainability, and Grants Administrative staff were available for questions.

Ms. Hedges explained that FPUA is a qualifying entity and that the grant can be assigned to them.

Commissioner Broderick inquired if these funds are new sourcing or if this is the paperwork necessary to accept them.

Ms. Tenant explained that these funds are from the original request and provided the amounts pending.

Commissioner Jeremiah Johnson announced that there may be a conflict of interest and that he would abstain from the vote.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution No 23-R58.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Other: Commissioner Jeremiah Johnson (ABSTAIN)

Passed

Commissioner Jeremiah Johnson filed the appropriate form which will be kept on file with these minutes.

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.

Chad Ingram
Franco Prado
Mazella Smith
Steve Meyers
Cathy Townsend
Ralph Morrison
Jacquez Huell

15. COMMENTS FROM THE CITY MANAGER

a. Reports

City Manager Nick Mimms highlighted the strategic plan, City Mangers Report, purchase order report, Fort Pierce Fire Hawks, development, permitting, and discussion with Brightline.

City Clerk Linda Cox - No comments.

City Attorney Sara Hedges - No comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines commented on retirees' lack of cost-of-living increases and discussed how the City can assist, the need for a joint meeting with the County, and the retirement board.

Commissioner Broderick commented on the retirement board, and a joint meeting with the County.

Commissioner Curtis Johnson commented on a joint meeting with the County and expressed concern with allegations mentioned during public comment, was encouraged by discussion with Brightline and the opportunities that it would bring, Eastman Advanced Workforce Training Center, and acknowledged Veterans Day.

Commissioner Jeremiah Johnson commented on cost-of-living reports, thanked the police department for their service, and recent travel that caused him to reflect on the City.

Mayor Hudson thanked staff, COLA, Brightline, IRSC Eastman Training Center, and TPO for consideration of traffic lights at High Point.

Commissioner Jeremiah Johnson commented on the importance of traffic impact.

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 6:56 P.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 pm **5. b.**

Meeting Date: 12/04/2023

Re: Approval of the Minutes from the November 24, 2023 Meeting.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from November 24, 2023 Regular Meeting

Attachments

11.24.2023 Minutes

Form Review

Form Started By: Latoya Ransom Started On: 11/28/2023 04:00 PM

Final Approval Date: 11/28/2023

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 5:05 P.M. ON MONDAY, NOVEMBER 20, 2023.

1. CALL TO ORDER

Mayor Hudson called the November 24, 2023, Regular Meeting of the City Commission to order at 5:05 P.M

2. OPENING PRAYER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Absent: Commissioner Jeremiah Johnson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Sara Hedges

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Jeremiah Johnson from the meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

a. Approval of Minutes from the November 6, 2023 Regular Meeting.

This item will be moved to the next meeting.

6. PROCLAMATIONS

7. LETTERS TO COMMISSION

a. Voice message from Ross Crittendon commending Solid Waste Division Driver Raymond Abernathy for providing outstanding customer service.

b. Jan DalCorso of Paws Fur Recovery Rescue & Landlord Assn sent a thank you card expressing her gratitude for the City of Fort Pierce taking over the operation of the animal shelter and making it into such a success.

c. Solid Waste Division Manager Jacolby Washington was commended by Sharon Mastronardi for going above and beyond the normal course of business.

d. Letter from Gary Porter, Community Relations Director, Treasure Coast Food Bank, thanking the City of Fort Pierce for sponsoring their 9th Annual Pack the House event.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

9. **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.

No comments

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

a. Approval of Infill Lien Reduction Program Development Agreement with Bax 815 Holdings, Inc., owner of 150 S. 19th Street.

b. Approval to increase the funding allowance for the Emergency Rehabilitation Strategy for SHIP/CDBG from $50,000 to $100,000 in the FY23-24 Annual Action Plan/LHAP.

c. Approval of contract renewal with Granicus LLC, Palatine, IL in the amount not to exceed $216,510.02.

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

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

a. Legislative Hearing - Ordinance 23-059 Amending Chapter 2, Article IV, Division 5, Police Officers' Retirement/Pension Fund to modify definitions and clarify benefit commence date. SECOND READING

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

ORDINANCE NO. 23-059
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 2, ADMINISTRATION, ARTICLE IV, OFFICERS AND EMPLOYEES, DIVISION 5, POLICE OFFICERS' RETIREMENT/PENSION FUNDS, SUBDIVISION II – POLICE OFFICERS' RETIREMENT TRUST FUND; BY AMENDING SECTION 2-381, DEFINITIONS TO REFLECT LANGUAGE SIMILAR TO THE PROVISIONS OF THE STATUTORY DEFINITION OF POLICE OFFICER CONTAINED IN FLORIDA STATUTE §185.02(16); BY AMENDING SECTIONS 2-386 AND 2-387 TO PROVIDE FOR THE BENEFIT COMMENCEMENT DATE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No.23-059

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 23-053: Review and approval of a Voluntary Annexation by owner Jose Ubilla-Duque of Ubilla-Duque Holdings, LLC, represented by Alejandro Toro of Engineering Design & Construction, Inc. The applicant request to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 3307 S. US. Hwy 1 in Fort Pierce, FL 34982. The proposed Future Land Use designation for the subject property is General Commercial (GC)/High Density Residential (RH), with a proposed Zoning designation of General Commercial (C-3)/Residential High (R-5). Parcel ID: 2427-601-0050-000-7 - FIRST READING

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

ORDINANCE NO. 23-053
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL OF +/- 3.72 ACRES LOCATED AT OR NEAR APPROXIMATELY 3307 S US HWY 1 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, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; MAINTAINING THE SAINT LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL/RESIDENTIAL MULTI-FAMILY; MAINTAINING THE SAINT LUCIE COUNTY LAND USE DESIGNATION OF COMMERCIAL/RESIDENTIAL HIGH; 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 A EFFECTIVE DATE.FIRST READING

Staff Presentation:
Kerry Charles, Planner, presented the review and approval of a voluntary annexation at or near 3307 S. US. Hwy 1.

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.

Questions of Staff:

Commissioner Gaines inquired on the proposed use. Ms. Charles commented that the use would be residential.

Mayor Hudson opened the public hearing.

Alejandro Toro, EDC, representing the applicant, commented that the commercial portion would be used for the applicants' business.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No.23-053

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 23-061: Review and approval of a Voluntary Annexation by owner, George Ortiz, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 1703 Totten Road in Fort Pierce, FL 34947. The proposed Future Land Use designation for the subject property is GC, General Commercial, with a proposed Zoning designation of C-3, General Commercial. Parcel ID: 2417-323-0001-000-5 - FIRST READING

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

ORDINANCE NO. 23-061
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY 1703 TOTTEN ROAD, FORT PIERCE, FL 34947 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, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION AS GENERAL COMMERCIAL; ESTABLISHING THE LAND USE DESIGNATION GENERAL COMMERCIAL; 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 A EFFECTIVE DATE. FIRST READING

Kerry Charles, Planner, presented the review and approval of a voluntary annexation at or near 1703 Totten Road.

RECOMMENDATION:
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Questions of Staff:
None

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 23-061.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

d. Quasi-Judicial Hearing - Review and approval of an application for a Final Plat, submitted by applicant Tod Mowery of Redtail Design Group, to subdivide 1 parcel of land, approximately 0.81 acres, into 6 platted lots at 601 Hernando Street, more specifically at Parcel ID: 2401-502-0085-000-7.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Michael Broderick - No
Commissioner Arnold Gaines - No
Commissioner Curtis Johnson Jr.- No
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.
Staff Presentation:
Ryan Altizer, Senior Planner, presented the application for Final Plat at 601 Hernando Street.

Recommendation
Staff's recommendation is that the City Commission vote APPROVAL of the final plat, with one condition:
The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Questions of Staff:
Commissioner Broderick inquired on the plan for the development of homes with a smaller footprint and setbacks. Mr. Altizer confirmed the proposed use and setbacks.

Mayor Hudson opened the public hearing.

Tod Mowery, Redtail DG, representing the applicant, provided additional information on the lot and explained the plan for it.

Commissioner Curtis Johnson inquired on access to the property and residential square footage. Mr. Mowery explained the access points and provided the square footage is fifteen hundred.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the Final Plat with one (1) condition.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution 23-R59 Authorizing the execution of a deed to transfer fifteen (15) residential lots and a right of way, known as Oaks at Moore's Creek Phase II, approximately 3.38 acres located between Avenue B and Canal Terrace, to OMCII, LLC, a Florida limited liability company.

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

RESOLUTION 23-R59
A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE TRANSFER OF 3.38+/- ACRES BETWEEN AVENUE B AND CANAL TERRACE; DETERMINING THAT IT IS IN THE BEST INTEREST AND WELFARE OF THE CITY AND ITS RESIDENTS; PROVIDING FOR APPROPRIATE BUDGET ITEMS; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 23-R59.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

Rick Reed

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms- commented on the success of the partnership with the Treasure Coast Food Bank and highlighted upcoming events.

City Clerk Linda Cox – No comment

City Attorney Sara Hedges – No comment

16. COMMENTS FROM THE COMMISSION

Commissioner Gaines wished everyone a happy Thanksgiving and commented on increased police activity during the holiday.

Commissioner Curtis Johnson wished everyone a safe and happy Thanksgiving and commented on Stoney BBQ and other organizations giving back, thanking them for their work.

Commissioner Broderick commented on giving during the holiday season and applauded City staff for their work with the Treasure Coast Food Bank.

Mayor Hudson wished everyone a safe and happy Thanksgiving and commented on the Fire District providing meals on Thanksgiving as well as Mustard seed on 10th and Orange.

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 Hudson adjourned the meeting at 5:43 P.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 pm **6. a.**

Meeting Date: 12/04/2023

Re: The 100th Anniversary of Friendship Missionary Baptist Church

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

The 100th Anniversary of Friendship Missionary Baptist Church

Attachments

The 100th Anniversary of Friendship Missionary Baptist Church

Form Review

Form Started By: Latoya Ransom Started On: 11/28/2023 03:24 PM

Final Approval Date: 11/28/2023

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, it is with great joy and admiration that we, the City of Fort Pierce, come together to celebrate a remarkable milestone in the life of our cherished community- the 100th church anniversary of Friendship Missionary Baptist Church; and

WHEREAS, for a century Friendship Missionary Baptist Church has been a beacon of faith, hope, and love, steadfastly serving as a spiritual home for generations of devoted congregants, guiding them through life's journey with unwavering devotion; and

WHEREAS, the enduring legacy of Friendship Missionary Baptist Church is woven into the fabric of our city, fostering unity, compassion, and a shared commitment to the betterment of our community; and

WHEREAS, the City of Fort Pierce recognizes and commends the tireless efforts, dedication, and positive impact that Friendship Missionary Baptist Church has had on the lives of its members and the broader community, exemplifying the true spirit of fellowship; and

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of:

"The 100th Anniversary of Friendship Missionary Baptist Church"

May this centennial celebration be a testament to the enduring strength of your congregation and the profound impact you have made on the spiritual and social tapestry of our beloved city.

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 4th day of December 2023.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 pm **7. a.**

Meeting Date: 12/04/2023

Re: Kiwanis Thank You

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Thank you card from Barry Keim, Ft. Pierce Sunrise Kiwanis President, expressing their grateful appreciation for the City of Fort Pierce's sponsorship and support of the 55th Annual Farm City Barbecue.

Attachments

Thank You Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2023 10:46 AM

Form Started By: Jennifer Robinson Started On: 11/27/2023 08:18 AM

Final Approval Date: 11/27/2023

P.S.
Join us any Thursday at our breakfast meeting.

Thank you so much for your sponsorship and support of the 55th annual Farm City Barbecue. Your support helps further our mission of helping the Children of S.L.C., one child at a time.
With Grateful appreciation,
Barry Kuhn,
President

SERVING THE CHILDREN OF THE WORLD

關懷兒童 無遠弗屆 • AU SERVICE DES ENFANTS DU MONDE
SERVIRE I BAMBINI DEL MONDO • WIR DIENEN DEN KINDERN DER WELT
世界の子どもたちに奉仕する • SIRVIENDO A LOS NIÑOS DEL MUNDO
KINDEREN DIENEN IN DE HELE WERELD

Kiwanis

kiwanis.org

GORT 1016 1

City Commission Regular Meeting - 5:05 pm **10. a.**

Meeting Date: 12/04/2023

Re: Arts and Culture Advisory Board

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Recommendations from Arts and Culture Advisory Board seeking approval by Mayor and City Commission.

Attachments

Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/29/2023 09:19 AM
Form Started By: Jennifer Robinson		Started On: 11/28/2023 10:50 AM
Final Approval Date: 11/29/2023		

TO : The Honorable Mayor and Members of the City Commission

FROM : Arts and Culture Advisory Board

RE : Recommendation for the Allocation of Funding for the Annual Highwaymen Festival and Indian River Drive Mural.

DATE : December 4, 2023

The Arts and Culture Advisory Board proposes that the City allocate funds from the Art in Public Places fund to support two initiatives. Firstly, the implementation of an Annual Highwaymen Festival to commemorate Black History Month in February 2024. Currently, the event lacks funding as previous financing avenues through the Community Development Block Grant (CDBG) are no longer available due to changes in Florida State Statutes. Given the festival's contribution towards promoting the City's positive image and enriching the arts and culture scene, it remains a worthwhile investment. The estimated cost of the event is $20,000-$25,000.

Furthermore, the committee advocates for the allocation of funds towards the installation of a mural on the wall situated along Indian River Drive. This location is ideal and will expand the city's mural presence, particularly beyond the Peacock Arts District.

The recommendations help meet the following City goal:

Goal 5: Enjoy our community – Value the arts and culture as a community asset.

City Commission Regular Meeting - 5:05 pm **11. a.**

Meeting Date: 12/04/2023

Re: Approval of Contract - Annual Professional Inspection Services , RFP No. 2023-038

Submitted For: Latonya Hubbard, Purchasing Agent, Finance Department

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SUBJECT:

Approval of Service Agreement Contract for RFP No. 2023-038, Annual Contract Professional Inspection Services in an annual amount not to exceed $200,000.00.

SUMMARY:

During September 5, 2023, City Commission meeting, the Commission awarded RFP No. 2023-038 to JPI, Melbourne, FL, for Annual Inspection Services. The scope of work involves inspecting buildings, equipment and installations during various phases of construction, and grant inspection approvals to ensure compliance with Florida Building Codes and related regulations, laws and rules. If the building codes and regulations are met, approvals will be granted. However, if any non-compliance is found, written comments will be provided with the applicable code sections.

The contract will be valid for one year and can be renewed for two one-year options.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building

COORDINATED WITH:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Assistant Director of Building
City Attorney
Purchasing Division
JPI

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2023
Account:	4202902-534900

Amount: $200,000,00

OTHER INFORMATION:

The contract cost shall be funded Building Department Contracted Services Fund

Attachments

Memo from City Attorney

Agreement Executed by Vendor

Form Review

Inbox	Reviewed By	Date
Finance Department	Latonya Hubbard	11/17/2023 06:11 PM
Finance Department	Linda Cox	11/27/2023 09:22 AM
Finance Department	Johnna Morris	11/27/2023 11:01 AM
City Manager	Nick Mimms	11/27/2023 04:19 PM
Form Started By: Latonya Hubbard		Started On: 11/17/2023 03:42 PM
Final Approval Date: 11/27/2023		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: GELENCIA CARTER, PURCHASING MANAGER

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: SERVICE AGREEMENT - ANNUAL CONTRACT FOR INSPECTION SERVICES - BUILDING DEPARTMENT (RFP NO. 23-038)

CAO RLS FILE: 23-248

DATE: SEPTEMBER 22, 2023

I have reviewed the above Request for Legal Services. I have made suggested changes and comments on the Service Agreement. I am unable to create a clean copy version of this document as I usually would because of the formatting of the original document provided. Therefore, I have uploaded a Track Changes version only. With the suggested changes from the Track Changes document incorporated into the Service Agreement, it is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

cc: Nicholas Mimms, City Manager
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

October 31, 2023

JPI
5995 South A1A
Melbourne, FL 32951
Attn: Joesph Payne, President

SUBJECT: Notice of Award
RFP No. 2023-038 – Annual Contract Professional Inspection Services.

Dear Mr. Payne:

The Commission of the City of Fort Pierce met in regular session, Tuesday, September 05, 2023, and awarded subject bid to your firm, in the amount of $200,000.00.

Please take the following actions:

1. Execute and notarize this Award Letter
2. Execute the Service Agreement
3. Complete the attached contract forms, Non-Collusion Affidavit for Prime Bidder, Certification of Non-Segregated Facilities and Drug Free Workplace Forms
4. Please provide Certification of Liability, Property Damage, and Workers' Compensation, in accordance with item numbered 10 of the Service Agreement
5. **Return documents enclosed within ten (10) days after receipt, via email to:**

Email:
LaTonya Hubbard, Purchasing Agent
City of Fort Pierce
purchasing@cityoffortpierce.com

This letter must be signed by one of the officers registered with the State of Florida; if not on list, provide a letter or copy of corporate resolution authorizing the individual to sign contract documents on behalf of the corporation.

Sincerely,
CITY OF FORT PIERCE

LaTonya Hubbard

LaTonya Hubbard, Purchasing Agent

ACCEPTED BY:
JOSEPH PAYNE INC,

Signature (Manual)

Joseph Payne

Signature (Typed or Printed)

President JPI

Title

11/14/23

Date

NOTARIZATION

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 14th day of November 2023,

by Joseph Payne (**Officer of Firm**), President (**Title**), of

JPI (**Name of Firm**) a FL (**State**) corporation, on behalf of the corporation.

He/She is personally known to me or has produced floridaDL as identification.

Notary Public

My commission expires: 08/29/2026

Notary Public State of Florida
Damari Ferrell
My Commission HH 306154
Expires 8/29/2026

/lh

Attachments: Service Agreement
Contract Forms

CITY OF FORT PIERCE
SERVICE AGREEMENT
ANNUAL CONTRACT PROFESSIONAL INSPECTION SERVICES

This Agreement entered into this _____ day of _____, 2023 between City and Contractor ("Agreement") is made and entered into by and between the City of Fort Pierce, Florida, a municipal corporation ("City"), and **JOE PAYNE, INC.,** a FLORIDA CORPORATION with its principal place of business at 5995 SOUTH HIGHWAY A1A, MELBOURNE BEACH, FL ("Contractor").

City and Contractor hereby agree as follows:

1. Contractor Services.

Contractor will provide the services as set forth in **Exhibit A**, Statement of Work, attached hereto and incorporated for all purposes ("the Services"), to the satisfaction of City.

Notwithstanding any other provision of this Agreement, Contractor's performance of the Services will (1) conform to the specifications and requirements contained in the RFP No. 2023-038 ~ Annual Contract Professional Inspection Services which conforms with the Contractor's Bid dated June 6, 2023, attached as **Exhibit B**. To the extent that the Bid or Contractor's Bid conflict with the terms of this Agreement, the terms of this Agreement will control.

2. Compensation.

Total compensation to Contractor will not exceed **$200,000.00 (Two Hundred Thousand Dollars and No Cents)** for the initial term of the Agreement, which includes all travel and expenses. Payment for services performed will be processed within thirty (30) days of receipt and approval of a proper invoice and in accordance with the Florida Prompt Payment Act, Florida Statutes Section 218.70-79.

Upon completion of the Services and acceptance by City, Contractor will submit an invoice setting forth amounts due to Contractor. Each invoice will be accompanied by documentation that City may reasonably request to support the invoice amount. City will, within ten (10) days from the date it receives an invoice and supporting documentation, make a determination whether to approve or disapprove the amount reflected in the invoice. If City approves the amount or any portion of the amount, City will promptly pay to Contractor the amount approved so long as Contractor is not in default under this Agreement. If City disapproves any invoice amount, City will give Contractor specific reasons for its disapproval in writing and what corrective actions are needed to make the request or invoice proper, within ten (10) days from the date it receives an improper payment request or invoice. Contractor will submit invoices to City as follows:

City of Fort Pierce
Attn: Accounts Payable
P.O. Box 1480
Fort Pierce, FL 34954

3. Term.

This Agreement is effective as of the date last signed ("Effective Date") for a term of one (1) year with two (2) one (1) year renewal options, unless earlier terminated in accordance with Section 8.

4. **Licenses, Permits, Taxes, Fees, Laws and Regulations**

4.1 Contractor warrants that it will obtain, maintain in effect, and pay the cost for all licenses, permits, or certifications that may be necessary for Contractor's performance of this Agreement.

4.2 Contractor will be responsible for the payment of all taxes, excises, fees, payroll deductions, employee benefits (if any), fines, penalties or other payments required by federal, state, or local law or regulation in connection with Contractor's performance of this Agreement.

4.3 Contractor will comply with and will be responsible for requiring its officers and employees to comply with, all applicable federal, state, and local laws and regulations.

5. Ownership and Use of Work Material.

5.1 All drawings, specifications, plans, computations, sketches, data, records, photographs, tapes, renderings, models, publications, statements, accounts, reports, studies, and other materials prepared by Contractor or any Contractor's subcontractor in connection with the Services (collectively, "Work Material"), whether or not accepted or rejected by City, are the sole property of City and for its exclusive use and reuse at any time without further compensation and without any restrictions.

5.2 Contractor grants and assigns to City all rights and claims of whatever nature and whether now or hereafter arising in and to the Work Material.

5.3 Contractor will deliver all Work Material to City upon expiration or termination of this Agreement. City will have the right to use the Work Material for the completion of the Services or otherwise. City may, at all times, retain the originals of the Work Material.

5.4 The Work Material will not be used or published by Contractor or any other party unless expressly authorized by City in writing. Contractor will treat all Work Material as confidential.

6. Confidentiality and Safeguarding of City Records; Press Releases; Public Information.

6.1 Contractor shall not disclose, publish, or authorize others to disclose or publish, Work Material or other information pertaining to the Services assigned to Contractor by City or other information to which Contractor had access during the term of this Agreement without the prior written approval of the City Attorney.

6.2 **Advertising.** Contractor will not make any press releases, public statements, or advertisement referring to the services or the engagement of Contractor as an independent Contractor of City in connection with the Agreement or release any information relative to the Agreement for publication, advertisement or any other purpose without the prior written approval of City.

6.3 **Duration.** The restrictions and obligations under this Section will survive expiration or termination of this Agreement for any reason.

7. Public Records.

7.1 City strictly adheres all statutes, court decisions and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes, Contractor shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records Under Florida law, as defined in Section 119.011 (12), F.S. Contractor shall keep and maintain public records required by the City to perform the services under this Agreement.

7..2 If Contractor meets the definition of "Contractor" found in Section 119.0701 (1) (1) (a) F.S. (i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency), then the following requirements apply:

7.2.2 Upon request from City's custodian of public records, Contractor shall provide City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided 119, Florida Statutes, or as otherwise provided by law.

7.2.3 Contractor shall identity and ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Contractor does not transfer the records to the City.

7.2.4 Upon completion of the contract, Contractor shall transfer, at no cost, to City all public records in possession of Contractor or keep and maintain public records required by City to perform the service. If Contractor transfers all public records to City upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information. technology system of the City.

7.3 **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, lcox@cityoffortpierce.com, 100 North U.S. Hwy 1,Fort Pierce, FL 34950.**

8. Termination.

8.1 If either party is in default of performance of any material obligation under this Agreement, the party that is not in default may give written notice of the

default to the other party and if the party notified fails to correct the default within thirty (30) days or within such period fails to satisfy the party giving notice that the default does not exist, the party giving notice may terminate this Agreement upon expiration of the thirty (30) day period.

8.2 City may terminate this Agreement immediately in the event of the filing by or against Contractor of a petition for relief in bankruptcy or for receivership, or in the event that Contractor becomes insolvent.

8.3 The termination of this Agreement will not affect any right or remedy that has accrued to either party at the time of termination.

8.4 Upon termination of this Agreement, Contractor will deliver to the appropriate representative of City all Work Material related to the services performed by Contractor in the format requested by the City together with any keys, identification badges, or equipment owned by City.

8.5 Termination under Sections 8.1 or 8.6 will not relieve Contractor from liability for any default or breach under this Agreement or any other act or omission of Contractor.

8.6 City may terminate this Agreement, without cause, upon written notice to Contractor. At such time, Contractor will be compensated only for that work which has been satisfactorily completed to the date of termination. No compensation shall be paid for de-mobilization, take-down, disengagement wind-down or other costs incurred due to termination of this Agreement.

9. Indemnification.

Contractor will indemnify and hold harmless City, and its members, officials, officers, attorneys, employees, representatives and agents from all claims, demands, causes of action, and judgments for taxes, license fees, excises, fines, and penalties; for supplies, services, or merchandise purchased by Contractor; for wages and fringe benefits of Contractor's employees; and for injury or death of any person or damage to property that result directly or indirectly from the negligent or intentional acts or omissions of Contractor or its officers, agents, or employees in the performance of this Agreement.

10. Insurance.

Vendor shall, at its own expense, procure and maintain throughout the term of this Agreement, with insurers acceptable to the City of Fort Pierce, the types and amounts of insurance conforming to the minimum requirements set forth herein. Vendor shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City of Fort Pierce has been provided to, and approved by, the City of Fort Pierce. As evidence of compliance with the insurance required herein, Vendor shall furnish the City of Fort Pierce with:

Commercial General Liability

The Vendor shall maintain and, prior to commence general liability insurance and provide proof of Insurance to the City of the Pierce to include:

1. General Aggregate $1,000,000.00

2.	Products completed operations Aggregate	$1,000,000.00
3.	Personal and Advertising Injury	$1,000,000.00
4.	Each Occurrence	$1,000,000.00

Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal and include City and its members, officials, officers and employees as an additional insured on a form no more restrictive than ISO Form CG 2010 (Additional Insured-Owner, Lessees, or Contractors).

Workers' Compensation and Employers Liability:

The Vendor shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of workers' compensation insurance providing Florida statutory (F.S. 440) limits to cover all employees and include Employers Liability coverage with limits of not less than $1,000,000 for each accident and disease. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

Automobile Liability Insurance:

The Vendor shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of automobile liability insurance providing coverage no more restrictive than that provided by the standard Business Auto Policy (ISO Form CA 00 01), without any restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Limit shall be no less than $1,000,000 each occurrence. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

Satisfactory evidence of compliance with the insurance required shall include one of the following forms of acceptable evidence of insurance:

1.
   a. Fully completed satisfactory Certificate of Insurance evidencing all coverage required; and
   b. A copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying the inclusion of the City and the City's members, officials, officers, and employees as additional insureds in the Commercial General Liability; and
   c. A copy of the actual endorsement for each required policy which provides that the City will be given no less than thirty (30) days advance written notice of any cancellation of the policy(ies), signed by an authorized representative of the insured(s).

2. The original of the policy(ies); or

3. Other evidence satisfactory to the City.
   (a) a fully completed satisfactory Certificate of Insurance evidencing all coverage required. Also, a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the City of Fort Pierce and its

members, officials, officers and employees as additional insureds in the Commercial General Liability coverage;

(b) the original of the policy(ies); or
(c) other evidence satisfactory to the City of Fort Pierce.

Neither approval nor failure to disapprove insurance furnished by Vendor shall relieve Vendor from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder
City of Fort Pierce
Attention: Purchasing Department
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

Additional Insured for General Liability
City of Fort Pierce and its members, officials, officers and employees

11. **Written Authorization Required**
Contractor shall not make changes in the job scope or perform any additional work or provide any additional material, under this Agreement without first obtaining written authorization from City for such additional work or materials. Additional labor or materials provided without written authorization shall be done at Contractor's risk and without payment.

12. **Notice**
All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to City:
Paul Thomas, CBO, CFM
Director of Building
100 North U.S. Hwy 1
Fort Pierce, FL 34950
Phone: 772-467-3195

With a Copy To:
Gelencia Carter, MPA
Purchasing Manager
100 North U.S Hwy 1
Fort Pierce, FL 34954
Phone: 772-467-3102

As to Contractor:
Joseph Payne, Inc.
5995 South A1A
Melbourne, FL 32951
Phone: 813-520-1683
Email: joe@jpiflorida.com

13. Miscellaneous

13.1 Assignment. Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party.

13.2 Representations and Warranties by Contractor. If Contractor is a corporation or a limited liability company, Contractor warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is duly authorized and in good standing to conduct business in the State of Florida, that it has all necessary power and has received all necessary approvals to execute and deliver this Agreement, and the individual executing this Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor.

13.3 Taxes. The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. Contractor shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

13.4 Entire Agreement; Modifications. This Agreement supersedes all prior agreements, written or oral, between Contractor and City and will constitute the entire Agreement and understanding between the parties with respect to the subject matter hereof. This Agreement and each of its provisions will be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by authorized representatives of City and Contractor.

13.5 Force Majeure. Neither party hereto will be liable or responsible to the other for any loss or damage or for any delays or failure to perform due to causes beyond its reasonable control including, but not limited to, acts of God, strikes, epidemics, war, riots, civil unrest, flood, fire, tsunami, volcano, sabotage, air space closure, ground stop(s), a U.S. Department of State Travel Warning or any other circumstances of like character ("force majeure occurrence").

13.6 Venue; Governing Law. St. Lucie County, Florida, will be the proper place of venue for suit on or in respect of this Agreement. This Agreement and all of the rights and obligations of the parties hereto and all of the terms and conditions hereof will be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Florida.

13.7 Dispute Resolution. Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the Contractor and the City. Unless otherwise directed by City, Contractor shall carry on the work and maintain its progress schedule in accordance with the requirements of the

Contract and the determination of the City or its representatives, pending resolution of the dispute. Any dispute which is not resolved by mutual agreement shall be decided by the City Manager who shall reduce the decision to writing. The decision of the City shall be final and conclusive unless determined by a court of competent jurisdiction to be fraudulent, capricious, arbitrary, so grossly erroneous as to necessarily imply bad faith, or not be supported by substantial evidence.

13.8 Waivers. No delay or omission in exercising any right accruing upon a default in performance of this Agreement will impair any right or be construed to be a waiver of any right. A waiver of any default under this Agreement will not be construed to be a waiver of any subsequent default under this Agreement.

13.9 Conflict of Interest. Contractor represents that it presently has no interest and shall acquire no interest, either direct or indirect which would conflict in any manner with the performance of services required hereunder, as provided for in Section 112.311, Florida Statutes. Contractor further represents that no person having any interest shall be employed for said performance.

13.10 Verification of Employment Status. Contractor agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986 if all persons it employs in the performance of this Agreement.

13.11 Non- Discrimination. Contractor covenants and agrees that Contractor shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of age, sex or physical handicaps (except where based on a bonafide occupational qualification); or because of marital status, race, color, religion, national origin or ancestry.

13.12 E-Verify. Effective January 1, 2021, as required by Section 448.095(2)(a), Florida Statutes, Contractor and any subcontractors shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The City, Contractor, and any subcontractors may not enter into a contract unless each party uses the E-Verify System. Contractor shall provide documentation of its compliance with this requirement upon request by the City.

If Contractor enters into a contract with a subcontractor, the subcontractor must provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the affidavit during the terms of this Agreement.

The City will not intentionally award contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions of the Immigration and Nationality Act ("INA"). The City shall consider the employment by Contractor of unauthorized aliens a violation of Section 8

U.S.C. 1324(a)(3) [Section 274(e) of the INA]. Contractor agrees that violation by Contractor shall be grounds for unilateral termination of this Agreement by the City.

CONTRACTOR
JOE PAYNE, INC.

By: _____

Name: Joseph Payne

Title: President JPI

Date: 10/13/23

CITY OF FORT PIERCE

By: _____
Linda Hudson, Mayor

_____
Date

Approved as to form and correctness as to the City

By: _____
Sara Hedges, City Attorney

Attached: **Exhibit "A" – Statement of Work**
Exhibit "B" – Contractor's Proposal

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF Hillsborough

Joseph Payne, being first duly sworn, deposes and says:

That he is President
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

JPI
(Firm Name)

By: Joseph Payne

Title: President

Subscribed and sworn to before me this 14th

day of, November 2023.

Damari Ferrell
Notary Public

Notary Public State of Florida
Damari Ferrell
My Commission HH 306154
Expires 8/29/2026

My Commission expires: (Seal)

08/29/2026

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

CERTIFICATION OF NONSEGREGATED FACILITIES

The Bidder certifies that he/she does not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she does not permit his/her employees to perform their services at any location, under his/her control where segregated facilities are maintained. The Bidder certifies further that he/she will not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she will not permit his/her employees to perform their services at any location under his/her control where segregated facilities are maintained. The Bidder agrees that a breach of this certification will be a violation of the Equal Opportunity clause in any contract resulting from acceptance of this Bid. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants, and other eating areas, time clocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise. The Bidder agrees that (except where he/she has obtained identical certification from proposed subcontractors for specific time periods) he/she will obtain identical certifications from proposed subcontractors, exempt from the provisions of the Equal Opportunity clause, and that he/she will retain such certification in his/her files.

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

DATE 11/13, 2023.

Official Address (Including Zip Code):

5995 SAIA

Melbourne FL 32951

By: Joseph Hayes

Name

Name (Typed or Printed)

President

Title

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

JPI
(Name of Business) does:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Bidder's Signature

11/13/23
Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/13/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Straight-Line Insurance, LLC
1301 Grasslands Blvd., Suite 100
Lakeland, FL 33803

www.straightlinellc.com

CONTACT NAME: Straight-Line Insurance, LLC
PHONE (A/C, No, Ext): 863-904-4776 **FAX (A/C, No):**
E-MAIL ADDRESS: info@straightlinellc.comn

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Certain Underwriters at Lloyd's of London	32727
INSURER B : Infinity Auto Insurance Company	11738
INSURER C : Insurance Company of the West (ICW)	27847
INSURER D : Burlington Insurance Company	23620
INSURER E :	
INSURER F :	

INSURED
Joe Payne, Inc
JPI
5995 S Hwy A1A
Melbourne Beach FL 32951

COVERAGES **CERTIFICATE NUMBER:** 74830422 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	✓ COMMERCIAL GENERAL LIABILITY	✓	✓	738BG02358-03	4/7/2023	4/7/2024	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE ✓ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY ✓ PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ Included
	OTHER:							$
B	AUTOMOBILE LIABILITY	✓	✓	509-82007-3557-001	6/18/2023	6/18/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$ 5,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 100,000
	✓ HIRED AUTOS ONLY / ✓ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	✓ Allowed Autos						EXCESS COVERAGE	$ 100,000
D	✓ UMBRELLA LIAB ✓ OCCUR	✓	✓	HFF0012529-3	4/7/2023	4/7/2024	EACH OCCURRENCE	$ 2,000,000
	✓ EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		✓	WFL 5054011 03	3/6/2023	3/6/2024	✓ PER STATUTE ✓ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Professional Liability	✓	✓	PLC-01064-01	6/19/2023	6/19/2024	Per Claim/Agg: $2,000,000 / $2,000,000 Deductible: $25,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Auto Liability Coverage Form - Hired Auto, Non-Owned Endorsement E919 - Blanket Waiver of Transfer Rights of Recovery Against Others E921 - Additional Insured - Primary and Non-Contributory. City of Fort Pierce Additional Insured

CERTIFICATE HOLDER

City of Fort Pierce
Attention: Purchasing Department
100 N US Hwy 1
Fort Pierce, FL 34954-1480

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
John Nicholas Davis

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THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

Exhibit A

EXHIBIT "A"
STATEMENT OF WORK

Inspectors shall hold standard certification in the inspection disciplines required for performing said services in accordance with Florida Statute Chapter 468 to include Building, Mechanical, Electrical, Plumbing and Residential disciplines. Certification information for all applicable personnel shall be included in vendor's response.

1. Inspectors will provide technical field inspections of buildings, equipment, and installations during various phases of construction; and grant inspection approvals if found in compliance with Florida Building Codes, regulations and approved permit documents, as well as provide written comments with applicable code sections if found not in compliance.

2. Inspectors shall have the necessary tools, ladders equipment, cell phone and vehicle to perform Inspection services.

3. Work may be performed at the City Building Department, or at the firm's location dependent upon the work to be done. The City will process the initial intake and may offer expedited services to the customer using a contracted firm for certain tasks. All work will be done on an hourly basis and hours charged for expedited services cannot exceed the allowable number of hours for each task that would normally be incurred if City Building department staff performed the same work.

4. The Successful Proposer will appoint one of their employees as the key contact for approval by the City.

5. Inspections will be assigned in the City's electronic permitting system and inspectors and/or professional firm staff will be required to provide results of the inspections by the end of day of the inspection being performed in the City's electronic permitting system. Software and associated license fees will be provided by the City.

6. Inspectors are expected to communicate in a professional, courteous, and respectful manner. The use of abusive, foul, obscene, offensive language and/or gestures is prohibited. Complaints may be investigated by City management and/or professional firm management. Repeated substantiated complaints. or single egregious events may result in the reviewer being banned from performing reviews in the City.

7. It is the City's belief that the service required is adequately described herein. Therefore, any negotiated contract, which may result from this request for bid, will include the entire effort required of the bidder to provide the service described.

COMPENSATION AND BILLING

1. Service invoices shall be billed monthly at a contracted hourly rate that shall represent the total compensation for services.

2. Invoices for services must identify each person for which services were performed and the total number of hours per month.

SERVICE REQUIREMENTS

1. The agreement may be terminated prior to the expiration of the term for any reason upon thirty (30) days' written notice.

2. The agreement shall automatically and immediately terminate should the individual(s) performing services no longer maintain certifications required.

3. Refunds and/or reduction in permit fees as a result of failing to comply with review timelines imposed by State Statute will be deducted from the firm's invoiced amount.

4. The Building Director for the City shall be considered the authority having jurisdiction for purposes of interpretation and enforcement of the Code. If/when a conflict of interpretation arises between the City and bidders' firm, the Building Director of the City shall make the final ruling.

5. If, in the opinion of the Building Director, the code has been incorrectly applied/enforced or upon confirmation of a violation of Scope of Work, Item 10, the fee for services provided for that review shall be refunded to the City.

6. The agreement may be terminated should the firm exceed review timelines imposed by State Statute three times in anyone-month period.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

Exhibit B

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSALS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Georgia Montgomery, 772-467- 3102	RFP No: 2023-038
Pre-Proposal Conference Date: 11:00AM, MONDAY, MAY 22, 2023	RFP Title: ANNUAL CONTRACT FOR INSPECTOR SERVICES
Pre-Proposal Location: CITY HALL, 1ST FLOOR CONFERENCE ROOM 100 N. US HIGHWAY 1, FORT PIERCE, FL	RFP Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:30 PM, TUESDAY, JUNE 6, 2023	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: JPI --- Mailing Address: 5995 S A1A, Melbourne FL 32951	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X_____ Authorized Signature (Manual)
5995 S A1A, Melbourne FL 32951 :	Joseph Payne
Type of Entity (Select one): Corporation ___x_____ Partnership _____ Proprietorship _____	President
Incorporated in FL 2010	30 _____days, ARO
813.520.1683	Payment Terms: Net 30 Days
813.520.1683	80 064 0420
joe@jpiflorida.com	Local Business: ___Y __x_N MWBE: ___Y _x__N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

RFP No. 23-038

Annual Contract for Inspector Services

Submitted to:
City of Fort Pierce – Purchasing Division
100 North U.S. #1
Fort Pierce, FL 34954

Contact:
Paul Thomas, Building Official
Phone: 727-489-3194
Email: frseauffer@cityoffortpierce.com

By:

June 6th at 3:30pm (EST) (Date of Proposal)

From:

5995 S A1a
Melbourne, FL 32951
c/o Joe Payne, PE MBA
joe@jpiflorida.com/ 813-520-1683

Submittal: Demandstar website

JPI TABLE OF CONTENTS

JPI provides the following Table of Contents for the major areas of the response. This report consecutively numbers all pages in the footer.

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LETTER OF TRANSMITTAL

June 5th, 2023

RFP No. 2023-038

City of Fort Pierce, Purchasing Division
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

ANNUAL CONTRACT FOR INSPECTOR SERVICES

Dear Mr. Thomas and Members of the Evaluation Committee,

JPI is pleased to present our response to this advertisement. JPI appreciates the opportunity to submit our qualifications on this contract. **JPI has served the St. Lucie County Building Department since 2018 and wished to begin a relationship with the City of Fort Pierce.** JPI is 100 percent committed to government services, has no private industry clients, and has zero conflicts to the work of this contract. Please let this letter serve as our formal agreement to be bound by the submittal without modifications unless mutually agreed to upon further negotiations between The City and JPI. We have been in business for 13 years. We are qualified under the laws, rules, and regulations of the State of Florida to perform the work required by these contract documents. Our sunbiz.org document number is P10000059808 and Joe Payne is a Professional Engineer with a PE license of 55751. JPI assures our ability to meet the insurance and performance requirements set out in this RFP if selected for award. We certify we maintain a drug-free workplace program compliant with the standards within Florida Statutes § 440.102.

JPI's specialization is providing professional services to Building Departments, which is the purpose of this advertisement. JPI has a municipal service line dedicated 100% to serving public agencies with no conflicts of interest. JPI has local staff throughout the twenty municipalities that we service in the Tampa Bay area. As a summary of past experience supporting JPI's qualifications to perform these professional services, we offer the following:

1. JPI has worked in the area since 2018 over the course of our contract with St. Lucie County, through their reciprocal agreement with the County.
2. JPI routinely completes inspections for work within unincorporated St. Lucie County with a Fort Pierce post office address.

3. JPI is the consultant for numerous building departments in the Treasure Coast area including Martin County, City of Stuart, Indian River County, Brevard County, City of Melbourne, City of Palm Bay and in Okeechobee County.
4. Since 2018, JPI plan reviewers completed an estimated 20,000inspections for St. Lucie County many of which were local to the City.
5. The Project Manager, Joe Payne, is the President of JPI and has 100% control of all resources proposed for RFP 2023-039, and fully commits to use these resources.
6. The JPI President will come out of the office to fulfill service requests on this contract.
7. JPI proposes professionals possessing all required licensure within this RFP. JPI proposes more than ten five back-up plans examiners to begin any future work.
8. JPI has a municipal service line which currently is 100% committed to servicing Building Departments.
9. JPI has personnel available currently to service in-house plan examiner roles.
10. JPI has local staff who will serve this contract.

Joe Payne, PE will be the binding agent and point of contact for this contract. Mr. Payne is the President of the company and a professional engineer with 30 years of experience. He will be the project manager for this contract #2023-039 and takes responsibility for review services. JPI is a Florida Owned Corporation and a statewide Professional Service firm. JPI was founded in 2010 after servicing state contracts as a sole proprietor for several years. The municipal service line is the primary source of business revenue for JPI. We look forward to working with The City.

In closing, JPI thanks you for the opportunity to submit on Contract 2023-039 and JPI wishes to establish an excellent working relationship with the City of Fort Pierce.

Sincerely,

Joe Payne, PE, President
joe@jpiflorida.com
800-488-1956

3. JPI is the consultant for numerous building departments in the Treasure Coast area including Martin County, City of Stuart, Indian River County, Brevard County, City of Melbourne, City of Palm Bay and in Okeechobee County.
4. Since 2018, JPI plan reviewers completed an estimated 10,000 plan reviews for St. Lucie County many of which were local to the City.
5. The Project Manager, Joe Payne, is the President of JPI and has 100% control of all resources proposed for RFP 2023-039, and fully commits to use these resources.
6. The JPI President will come out of the office to fulfill service requests on this contract.
7. JPI proposes professionals possessing all required licensure within this RFP. JPI proposes more than ten five back-up plans examiners to begin any future work.
8. JPI has a municipal service line which currently is 100% committed to servicing Building Departments.
9. JPI has personnel available currently to service in-house plan examiner roles.
10. JPI has local staff who will serve this contract.

Joe Payne, PE will be the binding agent and point of contact for this contract. Mr. Payne is the President of the company and a professional engineer with 30 years of experience. He will be the project manager for this contract #2023-039 and takes responsibility for review services. JPI is a Florida Owned Corporation and a statewide Professional Service firm. JPI was founded in 2010 after servicing state contracts as a sole proprietor for several years. The municipal service line is the primary source of business revenue for JPI. We look forward to working with The City.

In closing, JPI thanks you for the opportunity to submit on Contract 2023-039 and JPI wishes to establish an excellent working relationship with the City of Fort Pierce.

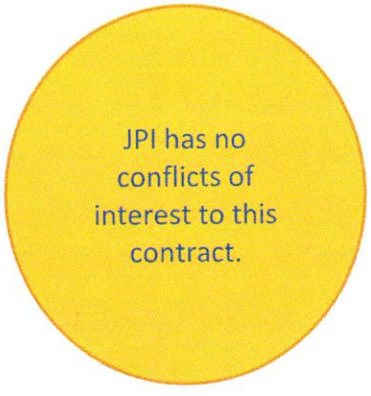
Sincerely,

Joe Payne, PE, President
joe@jpiflorida.com
800-488-1956

ORGANIZATION PROFILE AND QUALIFICATIONS



JPI is a statewide professional service firm, primarily serving municipal clients; specifically, building departments. JPI is a civil engineering company with a broad range of in-house professionals including Building Code Administrator professionals, Architects, and Engineers. JPI services over thirty similar clients, including the St. Lucie County Building Department. Joe Payne, PE, the Founder and President will serve as the Project Manager. Kevin Singley, CBO, Pete Swarr, PE, Scott Seigel, PE, and Andrew Manero, RA, are key/ primary individuals planned for this work. See the provided resumes for their experience. JPI's current production capacity is 1800 man-hours per week. Our current weekly commitment equals 1400 man-hours per week. We have a surplus capacity of 400 man-hours per week, ten full time equivalents, to service this contract. JPI has thirty licensed plan reviewers available and the President, Mr. Payne, does perform inspection services for JPI when needed by the client.



Joe Payne, PE, will be the binding agent and point of contact and Project Manager for this contract. Mr. Payne is the President of the company and a professional engineer with 30 years of experience. He has over 30 years of construction and engineering experience. He is a multi-discipline engineer well suited for the role of managing this RFP, which is a multi-discipline plans review contract. JPI is a Florida Owned Corporation and a statewide Professional Service firm. JPI was founded in 2010 after servicing state contracts as a sole proprietor for several years. The municipal service line is the primary source of business revenue for JPI. In closing, JPI thanks you for the opportunity to bid on this contract and JPI wishes to establish an excellent working relationship with the City. JPI has a staff of 45 professionals including full-time and part-time personnel. JPI will not subcontract any services under this contract. JPI only services municipal clients at this time, we have not private industry clients at this time, and are

completely committed to serve the City without conflict. Over the last decade, JPI completed approximately 400,000 man-hours of inspections for building departments, and we estimate approximately 500,000 inspections. Reviews vary from over-the-counter reviews such as roof permits to multi-store commercial high-rise hotels. A unique reason to continue to select JPI is that JPI already performs these services statewide in Florida with current staffing who are available for the work.

JPI has completed an estimated 500,000 inspections in ten years.

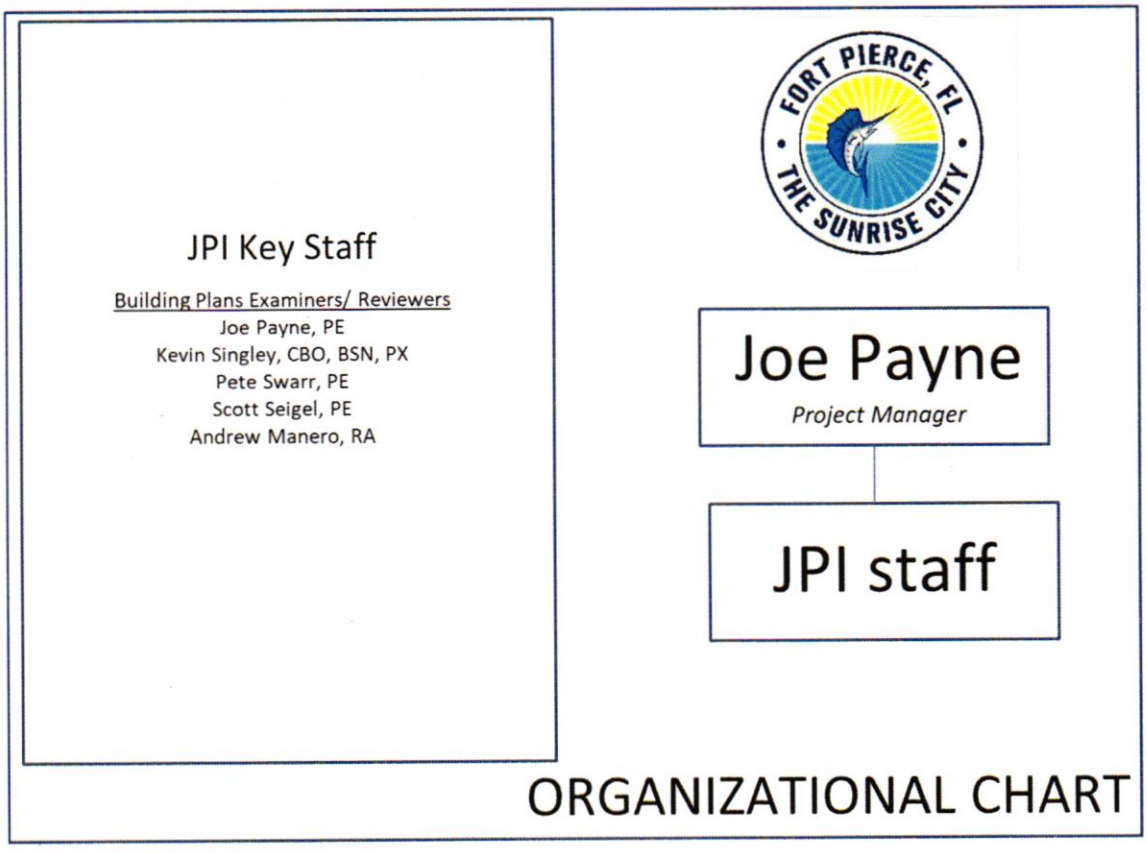
JPI will handle variable service levels on this contract.

The main benefit that JPI provides with our applied knowledge is PROBLEM SOLVING. This allows JPI to efficiently solve problems provided by the community during the application process. JPI provides a depth of services to our clientele with a variety of professionals including Engineers and Architects. This depth allows JPI to consider multi-discipline approaches to problems through our multi-discipline expertise. JPI has a competitive operational advantage to servicing this contract. The contract likely requires *variable service levels which may change weekly and daily*. JPI staffing includes part-time personnel and on-call personnel, who may become available to complete this contract on short notice. In addition, from our statewide presence, JPI has the financial resources to sustain staffing long term on this contract, even during periods when the City has zero service needs. Conversely, JPI also has the staffing resources to quickly increase to a production level of ten employees per week, with very little notice. **JPI has the capacity to handle both high and low volume at any time.**

JPI has no current private industry clients.

JPI is the consultant for numerous building departments in the area including St. Lucie County, Martin County, Okeechobee School Board, and previously Indian River County. Also, we serve Brevard County, City of Melbourne, City of Palm Bay, City of Titusville, Indian Harbour Beach, and Cape Canaveral. Expanding, we service Lake County, City of Clermont, City of Altamonte Springs, City of Lake Mary, and City of Fernandina Beach. Also, we have a statewide presence through servicing agencies such as the City of Clearwater, City of Largo, City of St. Pete Beach, City of St. Petersburg, City of Treasure Island, City of South Pasadena, Town of Redington Shores, City of Pinellas Park, City of Tampa, Hillsborough County, and City of Tarpon Springs. JPI is a consultant for Sarasota County, City of Anna Maria, Town of Longboat Key, Charlotte County, and Lee County Florida.

The following organizational charts provide the Key Staff members for this contract. Consider them the first source of professionals for work who complete plan reviews and inspections:



The following summarizes our professional licensure for current employees:

JPI	DBPR
Joe Payne	FLPE55751
Greg Perlin	BN6576
Jorge Cedeno	BN4702
Jack McCabe	BN4613
Jason Steele	FLPE69234
Cory Brockett	FLPE74677
Bob Hightower	BN2430
Doug Walton	AR0007045
Greg Martin	BN3947, PX1848
Andrew Mareno	AR96338
Eddie Page	FLPE69045
Pete Swarr	FLPE44159
Robert Bryce	PX2783
Scott Seigel	FLPE60980
Andrew West	FLPE60301
Dan Folwell	BN6927
Rick Hoepner	FLPE23319
Ryan Ferry	BN6617
Mark Thornbloom	FLPE50107
Jon Thomas	BN7125
Kevin Singley	PX3601, BN4798, BU1872
Micheal Tew	PX2675, BN5003
Tony Murphy	AR100424
Luke Curtis	BU1975,RPX279,PX3717, CN6614
James Crouch	BN8698
Glenn Hall	PX3599, BN5324
Robert Peck	BN7567
Ezz Elgayar	BN6415

We provide the following five key references and also ten additional references:

1) **City of Palm Bay** - Valentino Perez, CBO, City of Palm Bay, 321-726-5614

2)

Interim Building Official and Multi-trade Inspection Services and Plans Examination Services. Also, Public Works professional services.

Joe Payne, Kevin Singley, Andrew Manero, Pete Swarr, Scott Seigel, Abraham Chabab, and Jorge Cedeno have worked on this contract. 2016 to current status – Approximately $2.2M of services. ***Three contract renewals.***

2) **St. Lucie County Government** - Monica Graziani | Building & Code Regulation Manager, Planning & Development Services, Ph: 772-462-1599 | 2300 Virginia Avenue, Fort Pierce, FL 34982, grazianim@stlucieco.org | www.stlucieco.org

Interim Building Official and Multi-trade Inspection Services and Plans Examination Services.

Joe Payne, Andrew Manero, Pete Swarr, Scott Seigel, and James McGuinness have worked on this contract/ 2018 to current status- approximately $2.0M of services. ***Four contract renewals.***

3) **Indian River County Government** - Scott P. McAdam, CBO, MCP, Building Official, Indian River County, Phone (772)226-1268, Fax (772) 770-5333.

Multi-trade Inspection Services and Plans Examination Services

2017 to current status – approximately $1M of services.

4) **Brevard County Government** – Terry Talbert, CBO
2725 Judge Fran Jamieson Way, Viera, Fl 32940, 321-633-2072 Ex. 52678/Fax 321-633-2087

Multi-trade Inspection Services and Plans Examination Services

Joe Payne, Doug Walton, Greg Martin, Pete Swarr, Rick Hoepner, Scott Seigel, MarkThornbloom, Andrew Manero, John Wiggins, and Andrew Chabab have worked on this contract/ 2016 to current status– approximately $4M of services. ***Three contract renewals.***

5) **City of Melbourne** - Steve Innes BCA FCA CFM | Building Official, Ph: 321-608-7926 | 900 E Strawbridge Ave, Melbourne, FL 32901, Steve.Innes@mlbfl.org|

Multi-trade Inspection Services and Plans Examination Services.

Joe Payne, Andrew Manero, Greg Martin, and Scott Seigel have worked on this contract/ 2016 to current status- approximately $0.5M of services. ***Three contract renewals.***

1) **City of Clearwater** - *Kevin Garriott, CBO*, 727-562-4567

SCOPE: Multi-trade Inspection Services and Plans Examination Services.

DATE OF SERVICE: 2016- *Current.* ***Three contract renewals.***

RESPONSIBILITIES: *Joe Payne, John Fahey, Joe Aukstikalnis, David Wilcox, Cory Brockett, and Greg Perlin. 2016 to current status – Approximately $1.2M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to three daily inspectors throughout the life of the contract. In addition, JPI provides up to two in-house plan review professionals as needed by the City to target a ten-day turnaround for reviews. JPI utilizes ePermits for inspections and plan reviews. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. JPI provides licensed CFMs for floodplain work. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work, could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

2) **City of St. Pete Beach** – *Julie Anderson, CBO,* 727-363-9244

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2022- *Current.* ***Sole source vendor***

RESPONSIBILITIES: *Joe Payne, Luke Curtis. Jon Thomas, Ryan Ferry, and Scott Seigel, have worked on this contract. 2022 to current status – Approximately $0.1M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector throughout the life of the contract. In addition, JPI provides remote commercial and multi-family residential plan review (iWorq) as needed by the City to target a ten-day turnaround for reviews. JPI works remotely and receives assignments from iWorq. JPI enters results electronically. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

3) **Pinellas County** – *Eve Spencer, CBO, AIA,* 727-464-3752

SCOPE: Multi-trade Inspection Services and Plans Examination Services.

DATE OF SERVICE: 2013- *Current.* ***Four contract renewals. Two renewals as sole source.***

RESPONSIBILITIES: *Joe Payne, Jack McCabe, Jon Thomas, Bob Hightower, David Wilcox, Cory Brockett, Andrew Manero, Scott Seigel and Greg Perlin. 2013 to current status – Approximately $7.0M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to ten daily inspectors throughout the life of the contract. In addition, JPI is an interim in-house plan review professional to target a ten-day turnaround for reviews. JPI utilizes hard copy tickets for inspections which were received at a standing morning meeting. Completes residential and commercial inspections.

☐ Firm and Staff Contract Experience: All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. *For periods of time, JPI is the sole vendor for the Department completing up to 250 daily inspections.* **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25% cost savings to the County through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work, could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

4) **City of Tarpon Springs** – *Kevin Powell, CBO, CFM*, 727-942-5604

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2017- *Current.* ***Three contract renewals/ Ttwo renewals as sole source.***

RESPONSIBILITIES: *Joe Payne, Ezz Elgayar, and Cory Brockett, have worked on this contract. 2017 to current status – Approximately $0.3M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector throughout the life of the contract. In addition, JPI provides remote commercial and multi-family residential plan review as needed by the City to target a ten-day turnaround for reviews. JPI utilizes hard tickets to complete inspections with a brief daily AM meeting in the office. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

5) **City of Clermont** - *Mark A. Grenier, CBO, MCP*, 352.241.7311

SCOPE:	Commercial and Residential Building Inspection & Plans Review Services
DATE OF SERVICE:	2019- *Current.* ***Two contract renewals.***
RESPONSIBILITIES:	*Joe Payne, Cory Brockett, Tony Murphy, Rick Hoepner, Mark Thornbloom, Luke Curtis, and Scott Seigel have worked on this contract. 2019 to current status – Approximately $0.5M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to three daily inspectors throughout the life of the contract. JPI provides weekly staffing schedules for Mr. Spears and Mr. Grenier. JPI provides daily results to Mr. Spears and as needed Mr. Colvin and Ms. Roderick. JPI works under eTrackit and related technologies by CRW systems/ Superion.

☐ Firm and Staff Contract Experience: JPI completes multi-trade residential and commercial inspections. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential inspectors (multi-trade) and has staff available for licensed commercial and residential plan reviewers (multi-trade).**

☐ Costs: JPI provides a daily 50% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work and could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

6) **Hillsborough County** – David M. Anthony, Chief Mechanical Inspector, 813-335-7570

SCOPE: Multi-trade Inspection Services and Plans Examination Services.

DATE OF SERVICE: 2016- *Current.* ***Three contract renewals.***

RESPONSIBILITIES: *Joe Payne, Jason Steele, Daniel Folwell, Pat Nolan, Michael Tew, and Julie Daniels have worked on this contract. 2016 to current status – Approximately $6.0M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to twelve daily building inspectors throughout the life of the contract. In addition, JPI provides two in-house plan review professionals as needed by the County to target a ten-day turnaround for reviews. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides staffing to the County to meet high volume demand. JPI is the primary vendor on this contract. There were no change orders.

7) **City of Largo** – *Matt Butler, CBO,* 727-586-7488

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2019- *Current.* ***Two contract renewals.***

RESPONSIBILITIES: *Joe Payne, Luke Curtis, Jon Thomas, and Robert Peck, have worked on this contract. 2019 to current status – Approximately $0.3M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector on call through the life of the contract. JPI uses a tablet to receive and enter results and has on occasion used a hard ticket system. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

8) **City of South Pasadena** – *Terri Sullivan, CBO,* 727-343-4192

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2022- *Current.* ***Sole source vendor.***

RESPONSIBILITIES: *Joe Payne, Luke Curtis, Jon Thomas, and Robert Peck, have worked on this contract. 2022 to current status – Approximately $0.1M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector on call through the life of the contract. JPI uses a hard ticket system. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

9) **City of Palm Bay** - *Valentino Perez, CBO*, 321-726-5614 (expanded reference description)

SCOPE:	Interim Building Official and Multi-trade Inspection Services and Plans Examination Services. Public Works Services.
DATE OF SERVICE:	2016- *Current.* ***Three contract renewals.***
RESPONSIBILITIES:	*Joe Payne, David Wilcox, Kevin Singley, Andrew Manero, Pete Swarr, Scott Seigel, Abraham Chabab, and Jorge Cedeno have worked on this contract. 2016 to current status – Approximately $2.2M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to eight daily inspectors throughout the life of the contract. In addition, JPI provides an in-house and remote plan review as needed by the City to target a ten-day turnaround for reviews. JPI utilizes HTE Mars, Naviline, BlueBeam, and Central Square on tablets and in the office. Completes residential and commercial inspections and plans review. On most days, JPI is the senior in-house plans reviewer and also responds to desk questions.

☐ Firm and Staff Contract Experience: JPI provides an Interim CBO on three separate occasions during the life of the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. JPI provides licensed engineers and licensed CFMs for floodplain work. JPI staff also possess multiple cross-discipline licenses including stormwater pollution prevention. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 50% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work and could have one professional handle both in a route, rather than needing two professionals. JPI provides a 40% cost savings as the interim building official through providing a work plan that isolated 24 hours per week of work that required a CBO license from 16 hours per week of administrative work within the CBO office. There were no change orders.

10) **City of Titusville** - *Steve Adams, CBO,* 321.567.3982

SCOPE: Commercial and Residential Building Inspection & Plans Review Services

DATE OF SERVICE: 2017- *Current.* ***Two contract renewals.***

RESPONSIBILITIES: *Joe Payne, Mark Thornbloom, Cory Brockett, Rick Hoepner, and Scott Seigel have worked on this contract. 2017 to current status – Approximately $0.4M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to three daily inspectors throughout the life of the contract. JPI provides weekly staffing schedules to Mr. Adams and Mr. Abel. JPI attended a daily 730am meeting to receive a hard ticket route and emailed results daily.

☐ Firm and Staff Contract Experience: JPI completes multi-trade residential and commercial inspections. All full-time staff on the contract are fully licensed as Engineers Architects or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential inspectors (multi-trade) and had staff available for licensed commercial and residential plan reviewers (multi-trade).**

☐ Costs: JPI provides a daily 50%-75% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work and could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

Joseph Payne PE, MBA

Curriculum Vitae

Credentials
Professional Engineer
Florida License #55751
Georgia License #33995
Delaware License #15439 (inactive status)

Corporate Office
5995 S A1A
Melbourne, FL 32951

Mailing Address
16057 Tampa Palms Blvd. , #242
Tampa, FL 33647

Phone
Cell: 813.731.1501

Internet
E-mail:joe@jpiflorida.com

Education
Masters of Business Administration
University of South Florida, Tampa, Florida

Bachelor of Science in Civil Engineering
Drexel University, Philadelphia, Pennsylvania

Graduate studies (Geotechnical Engineering- 1998)
New Jersey Institute of Technology, Newark, New Jersey

Continuing Education:
Florida Department of Financial Services (Neutral Evaluation) –2013
Florida Department of Financial Services (Mediation) - 2014
Florida Civil Circuit Court Mediator - (Pending 2014)
1802 Wind Hazard Mitigation Training – April 2011
Advanced MOT Work Zone – 2005
Amtrak Contractor Safety Training - 1999
OSHA 40 Hour Hazwoper – 1997

Professional Associations
Florida Board of Professional Engineers, Case Reviewer
Hillsborough County Plumbing Board of Adjustment, Appeals and Examiners (Engineer)
Hillsborough County Land Use Appeals Board (2009-2010)
Westchase Association Board of Directors (2007-2009)

Areas of Concentration
Municipal Services
Quality Assurance and Control Manager
General Civil/ Site Engineering
Public Sector Market Development
Environmental Resource Permitting
Pond Siting Reports
D.O.T. Drainage Connection Permits
Public Meetings

Professional Experience

Joe Payne Inc., Tampa, FL 2009-current
President
President of a full service civil engineering firm. Owner and Principal-In-Charge of three service lines (Municipal Service Line, Civil/Site Engineering, and State/ Federal). Consultant for thirty-five municipalities in the State of Florida. Provide professional opinions and consultation. Within the Municipal Service Line, common activities include Interim Building Official coverage, Residential and Commercial plan review (office and remote), and Residential and Commercial Inspector (paper based and tablet). Quality Control Officer for JPI.

Consultant for the Florida Board of Engineers. Complete plan reviews and provide professional opinions for complaint cases involving building code, sinkhole, site plans, inspections, and related professional activities. Provide professional opinions.

Consultant for the Florida Department of Financial Services. Engineering and Financial Management consultation.

Completed neutral evaluation for Department of Financial Services for sinkhole loss verifications and remediation methods. Cases in Hillsborough, Hernando, Pasco, Highlands, and other counties throughout Florida.

Louis Berger Group, Inc., Florida Statewide, 2013-2014
Special Consultant – Contract Role
Consultant for Louis Berger Group Florida Statewide marketing and business development pursuits. Project Manager for several Design-Build pursuits with a large international Design-Build contractor in South Florida. Project Manager for pursuits along SR 826 and HEFT. Proposal Manager for the Louis Berger team on the I-4 Ultimate P3 project. Proposal Manager for the Interstate Program Manager pursuit and Emergency Response General Consultant pursuits for FDOT.

Greenhorne & O'Mara, Clearwater, FL 4/08 to 8/09
Project Director
Worked as a Project Manager and Technical Director for a nationally ranked general civil and transportation consulting firm located in Tampa Bay. Project Manager for professional service contracts in the one million to three million dollar range. Won the

Hillsborough County TTF-2a contract at Broadway and Falkenburg which was the first Hillsborough County public works contract at the office. Closed FDOT Design-Build contracts for work in FDOT 2. Brought in construction permitting and dewatering contracts for work in Collier County. Set-up teaming agreements for contracts for FDOT Design-Build projects and shortlisted on D4 work. Project Director for Hillsborough County Public Works contracts. Assists the Office Manager in reaching $2.5 million dollar sales goal for public sector clients, primarily City, County, and alternate bid FDOT projects. Corporate restructuring led me to pursue a new home to continue my career.
References: Matt Fabrizio (Frmr. Project Manager), 727.423.0202

TY Lin, Inc., Tampa, FL 7/05 to 4/08
Associate/ Project Manager
Project Manager and Technical Lead Drainage Engineer for the Tampa Business Unit of an international structural and transportation engineering firm. Won the Hillsborough County General Civil Service contract for the office. Brought in several FDOT 1 DEMO assignments under prior contracts. Shortlisted on several Districtwide Drainage contracts and invited by FDOT 1 to present for them at the 2007 FICE conference. Project Manager for DOT reconstruction and County intersection improvement projects. Senior Drainage Engineer on multi-lane widening, new construction, and reconstruction highway projects. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities. Responsible for conformance to the FDOT Drainage Design Policy and the State of Florida regulatory standards and statutes. Senior Quality Control and Quality Assurance official for the Tampa Business Unit's Roadway Drainage Design activities. Represent clients at formal and informal Public Meetings.
Reference: John Darling (Frmr. Office Manager) 813.205.4623

American Consulting Engineers of Fla, Inc., Land O' Lakes, FL 4/04 to 7/05
Senior Drainage Engineer/ Project Manager
Statewide Drainage Engineer for a national transportation engineering firm. Senior Drainage Engineer on multi-lane widening, new construction, and reconstruction highway projects. Engineer of Record for work associated with Water Management Districts. Project Manager for City and County municipal projects with construction costs under one million dollars. Represented clients at formal and informal Public Meetings. Pursued and won several CDD contracts. Considered ownership opportunities until TYLIN approached me with a more affordable stock ownership plan.
Reference: John Kilgore (Office Manager) 813.927.0061

Coastal Engineering, Inc., Brooksville, FL 3/03 to 4/04
Assistant Director
Assistant Director for a privately owned site and civil engineering firm. Won and closed approximately an average of $25-50k of contracts per week with private clients during a very "hot" development market. Directed a 15 member technical staff completing residential and commercial construction plans for private developers. Engineer of Record for engineering work associated with Water Management District permitting, DOT Drainage Connection Permits, DOT Driveway Connection Permits, DOT Utility Permits, DOT R/W Permits, and DOT Access Management Connection Permits. Represented clients at Public Meetings.

Reference: Tom Mountain (Office Manager) 352.796.9423

Florida Department of Transportation, Tampa, 9/01 to 3/03
Assistant District Drainage Engineer
Worked as a Lead Permit Official for D.O.T. Drainage Connection Permit Reviews. Senior Engineer for engineering services completed by the Department for public services. Represented the State at formal and informal Public Meetings. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Dwayne Kile (Frmr. Office Manager), 727.572.7111

Dames & Moore/ URS, Inc., Tampa, 7/00 to 9/01
Senior Drainage Engineer
Received an opportunity for a full time position at Dames & Moore. Engineer of Record for Roadway Drainage Engineering services on public transportation projects. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Matt Fabrizio (Frmr. Project Manager), 727.423.0202

System One - 6/99 to 7/00
Contract position – Drainage Engineer
Designer and Engineer for roadway drainage consultation on public transportation projects. Designer and coordinator for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Kevin Knudsen (Office Manager), Rob Garrigues (Frmr Supervisor) 813.289.5550

Frederic R. Harris, Inc., Philadelphia, PA 8/98 to 6/99
Civil Designer
Relocated back to Philadelphia to work for a major transportation company. Civil and Transportation Designer for a national transportation and public infrastructure engineering firm. Stormwater Management Design on road widening projects.
Reference: Timothy Gunner (Former Department Manager)

McNally Engineering. Oakland, NJ 4/97 to 8/98
Project Manager
Brown Caldwell was in the process of acquiring Eckenfelder. Pursued a management opportunity with McNally Engineering for job stability. Managed the design of small site and civil engineering service contracts. Coordinated environmental permits for these activities.
Reference: Mike McNally, Owner

Eckenfelder/ Brown Caldwell, Inc., Ramsey, NJ 8/95 to 4/97
Project Designer
Civil and Environmental Designer for a waste management division of a national environmental engineering firm. Completed a six month construction quality assurance assignment for a groundwater pump, treat, and reinjection system.
Reference: Mike Monteleone (Former Office Manager)

Kevin Singley
901 E Midway Rd.
Fort Pierce, FL 34982
772-618-0449
Kevin.singley@yahoo.com

Building Code Professional
Accomplished and integrity driven construction professional offering over 30 years' experience as a contractor, inspector, plans examiner, and building official. Recognized as a savvy leader with strengths in construction processes, defining and implementing continuous improvement strategies.

JPI Palm Bay/ Fernandina Beach FL/ Okeechobee
Plans Examiner/ CBO 08/2020-Present
Performs remote and in-house multi-trade plans examination.
Performs Temporary CBO coverage for Fernandina Beach and Okeechobee School Board. 03/2018 - 08/2020

UNIVERSAL *Building Inspection department manager*
Managed a department of Threshold Inspectors, Building code Inspectors, Plans examiners, and Building Code administrators. Performed private provider inspections and plan review. Developed relationships with new clients and maintained relationships with existing clients. Supervised business development managers and office staff. Held monthly budget meetings and reported to senior vice president of company.

Safebuilt LLC – South Florida 01/2016 - 03/2018
Building Official, Plans Examiner, Inspector
Performed the duties of Building Official, Plans examiner, and Inspector for multiple clients. Most time was spent between our Okeechobee and highland beach accounts but I was sent to dozens of municipalities on temporary a basis and perform all the above duties.

St. Lucie County BOCC – Fort Pierce, FL 06/2015 - 01/2016
Inspector
Performed daily inspections

Indian River BOCC – Vero beach, FL 08/2014 - 06/2015
Inspector
Performed daily inspections

St. Lucie County School District – Fort Pierce, FL 03/2002 - 08/2014
Inspector
Conducted daily Building Code Inspection, Fire inspections, and fire Plan review. Also served as the owner's rep, supervising contractors and design professionals

Licensures and Professional Development
State of Florida department of business and Professional regulation Certifications: (ALL Active)
Building Code Administrator
Standard Inspector – Building, Electrical, Mechanical, Plumbing, 1&2 Family Dwelling
Standard Plans examiner – Building, Electrical, Mechanical, Plumbing
State of Florida Fire Marshal Certifications: (not Active)
Fire Inspector I
Fire Plans Examiner
Education
Fort Pierce central High School – 1989 Graduate
U.S. Army Ordnance School – 1991 Graduate
Florida State Fire College – 2004-2008
Military Service
U.S. Army National Guard 1991-1994
Honorable Discharge- Enlistment time served

SCOTT ERIC SEIGEL, P.E., LEED AP, C.E.M., CxA, O.P.M.P.
Melbourne, FL

321.474.7302
Scott.Seigel@ymail.com

Areas of Experience

Building Inspection and Plans Reviewssss, Building Code, Mechanical Code, HVAC, Energy Savings Performance Contract (ESPC) Project Financial, Development and Implementation Strategies, Commercial, Building Controls and Field Service, Construction Management, Utility Analytics, Facilities Maintenance and Management

EDUCATION

Bachelor of Science, Mechanical Engineering, University of South Florida, Tampa, FL 1994
Master of Business Administration (Executive MBA Program) University of South Florida, Tampa, FL 2018

CERTIFICATIONS

Professional Engineer, Florida #60980; *Certified Energy Manager*, Association of Energy Engineers; *Commissioning Authority* (CxA), AABC; *LEED AP,* USGBC; OPMP, ASHRAE

Experience

JPI – Building Inspector / Plans Examiner 2018-2021

◊ Multi trade building inspector/ Plans Examiner for several governmental agencies in Brevard County including the City of Titusville.

Technical Expert - Engineering Siemens Govt Technologies, USA 2013-2018

- Customer Service ranking has improved year over year
- Experience in balancing value propositions across multiple product portfolios
- Mentored small and disadvantaged businesses to help exceed Federal Government SDB expectations

◊ Provided technical expertise for Energy Conservation Measures (ECMs)

- Primary analysis included HVAC, Energy Management Control Systems (EMCS), Advanced Lighting Technologies, Cogen and Tri-gen Analysis, Water Reduction Strategies and utility structure analysis'
- Emphasis in renewable energy portfolios: solar, biomass, wind, geothermal, solar thermal, hydro, and ocean technologies.
- Final Determination for bundling of ECMs in an ESPC PA/IGA based on the SPB & finance term
- Development of technical specifications and project schedules based on project requirements as determined by the team

DOD Project Sites: NSGB, USACE, Sigonella, Naples, Rota, Bahrain, Djibouti, CCAD, Var. UMCS Projects

Sr. Project Manager, Sain Engineering Associates (SEA), Birmingham, AL 2009-2013

◊ Directed Federal Project teams across 13-time zones

◊ Directed more than 30 EA and Cx project teams throughout the US, Middle East and Europe encompassing more than 50MMft^2 with projects exceeding $750MM. (80+ Engineers and Contractors - Direct Reports)

◊ Allocated resources based on contract compliance: day to day operations, scheduling, and deliverables

◊ Provided technical expertise for Energy Conservation Measures (ECMs)

DOD clients included GSA, US Navy, USACE, USAF, DOE, Army, ANG and Marine Corp

Sr. Principal Engineer, Williams-Russell & Johnson Engineers/Architects, Atlanta, GA 2009-2011 (Contract)

◊ Designed modified mechanical systems for $40MM educational facility i.e. Steam, CHW, DX, & CW

◊ Responsible Engineer of Record for all Florida projects

◊ Managed General and Mechanical Contractors on all required design modifications

Principal Engineer, General Physics Corporation, Titusville, FL 2008-2009

◊ Led Design Build Team for first major modification of CCAFS/KSC underground Cryogenic gas lines since the Apollo Era

◊ Developed new strategic plan which expanded General Physics business development and teaming capabilities

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- Successful JV with 8A Design Firm for City of Orlando engineered design projects (>$10M)
- Successful JV Teaming for PAFB AFTEC (>$180M Building)
- ◊ Engineer of Record for shovel ready project modifications across KSC, CCAFS, PAFB and Ascension Island

Owner/President, Easley Mechanical Services, Melbourne FL 2003–2008

- ◊ Commercial and Residential HVAC installation
- ◊ Startup company that approached $2M in revenue after 5 years (16 direct reports)
- ◊ Produced C-Suite analytics monthly, P&L responsibilities
- ◊ Performed all annual performance reviews, hiring, training, and mentoring of Technicians
- ◊ Directed all government and commercial sales efforts
- ◊ Developed a successful inventory control method then managed the SCM processes

Sr Facilities Engineer, Siemens Power Corporation, Orlando FL 2000 – 2003

- ◊ Responsible for the design, analysis, and project management of multiple self-determined mechanical and electrical projects in existing office buildings, data centers and laboratories across multiple divisions and 16 buildings (2.4Mft^2)
- Design Projects: Chiller Plants, Data Centers, Multiple office renovations, exterior renovation(s)
  - Major Project: Major HVAC renovation of 260,000ft^2 headquarters building
  - Major Project: Construction of (2) 4-story 180,000 ft^2 buildings
- ◊ Specified design criteria, discussed and select minimum equipment requirements with outside equipment manufacturers
- ◊ Produced bid packages which included architectural, mechanical and electrical drawings and specifications
- ◊ Developed strategic plans for mechanical and electrical improvements. Typical facility upgrades included HVAC, temperature controls, electrical, chemical and mechanical equipment, hazmat and fire alarm systems

Engineering Team Lead Raytheon Constructor, Cape Canaveral, FL 1999-2000 (Contract)

- ◊ Led Mechanical Department Engineers, Field and Technical Support for the $250M+ Delta IV Launch Facility (Pad 37B)
- Reduced construction costs by as much as $25M through correctly interpreting existing plans, design intent and specifications for Cryogenic piping and HVAC systems
- Supervised mechanical, electrical and specialty niche contractors

Software Expertise

Analytics: R, Tableau; MS Office: Excel, Word, Project, PowerPoint; Engineering Software: Carrier E-20II, CMMS, Estimation, Tracer, Energy Plus, various load calculation programs

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Scott.Seigel@ymail.com

Volunteer Organizational Leadership

Executive Chairman, American Society of Mechanical Engineers, Cape Canaveral Florida Section 2000-2002

◊ Increased revenues 10-fold over a 12-month period

◊ Expanded Volunteer Executive Board from 5 members to 33 members; P&L responsibility

◊ Government Relations, Woman & Minorities Issues, Professional & Career Development Issues, College Relations, & Member Retention, STEM Teacher Awards, Scholarships, Publicity, and Technical Programs.

◊ Awarded 3 consecutive years, 2000-2002, as Best ASME Section Regionally and worldwide 2001, 2002

President, ASHRAE Space Coast Florida Chapter 2009, 2014

ASHRAE Region XII Chair, Government Activities 2014-2015

Military Experience: US NAVY Electrician

AWARDS

Technical Award for Leadership Canaveral Council of Technical Societies (CCTS)

Extensive Travel: 45 states and 41 countries

SWARR, PETER C., P.E.
Civil Construction Field Engineer
1535 Satinwood Court, NE, Palm Bay, FL 32905
(H)(321) 549-2070 (Cell) (443)-655-4982

EDUCATION

Lehigh University - B.S. Civil Engineering - 1982

REGISTRATIONS

Registered Professional Engineer in Pennsylvania - 2004

Registered Professional Engineer in Delaware - 2004

Registered Professional Engineer in South Carolina- 2009

Registered Professional Engineer in Illinois - 1992

Registered Professional Engineer in Florida - 1991

EXPERTISE

Project Management

Construction Management

Earthwork/Soils Projects

Project Controls – Cost and Schedule

Field Engineering

Owner/Client Relations

JPI 2017- CURRENT

Senior Plans Reviewer and Inspector for multiple trades (building, mechanical, plumbing, and electrical trades). Utilizes tablet to enter field results in real time. Primarily work in St.Lucie County.

SARGENT & LUNDY RESPONSIBILITIES

Mr. Swarr provides construction management leadership and support to Clients assisting them accomplish their project specific scope, schedule, cost, and quality objectives. During the pre-construction phase, his responsibilities include pre-construction planning, project scope development, budget and schedule preparation, bid preparation and award, and performing constructability reviews. In the construction execution phase, he monitors contractor work activities, verifies contractor schedule and work quality, assists in resolving design and installation questions, and administers construction contracts. He has capabilities to lead project teams or perform critical individual contributor role duties. He is a proficient verbal and written communicator.

EXPERIENCE

- **NIPSCo – Reynolds**

Assigned as a field construction engineer for the Reynolds substation and the Reynolds IN to Topeka, IN transmission line. Duties include management of construction activities, overseeing foundation installation, overseeing the delivery of transformers for the project, overseeing the installation of caissons for the substation components, and overseeing clearing of the right of way. (2015 to present)

- **Duke Energy – Oconee Nuclear Power Station**

  Civil Construction Field Engineer. Assigned to the Tornado/HELP and Protected Service Water Project as a Construction Implementation Engineer. During the design process, responsibilities were to provide concrete and structural-related constructability input and analysis to the Engineering Group for specific modifications. During the concrete and structural installation work, supported the Contractors leading activity to resolve Contractor field problems and initiating actions to remove barriers to Contractor installation success. (2009 to 2012). Recalled to site to expedite the drawing as-building process and to facilitate the installation of the PSW pump and associated piping system. In addition, designed various hangers required due to relocated equipment. (2013 to 2015)

- **Basin Electric Power Cooperative – Laramie River Station**

  Civil Construction Field Engineer. Assigned to the Circulating Water Piping Refurbishment Project. Duties were to conduct oversight and inspections of contractor CW piping refurbishment work during the plant outage. Refurbishment work consisted of cleaning, preparation, and coating internal CW piping surfaces. During the work, prepared inspection and progress reports. (2013)

- **OPPD – Fort Calhoun Nuclear Station**

  Civil Construction Field Engineer. Assigned to the Containment Internal Structures Project. Duties were to implement a concrete and structural inspection and testing program for reinforcement of reactor containment internal structures. (2013)

- **ECS Mid-Atlantic**

  Senior Project Engineer. Responsible for preparation of subsurface investigations; providing design recommendations for building foundations; assessment of subsurface data from field investigations; and training of geotechnical inspection personnel. Performed third-party construction inspections including civil, structural, mechanical, electrical, plumbing, insulation, and fire protection for various projects. Supervised field technicians performing soils, concrete, and structural steel inspections. Provided construction advice to clients as to methods to solve their construction problems, such as would be encountered in utility, roadway, or building installation. Performance of property condition assessments, environmental site assessments, and asbestos surveys. Projects included deep foundations for buildings, earthwork projects, residential subdivisions, subdivision roadways, commercial facilities, and industrial facilities in the Delaware, Southeastern Pennsylvania, and Northeastern Maryland region. (2003 to 2008)

- **ASC Geosciences**

  Senior Project Engineer. Responsible for preparation of subsurface investigations; providing design recommendations for building foundations; assessment of subsurface data from field investigations; and training of geotechnical inspection personnel. Supervised field

technicians performing soil, concrete, structural steel, masonry, and other special inspections. In addition, advised contractors as to methods to solve their geotechnical construction problems, such as would be encountered in utility, roadway, or building installation. Performance of environmental site assessments and asbestos surveys. Projects included deep foundations for buildings, residential subdivisions, subdivision roadways, and commercial facilities in the State of Florida. (2003)

- **Law & Associates**

  Senior Project Engineer. Responsible for preparation of subsurface investigations; providing design recommendations for building foundations, assessment of subsurface data from field investigations, and management and training of soils, concrete, structural steel, and masonry inspection personnel. (2001 to 2002)

- **HSA Engineers and Scientists**

  Senior Project Engineer. Responsible for preparation of subsurface investigations, providing recommendations for foundation design; assessment of subsurface data from field investigations; and management and training of geotechnical inspection personnel. (2000 to 2001)

- **Atlantic Testing Laboratories**

  Vice President and Chief Engineer. Responsible for preparation of subsurface investigations; providing recommendations for foundation design; assessment of subsurface data from field investigations; and management and training of soils, concrete, structural steel, and masonry inspection personnel. (1993 to 2000)

- **GSC Environmental Laboratories, Inc.**

  Senior Project Manager/Engineer/Asbestos Consultant. Responsibilities included: supervision of field personnel; marketing; performance of environmental assessments; technical reviews, conduction various other inspections and tests, management of field technicians. (1991 to 1993)

  Project Manager. Responsible for preparation of subsurface investigations; providing recommendations for foundation design, assessment of subsurface data from field investigations, and management and training of geotechnical inspection personnel. (1989 to 1991)

- **Frederick Ward Associates**

  Project Manager. Responsible for establishment of a geotechnical department; interface with clients (including contractors, governmental agencies, etc.); geotechnical recommendations; report preparation/review; training and supervising of lab and field inspectors. (1987 to 1989)

- **Robert B. Baiter Company**

  Project Engineer and Inspector. Responsible for performance of inspections and tests for construction materials including soils, concrete, and structural steel; providing recommendations for shallow and deep foundation systems, and report preparation. (1985 to 1987)

SWARR, PETER C., P.E.
Civil Construction Field Engineer
1535 Satinwood Court, NE, Palm Bay, FL 32905
(H)(321) 549-2070 (Cell) (443)-655-4982

SPECIFIC PROJECT EXPERIENCE

Westbridge Apartments, Annapolis, MD - Senior Project Manager and construction inspector.

The Crescent at Fells Point, Baltimore, MD - Senior Project engineer and construction inspector Domain Brewers Hill, Baltimore, MD - Senior Project engineer and construction inspector.

Annapolis Junction Commercial Park, MD - Senior Project engineer for inspection agency.

Wickham Road widening, Brevard County, FL - Engineer for inspection agency Dairy Road widening, Brevard County, FL - Engineer for inspection agency.

Kennedy Space Center, several projects, including Launch Pads 39 B (Shuttle) and 41 (Titan) - Geotechnical engineer and Engineer for inspection agency.

Walt Disney World, Emergency Services Facility - Geotechnical Engineer.

Walt Disney World, Buena Vista Drive Re-Paving- Engineer for testing agency.

Emerald Isles Condominiums, Panama City, FL - 23 Stories, Geotechnical Engineer, pile inspection, threshold construction inspections.

City of Palm Bay, FL - Geotechnical engineer for roadway re-construction/upgrades City of Melbourne, FL - Geotechnical engineer for roadway re-construction/upgrades.

ANDREW THOMAS MANERO

1113 Blossom Drive Sebastian, FL 32958
ph 561 901 3513, email: atmanero@gmail.com

OBJECTIVE

Collaborate with a team to promote Education & Awareness through the built environment.

CERTIFICATIONS

Registered Architect, AR96338
Interior Designer, ID6107
LEED BD+C

EXPERIENCE

JPI- JOE PAYNE INC., Plans Reviewer/ Building Inspector, August 2017-Present
Residential & Commercial Building Plans Reviewer (In-House) and Building Inspector
In-house Plans Reviewer for St. Lucie County and a Treasure Coast Municipality. Commercial plans examiner for JPI for projects multi-story commercial projects and other forms of commercial projects. Review Permit Documents, Permit Applications, & Notice of Commencement on site. Apply knowledge of Building Code in field to built conditions. Verify construction is compliant with Project Documents and Building Code

UMBER ARCHITECTURE LLC, President, 2013-Present
Residential & Commercial Project Architect
Prepare Construction Documents for Submission to Authority Having Jurisdiction
Review Plans submitted by Engineers, Consultants and Contractors
Meet with Building Official and Plan Reviewer's to walk-through Complex projects
Verify project is in compliance with the Construction Documents during Construction **Projects:**
Stratford Arms- 10,000 square foot Condominium Communal Area Renovation, Boca Raton, FL
Pure Vie- 1,500 Square Foot Spa & Yoga Studio Build-Out, Sarasota, FL
Bowen Residence- New 5,000 Square Foot House in Lighthouse Point, FL
Kathy's House- New 3,200 Square Foot House in Delray Beach, FL
Cohen Residence- 4,000 Square Foot Condominium Renovation in Boca Raton, FL
Kukes Residence- 5,300 Square Foot Condominium Renovation in Boca Raton, FL
Convissar Residence- Residential Addition
Swanson Residence- Residential Site Plan
Equestrian Way- Residential Remodel & Addition

LEIGHTON DESIGN GROUP, 2013-Present
Residential & Commercial Interior Design
Reviewed Plans and Construction Documents for ADA and Building Code Compliance. Project Management, Project Design, Drafting, Scheduling, Construction Administration. Review General Contractor's Bids, for completeness.

ANDREW T MANERO, ARCHITECT, Owner, 2012-2013

Residential & Commercial Architecture

Lupa Shoes- Retail renovation & re-branding

Programming: Analyzed display & storage requirements, created options for new store image

Design Development: Created new floor plan, lighting layout, and display systems within budget

Construction documents: Prepared bid documents, & permit sets

Ortega Lane- High-end residential design/build

Reviewed design concepts with owner & implemented into working drawings

Interviewed contractors, reviewed qualifications & bids

Created construction documents for city

Supervised construction, motivated contractors to meet deadlines

RENEWABLE LIVING INC, General Manager, 2011-2013

High End Interior Design/Build, Custom Fabrication & Installation

Manage general operations, systemization, finances, payroll, and insurance, create marketing material

Generate leads, convert to sale, and close deals

Estimate project costs, negotiate buy-outs, purchase materials, and coordinate installations

Supervise the design & construction teams

WEST ARCHITECTURE, Project Manager, 2010

Architecture & Construction

Met project budget and time schedule

Managed Construction Documents, Engineer Coordination, & Estimating.

Design/Build: Plan & implement fluidity of drawings for construction to minimize changes.

Historic Renovations: Synchronized notes on drawings to accommodate Historic Society &, Archeological requirements with modern construction methods.

Created marketing packages for RFP's

BALFOORT FINNVOLD ARCHITECTURE, Project Manager, 2007-2010

Architecture

Coordinated construction documents with owner, consultants, & city reviewers

LEED Projects: Documented and managed LEED Templates

Estimated and analyzed costs of materials, systems and finishes

Edited and assembled the Project Manual and Specifications

Custom Homes: Met with homeowners to, present select finishes and approve drawings, make sure the homeowner understood the drawings and was always satisfied

Created and presented 3d walkthroughs with selected finishes to homeowners

Completed projects on schedule in accordance with Housing Department requirements and secure permit from the Building Department

Contract Administration: Lead pre-bid & pre-construction meetings, observed job sites during construction administration, and approved pay applications

Addressed and problem solved building issues during construction

GLAVOVIC STUDIO INC, Project Manager, 2005-2006

Architecture, Urban Planning

Site Feasibility Report for Miami Beach: Systematically investigated site conditions, and current user groups

Developed conceptual design based on City Master Plan

Investigated precedents and interviewed potential users for a skate plaza

Compiled findings into a final document and Power Point presentation
Client extended contract for further consideration of project

ARCHITECTURAL DIMENSIONS, Drafter, 2004-2005

Architecture

Retail Stores: Gap Inc/ Old Navy/ Banana Republic
Worked with the project team to complete construction documents.
Administered quality control for drafting team.

ARCHITECTURAL INTERIORS OF SOUTH FLORIDA, Designer/ Drafter, 2001-2003

Interior Design

The Village of Merrick Park, Motorola, ATI Technical School
As build drawings, Construction Documents, Rendering.

ACADEMICS

Florida Atlantic University, Bachelor of Architecture 2006

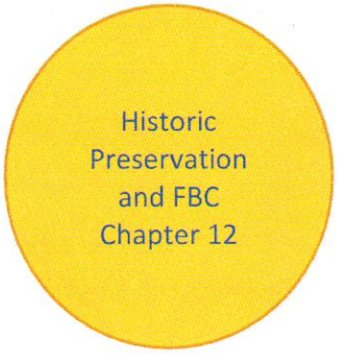
SKILLS

Accela Inspector
Masterspec software
Sketchup, Realistic Renderings
Auto CAD 2D and 3D
Adobe: Photoshop, Illustrator, In Design, Acrobat
Microsoft: Word, PowerPoint, Moviemaker, Outlook, Excel
QuickBooks

GENERAL INFORMATION

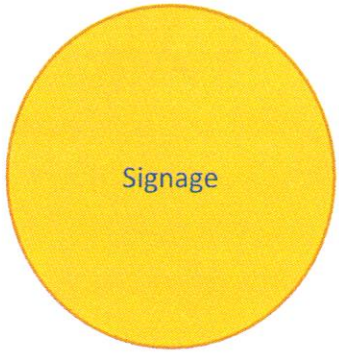
JPI has vast experience with plan review of applications within tourism areas. This primarily comes from our vast clientele in St. Lucie County and coastal areas through Florida. We find that key factors in plan review for visitor tourism and marketing are as follows:

1) Historic Preservation
2) Signage
3) Accessibility
4) Review schedules



Historic Preservation is a key building code activity for tourism in Florida. Our tourism quite often features Historic buildings which are popular for local tourism and out of town tourism. Preservation supports federal funding also for the project to maintain the building in its historic state. FBC Chapter 12 provides Code on Historic Buildings. The intent is to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant.

Signage beautifies tourism areas and provides marketing platforms for communities. Appendix H Signs of the Florida Building Code provides Code on the erection of signs. Chapter 31 discusses special construction. Other sections also discuss signage. NEC 2017 provides lighting Code for signage.



One key factor of the Building Code which affects marketing and tourism is accessibility. JPI completes a thorough accessibility review of sidewalks, access, corridor widths and lobbies of common areas. Tourism and marketing projects provide future tax revenues, so with cash flow, always comes the importance of schedule, specifically plan review schedules. These projects may receive priority plan reviews due to the stakeholders involved in the community.

JPI completed plan reviews on a variety of projects over the years with our clientele involving marketing and tourism. Here are three examples:

1) St. Lucie County. St Lucie County has an Office of Tourism which we interface with on key projects. One example, is that JPI has completed plan reviews and other professional services at hangers within the Treasure Coast International Airport.
2) Clearwater, FL. JPI has completed plan reviews and inspections for a variety of new high-rise hotels in Clearwater and Clearwater Beach, FL. The most recent project is the Alanik Hotel in Clearwater Beach, FL which broke ground in 2023.
3) Fernandina Beach. Fernandina Beach Main Street is regulated by the National Trust for Historic Preservation. Demolition within most commercial building in this area is limited to what is allowable the Preservation. These restrictions far surpass the Building Codes for certain work, as Preservation is the key goal.

JPI

CERTIFICATES

JPI provides DBPR and sunbiz.org certificates. Also, we provide a summary table of our employee licensure.

JPI	DBPR	Years Exp
Joe Payne	FLPE55751	30
Greg Perlin	BN6576	40
Jack McCabe	BN4613	50
Jason Steele	FLPE69234	20
Cory Brockett	FLPE74677	20
Bob Hightower	BN2430	40
Doug Walton	AR0007045	50
Andrew Chupka	FLPE46655	40
Juan Mastrapa	FLPE68217	30
Greg Martin	BN3947, PX1848	40
John Wiggins	BN2384	40
Andrew Mareno	AR96338	20
Eddie Page	FLPE69045	30
Pete Swarr	FLPE44159	40
Ezz Elgayar	BN6415	40
Robert Bryce	PX2783	45
Scott Seigel	FLPE60980	30
Luke Curtis	RPX279, PX3717, BN6614, BU1975	30
Andrew West	FLPE60301	30
Dan Folwell	BN6927	40
Charles M. Nolan	FLPE19889	45
Rick Hoepner	FLPE23319	50
Ryan Ferry	BN6617	15
Mark Thornbloom	FLPE50107	35
Jon Thomas	BN7125	15
Glenn Hall	PX3588, BN5324	50
Kevin Singley	PX3601, BN4798, BU1872	30
Micheal Tew	PX2675, BN5003	30
Tony Murphy	AR100424	35
Robert Peck	BN7567	40
James Crouch	BN8698	40



Detail by Entity Name

Florida Profit Corporation
JOE PAYNE, INC.

Filing Information

Document Number	P10000059808
FEI/EIN Number	80-0640420
Date Filed	07/21/2010
State	FL
Status	ACTIVE

Principal Address

5995 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951

Changed: 06/28/2021

Mailing Address

5995 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951

Changed: 02/09/2022

Registered Agent Name & Address

PAYNE, JOSEPH
5995 S Highway A1a
MELBOURNE BEACH, FL 32951

Address Changed: 01/23/2022

Officer/Director Detail

Name & Address

Title DPST

PAYNE, JOSEPH
5995 S Highway A1a
MELBOURNE BEACH, FL 32951

Annual Reports

Report Year	Filed Date
2021	01/11/2021

2022	01/23/2022
2023	01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/23/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
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07/07/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
04/19/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
07/21/2010 -- Domestic Profit	View image in PDF format



Florida dbpr Department of Business & Professional Regulation

ONLINE SERVICES

Apply for a License

Verify a Licensee

View Food & Lodging Inspections

File a Complaint

Continuing Education Course Search

View Application Status

Find Exam Information

Unlicensed Activity Search

AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

11:50:56 AM 6/1/2023

Licensee Information

Name:	**JOE PAYNE, INC.** (Primary Name)
Main Address:	**5995 S HIGHWAY A1A** **MELBOURNE BEACH Florida 32951**
County:	**BREVARD**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**29882**
Status:	**Current**
Licensure Date:	**04/24/2012**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information

View License Complaint

The State of Florida is an AA/EEO employer. **Copyright 2007-2010 State of Florida. Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.



Previous on List Next on List Return to List

Filing History

Fictitious Name Search
Submit

Fictitious Name Detail

Fictitious Name

JPI

Filing Information

Registration Number	G15000008007
Status	ACTIVE
Filed Date	01/23/2015
Expiration Date	12/31/2025
Current Owners	1
County	HILLSBOROUGH
Total Pages	4
Events Filed	3
FEI/EIN Number	80-0640420

Mailing Address

5995 S HIGHWAY ALA
MELBOURNE BEACH, FL 32951

Owner Information

JOE PAYNE, INC.
5995 S HIGHWAY ALA
MELBOURNE BEACH, FL 32951
FEI/EIN Number: 80-0640420
Document Number: P10000059808

Document Images

01/23/2015 -- REGISTRATION	View image in PDF format
02/07/2022 -- CHANGE NAME/ADDRESS	View image in PDF format
05/27/2021 -- CHANGE NAME/ADDRESS	View image in PDF format
01/12/2020 -- Fictitious Name Renewal Filing	View image in PDF format

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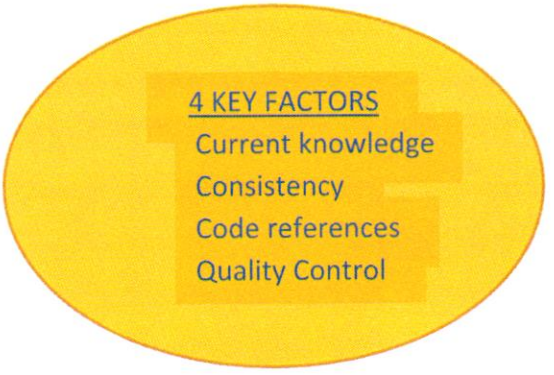
FINANCIAL DATA

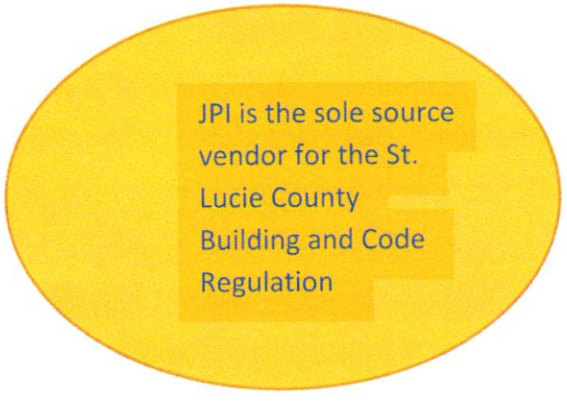
JPI's Dunn and Bradstreet number is 039948949. If necessary, we will submit our 1120 tax forms as proprietary during the selection process.

SCOPE OF WORK

Our Approach to the Scope of Work is based on our sound knowledge of Building Code Review from our statewide contracts. There are several key factors of measurement for the success of the Approach to the Scope of Work. From our experience, JPI found that the citizen and contractor end user's needs are best met through four key factors:

1) Current knowledge
2) Consistency
3) Code references
4) Quality Control





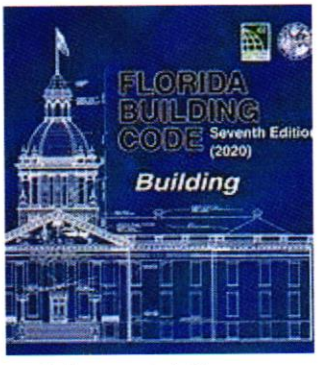
Current knowledge is a key factor for this work. JPI possesses technical staff who are subject matter experts in inspections. Through our current work with inspections JPI maintains knowledge of Technical Bulletins, Code Advisories, and Code Updates. JPI possesses this knowledge in both residential and commercial construction and in all trades. From feedback that we receive from our current clientele, our commercial plan review is very thorough with code references and cross reference to NFPA and other codes. JPI has worked with St. Lucie County since 2018 and is familiar with how to interact with the local builder community.

The second key factor is Consistency. Specifically, with the Pass/Fail rate of our work for statistical significance to the City employees. This establishes consistency between resources and provides consistency to the citizens of Fort Pierce. The contractor community is sensitive to a new plan reviewer creating review comments unseen regularly in the community. JPI proposes to initially contact the Building Division with our proposed comments prior to posting to the applicant. JPI possesses several standard comment files, with code refences, that we can share with the Building Division.

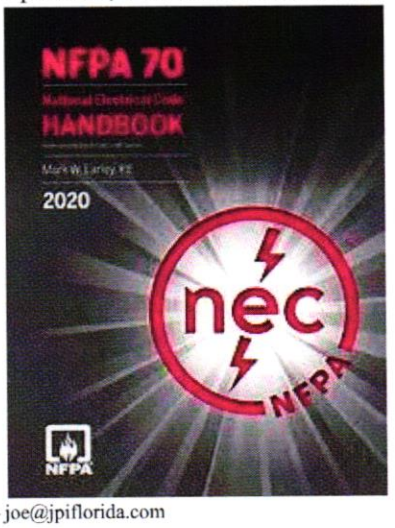
Click2Gov JPI possesses permitting software knowledge through our past and current work. We are familiar with the main screen which lists the active reviews in que. As an on-call provider, JPI provided professional services for all trades including electrical, mechanical, building, and plumbing trade professionals. JPI is different from our competitors because of our availability of multi-trade staff and the personal touch of the Owner, Mr. Payne, who will leave the office and assist clients with plan review services. **Mr. Payne regularly reviews plans for Mr. McCloud.** JPI is a 100% Florida Based company with 100% of our employees residing and working in Florida.

Our notice period to provide staffing ranges from **five minutes** to five days. When the City provides five days of notice, JPI will typically serve these requests 100 percent of the time. When the City provides 24 hours of notice, JPI will typically serve these requests 90 percent of the time. When the City calls us in the morning of the day requiring plan review, we still can meet this request with a 50 percent reliability, by having local staff and the ability of the Owner Mr. Payne, to leave the office and service contracts "hands-on".

JPI will provide all equipment necessary for this work and has done so as an incumbent. JPI employees maintain FBC, NEC, NFPA, ICC and other related code references as they complete their work. For plan review, 30 full-time equivalents, FTE's, can perform plan review with at least 10 FTEs per trade available (due to multi-trade licensure). JPI has four licensed building officials available for this contract and twenty licensed professional engineers.



The third key factor is Code References. JPI proposes a **WORK Plan** unique to the services listed within this RFP. Our **WORK Plan** will consider all regulatory Codes for this Work Objective. The 2020 FBC, Mechanical, 7th edition will regulate policy for HVAC systems. The 2010 ADA will regulate the ADA inspections along with Accessibility Code. The 2020 FBC including the Existing Conditions Chapter, will regulate building code compliance, doors and hardware, fences, structural aspects of Fireplaces & Chimney, Insulation, Roofing Systems, Seawalls, Docks, and Structural Components. Florida Elevator Code Authority and FBC Chapter 30 (over three stories) regulates elevators. NFPA 70 regulates fire protection and co-regulated NEC 2017 and 2020. ASCE 7-16 regulates wind loads. The Energy Code is an overlapping regulation. Solar Energy Code is regulated in several locations including Chapter 23 of the Residential Code and Chapter 14 of the Mechanical Code, and the Florida Plumbing Code. FBC Chapters 4 and 45 regulate swimming pools and saunas. The Florida Plumbing Code regulates plumbing systems, plumbing and pool heaters, and the Gas



Code regulates gas pool heaters. Additional Code considerations within our Operational Plan include NFIP, NPDES, ACOE, FAA47CFR, and FAA107 for the developing Drone technologies for roof inspections.

Continuing with this **WORK Plan**, JPI will input the daily plan review results in a timely fashion. JPI professionals will utilize individual emails and direct phone numbers to communicate with City constituents. JPI has multi-trade professionals who will review and process construction plans for issuance of building permits under the Florida Building Code. JPI will enforce other agency submittals including FEMA, Driveway permit, and FDEP. JPI will maintain records of work conveniently through creating a pdf of the results. JPI will enforce the 50/50 rule for substantial improvements for FEMA on projects and review and maintain all records required by Federal Emergency Management Agency ("FEMA") in association with the processing of building permits in the format required by FEMA. JPI will maintain all records and documents in accordance with Public Records Law (Chapter 119, Florida Statutes) and using the current General Records Schedule GS1-SL (For State and Local Government Agencies) which includes the GS6 (For Building Departments). This expands to include code enforcement of hazards, nuisances, and violations. JPI's multi-trade professionals and licensed engineers will assist in the preparation of the Insurance Services Office (ISO) evaluation for the City.

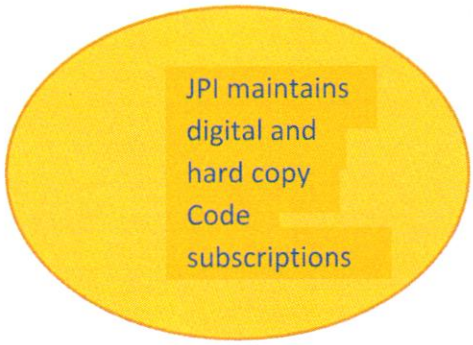


JPI Professionals possess OSHA Level D attire with JPI logo shirts. In the office, JPI professionals will dress in business casual with JPI logo shirts. JPI personnel have smart phones with mobile hotspots and Bluetooth for ease of Wi-Fi and platform access. In addition, JPI personnel utilize Ipads which contain training and continuing education software. All JPI Building Code Professionals receive continuing education for license renewals. Engineers receive continuing education bi-annually for license renewals as do Registered Architects. JPI has a digital subscription to the ICC digital library and as continuing education all employees reference a digital subscription of the Florida Building Code in their practice along with the use of ICC code check books.

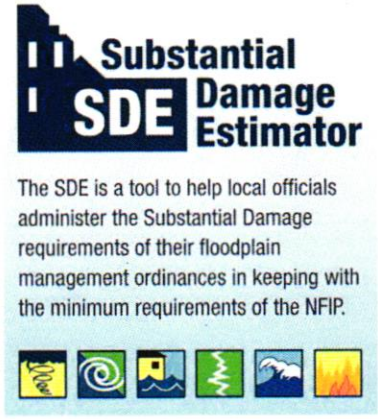
JPI will initially utilize staff already located locally. Joe Payne is the Project Manager. JPI is a statewide firm staffed with a TEAM ORGANIZATION of 40 professionals. Our company's operational capacity is 1800 hours per week. Currently, we are running at approximately 1400 hours per week billable which is our current and projected workload. We have up to 400 hours per week of surplus capacity available to service this contract. This is approximately ten full-time equivalents. We are operating at 77.78% capacity with 22.22% availability to support our WORK PLAN.

JPI's **EXPERIENCE** includes successful and practical work on similar projects. JPI currently serves numerous similar agencies including St. Lucie County, Martin County, Brevard County,

City of Stuart, and previously, Indian River County. JPI has a proven track record of excellent customer service, and the City may contact any of our references to verify the same. JPI will perform the duties of the Plan Examiner to accept and review plans, issue permits, perform inspections, issue certificates of occupancy and perform other Florida Building Code and City Code duties.



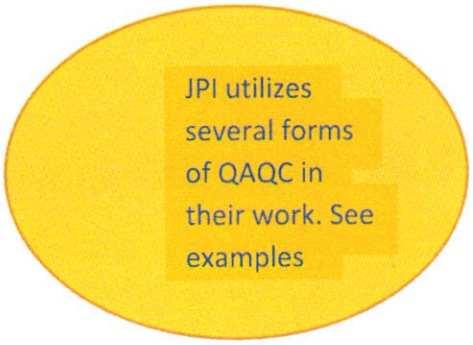
JPI has a full access digital subscription to the ICC website which provides digital access to current and prior editions of the Florida Building Code. In addition, our staff possesses handbooks on tablets and smartphones (with mobile hotspots) which provide convenient access to Code references. The **TEAM MANAGEMENT** of JPI includes a quality control program for new contracts, and staff, which includes mentoring and shadow/ over the shoulder training. Joe Payne, PE is the **TEAM PROJECT MANAGER and regularly monitors the pass/fail rate of our inspections.**



FEMA is a key plan review and inspection subject matter that interfaces with ROW, Zoning, Site, Habitat, Environmental, and all services under this RFP. The monitoring of FEMA substantial improvements is imperative. Key activities fall under Flood Damage Reduction, however, also consider public information (elevation certificates).The Zoning activities under this RFP dovetail into Mapping and Regulations and Flood Damage Reduction. This contract supports Warning and Response activities by filing in for City operations during Emergency Management situations such as named Hurricane Storms. Public Information Activities mainly consist of elevation certificates. This begins at the plan review level when the reviewer checks for the FEMA base flood elevation and design flood elevation. FEMA Technical Bulletin 10-01, page 7, Figure 2 is a key resource when reviewing foundation construction in the floodplain.

The City floodplain manager provides Map Information Services and Hazard Disclosures to the Community. We presume that under this current RFP, that JPI will interface with hazard disclosures through the ROW field investigation work. JPI will utilize available City GIS system data for Flood Protection Assistance and Flood Insurance Promotion. The Zoning and Habitat service under this contract will support Mapping and Regulations. Habitat supports Open Space Preservation.

The goal of these efforts is to develop into Flood Damage Reduction. Floodplain Management Planning is a goal of the Zoning reviews. The ROW services under this contract will support Acquisition and Relocation services. Flood proofing is a concept regulated in efforts to provide flood protection. Flood vents, flood proofing materials below the Design Flood Elevation, raising electrical panels to elevations above the DFE, are all examples of Flood Protection activities. Site Inspections will support Drainage System Maintenance. Our services provide support to the City for Warning and Response activities. When City employees need to enter communities to complete damage assessment, for example, JPI staff backfill the Division and complete their inspection and plans examination for that period of time.



A fourth key measuring factor for this work is Quality Control. JPI's Quality Control process starts with Day 1 for the employee. JPI has a shadowing program, and employees have over the shoulder shadow training for the first two weeks. This is a progressive training approach in which the over the shoulder time decreases daily over the two weeks. Also, we conduct audits of work for employees and randomly have shadow oversight. The employee is informed in the morning that JPI will oversee their work that day. For plan review and office work, JPI completes work from Code Review checklists. JPI feels that it is best to depict checklists used for our work to emphasize that work. The following are examples of Quality Control processes and procedures utilized for work under this contract.

JPI

Date: ____/____/____ Permit Number:

2020 Plan Review Guideline (SFR)

Based on Florida Building Code 7th Edition (2020)

Living SF: ____ Non-Living SF: _____ Total SF: ____ Bedrooms: Bathrooms: Stories:

Insulation/efficiency: AC ____ Heat: Roof: _____ ☐ Porch ☐ Gas

☐ Consistent square footage calculations on construction plans and zoning permit FBC 107.2.6
☐ Consistent approved plot plan and construction plans FBC 107.2.6
☐ FL product approval sheet for all exterior materials FBC 107.2.4
☐ Energy calculations FBC EC R101.5
☐ Form 405-2020
  ☐ Signed by preparer and owner/agent
  ☐ Has pass seal
  ☐ Conditioned floor are matches living area on plans
  ☐ Attic Vented ☐ Attic Unvented
  ☐ Insulation matches wall sections on construction plans
  ☐ Water heater ☐ (Gas) ☐ (Electric)
☐ Manual J FBC EC R403.7
  ☐ Consistent with Manual S
  ☐ Equipment information notated
☐ Manual S FBC EC R403.7
  ☐ Total capacity equal to or greater than 100% and less than or equal to 115% (or closest available unit size)
☐ Duct layout FBC EC R403
  ☐ Consistent with construction plans (flipped ducts layouts are unacceptable)
  ☐ Duct sizes, CFM, and return/supply Or
  ☐ Manual D

General Construction Plan Requirements
☐ Paper Plans FAC 61G15-23, 61G1-16
  ☐ Original hand signature and wet or raised seal from a licensed Florida design professional
☐ Digital Plans FAC 61G15-23, 61G1-16
  ☐ Unlocked digital signature capable of verification and a seal from a licensed Florida design professional on the first page
☐ Plans dimensioned and scaled
☐ Plans legible (minimum text size 3/32") LCC Ch.6
☐ Plans designed to the 2020 Florida Building Code Residential and all other applicable codes

Structural
☐ Wind zone location or wind speed FBC R301.2.1
☐ Exposure category FBC R301.2.1.4
☐ Design loads FBC R301
☐ Components and cladding pressures for openings FBC R609.2
☐ Lumber grade and species FBC R502, 602, and 802
☐ Fasteners used with P.T. wood FBC R317.3
☐ Lintel designation FBC R608.8.2

Foundation Plan
☐ Slab description (thickness and compressive strength) FBC R402.2 and 506
☐ Minimum 6-mil polyethylene or approved vapor retarder FBC 506.2.3
☐ Soil bearing value FBC R401.4
☐ Termite treatment FBC R318
☐ Sloped garage floors to main door FBC R309.1
☐ Footing dimensions and location FBC
☐ Footing minimum 12" below grade FBC R403.1.4
☐ Isolated/Colum footing dimensions and location
☐ Stem/retaining wall height

Floor Plan
☐ Square foot tabulation (living/nonliving)
☐ 1 exterior swing door to be minimum 3'x6'-8" FBC R311.2
☐ Hazardous glass locations indicated as "Temp." or "Safety" (Within 2' of doors, bath or pool areas within 5' with a sill below 5', stairs with sill below 3', within 5' of bottom of stairs with sill below 3') FBC R308.4
☐ Solid or 20 min fire rated door from garage to dwelling FBC R302.5.1
☐ ½" gypsum or better on garage wall side of dwelling separation FBC R302.6
☐ 5/8" type x gypsum on garage ceiling if habitable room above FBC Table R302.6
☐ 1 bath/toilet room with a 29" minimum clear access, on the lower floor FBC R320
☐ Sleeping rooms have E.E.R.O/Egress Opening FBC R310.2
☐ Attic access location (minimum 22x30 and all separate areas with 30" height clearance) FBC R807
☐ Hallways minimum 3' wide FBC R311.6
☐ Rooms labeled and uses identified

Elevation Plan
☐ All elevations
  ☐ Dimensioned
☐ Windowsills minimum height FBC R312.2.1
☐ Roof vent calculations if required on Form 405-2020 FBC R806
☐ Crawlspace ventilation and access (if applicable) FBC R408
☐ Roof slope FBC R905
☐ Roof material FBC R904
☐ Location of vented appliance/fireplace (if applicable) FBC R G2427
☐ Egress windowsills maximum height FBC R310.2.2

Truss Plan
☐ Signed and sealed by design professional of record FBC R802.10
☐ Strapping locations FBC 107
☐ Truss bracing FBC R802.10.3
☐ Connector chart specifying the type, size, and number of fasteners FBC 107
☐ Gable end details (if applicable) FBC R602
☐ Truss plans consistent with elevations FBC 107

Electric Plan
☐ Electric layout FBC 107 per NEC 2017
  ☐ Smoke alarms FBC R314
    ☐ In each sleeping area
    ☐ Outside each sleeping area
    ☐ On each dwelling floor
☐ Carbon monoxide alarms (if applicable) (within 10ft of sleeping rooms) FBC R315

Details
☐ Stair construction details indicate minimum 10" tread and ¾" - 1 ¼" nosing, maximum 7.75" riser height, 6'-8" headroom height, 36" wide/deep landings at top and bottom, handrail location, 34"-38" handrail/guardrail heights, and maximum 4" open rail spacing FBC R311.7
☐ Guards at porches, balconies, open stairs, ramps, raised floor more than 30" need guards: 34" at stairs and ramps, 36" all other areas FBC R312.1
☐ Show fire protection (minimum ½" gypsum board) under stairs FBC R302.7
☐ Bearing/Sheer/Opening/Header construction/details FBC 107
☐ Wall section(s) from foundation through roof to include wall assembly of interior and exterior materials FBC R301
☐ Frame walls have 2 layers of water-resistant barriers FBC R703.7.3
☐ Chimney/Fireplace Details FBC R1001
☐ Manufacturer specifications for factory-built fireplaces FBC R1005
☐ Wall sheathing with nailing pattern indicated FBC R604
☐ Roof sheathing with nailing pattern indicated FBC R803
☐ Wood sill plate anchoring to foundation FBC R403.1.6, 602
☐ Header and connection details for exterior and/or bearing walls FBC R602.7
☐ Dormer framing details FBC 107
☑ Provide gas layout FBCR G 2413
☐ Provide soffit detail FBC R704

The following is a standard checklist for a condo remodel/ renovation similar to Plan Examining Commercial - Remodel Multi-Trade (all trades) Review in the rate sheet:

CONDO KITCHEN/BATH RENOVATION

NOTICE: *Effective January 1, 2023, a smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm must be powered by the condo electrical system with a back-up battery that powers the alarm for at least 10 years. The battery requirements do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as part of a centrally monitored or supervised alarm system.*

☐ I. Fire Protection

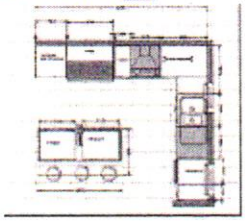
- ☐ a. **Fire Sprinkled?** Y☐ or N☐ (If yes, show on plans)
- ☐ b. **Fire Alarm?** Y☐ or N☐ (If yes, show on plans)
- ☐ c. Show existing & proposed location for new or relocated fire sprinklers/fire alarms/smoke detectors/strobes/horns, etc.
- ☐ d. State if smoke alarms are hardwired and /or interconnected. FBC 420, NFPA 72 & NFPA 13

☐ II. Type of Construction (per FBC Ch. 6): ***Check One***

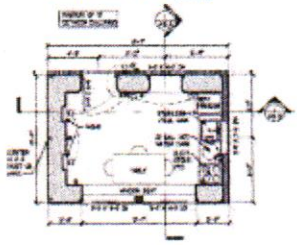
Type I: ☐	**Type II:** ☐	**Type III:** ☐	**Type V:** ☐
Concrete & steel High-rise tower	Masonry & steel Mid & low-rise	Masonry & steel Wood roof or floor Mid & low-rise	Wood frame Construction Low-rise
*Metal stud construction Fire treated wood		Wood Stud Construction Allowed	

☐ III. Show Floor Plans:

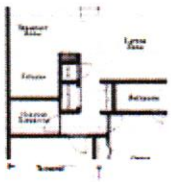
Existing space ☐



Proposed space ☐



Basic overall condo layout ☐



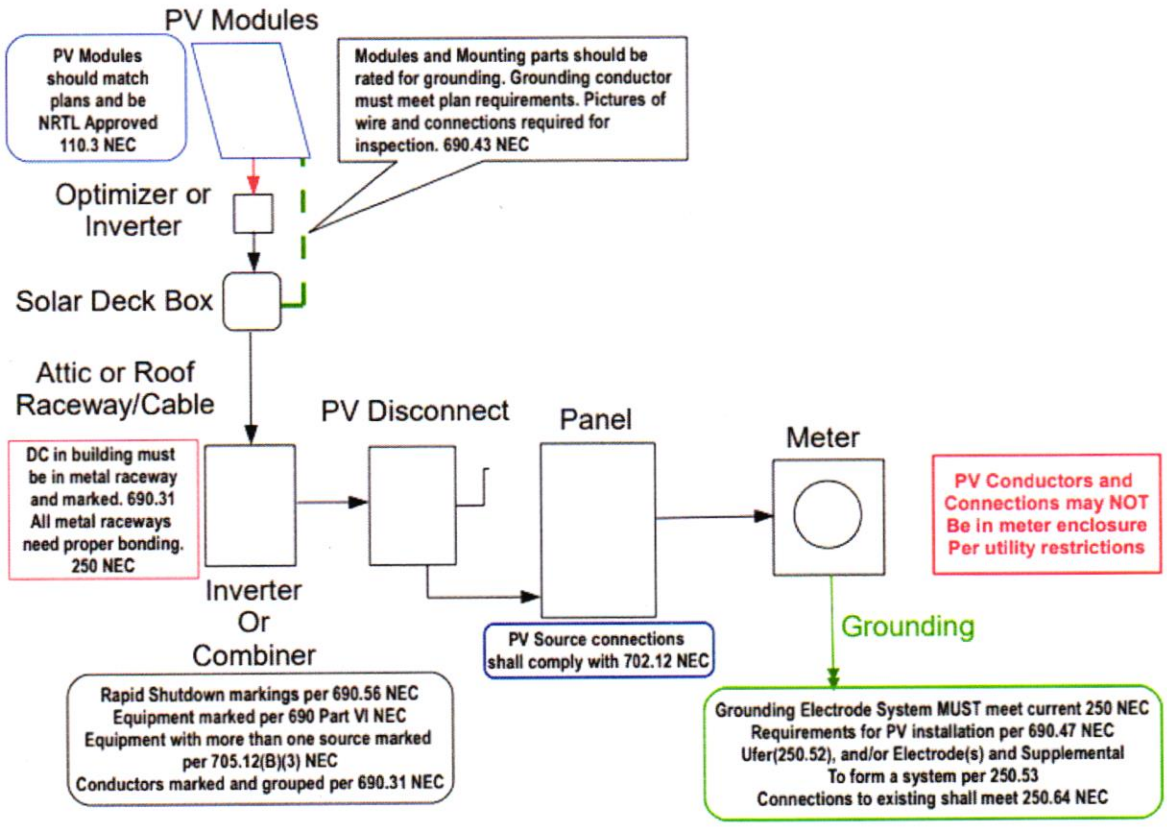
☐ IV. Indicate scope of work for:

- ☐ a. HVAC: Relocated supply/RA or exhaust duct
- ☐ b. PLBG: Relocated or new fixtures ~ provide Plbg ISO
- ☐ c. ELEC: New/altered GFCI circuits ~ provide panel schedule

☐ V. Replacing tile/wood flooring? Sound underlayment ~ Minimum 50 STC impact IIC rating required per (2020) Florida Building Code (FBC) 7th Edition, Section 1207

☐ VI. Any change to the fire rated corridor, tenant 1hr wall, or penetration of wall or floor **ATTACH UL DETAIL.**

The following is a Solar Project Review checklist:



JPI

ADDITIONAL DATA

JPI has completed Building Official, Plans Review, and Inspection services for St. Lucie County since 2018. We encourage the City to contact Monica Graziani at St Lucie County for reference.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that JPI does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Joseph Payne

Proposer's Signature

06.05.23

Date

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Joe Payne, Inc.

2 Business name/disregarded entity name, if different from above

JPI

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5995 s a1A

Requester's name and address (optional)

6 City, state, and ZIP code

Melbourne Beach FL 32951

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	0	–	0	6	4	0	4	2	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Joseph Payne Date ▶ 1.23.23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

REFERENCES

RFP NO. 2023-038
ANNUAL CONTRACT FOR INSPECTOR SERVICES

Proposers shall submit as a part of the bid package, two (2) Customer references with name of the customer, address, contact person, and telephone number.

Name St. Lucie County	**Name** City of Palm Bay
Contact: Monica Graziani	**Contact:** Val Perez
Address: 2300 Virginia Avenue	**Address:**
Fort Pierece, FL 34982	190 Malabar Rd Ste 105, Palm Bay, FL
Telephone: 772.462.1599	**Telephone:** 321.952.3400 x 5887
Email: grazianim@stlucieco.org	**Email:** valentino.perez@palmbayflorida.org
Name City of Melbourne	
Contact: Steve Innes	
Address: 900 E. Strawbridge Ave.	
Melbourne, FL 32901	
Telephone: 321.608.7929	
Email: Steve.Innes@mlbfl.org	

PROPOSAL PRICING FORM
RFP NO. 2023-038 ~ ANNUAL CONTRACT FOR INSPECTION SERVICES

The following proposal(s) is submitted on behalf of: _____ for the requested services, in accordance with the agreements and specifications contained in RFP No. 2023-039.

We have carefully examined that this proposal package and understand the provisions, terms, and conditions concerning the equipment, materials, supplies or services as called for. With full knowledge and understanding of the requirements in the Proposal Package, We hereby agree to furnish and deliver services as indicated at the prices quoted herein as follows:

NOTE: All price columns must be completed. Where indicated, provide pricing for demolition including the removal of slabs (including slabs) and pricing in instances where slabs remain and are not removed (excluding slabs).

ITEM	DESCRIPTION	HOURLY RATE	
1	• Perform Inspection services. • Per Inspector: Approximately 8 hours per day, 37.5- 40 hours per week. FULL TIME INSPECTOR	**BLDG, M,E, or P**	$ 82 per hour
		1 + 2 Family	$ 82 per hour
		Multi	$ 82 per hour
			82
2	• Perform Inspection services • Perform inspection services in excess Of 40 hours per week. • FULL TIME INSPECTOR OVERTIME	**BLDG, M,E, or P 1 + 2 Family**	$ 82 per hour
		Multi	$ 82 per hour
			$ 82 per hour
3	• Perform Inspection services. • Per Plan Reviewer: 4 hours per day, 18 – 22 hours per week. • PART TIME INSPECTOR	**BLDG, M,E, or P**	$ 82 per hour
		1 + 2 Family	$ 82 per hour
		Multi	$ 82 per hour
			$ 82 per hour
4	• Perform Inspection services. • Per Inspector on an as needed basis • AS NEEDED INSPECTOR	**BLDG, M,E, or P 1 + 2 Family**	$ 82 per hour
		Multi	$ 82 per hour

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
Include proof of proper licensing as stated in proposal documents.	X	
Include proof of proper insurance as stated in proposal documents.	X	
Did you include a list of all materials and equipment to be used in providing the service?	X	
Is Drug-Free Workplace form signed and enclosed?	X	
Proposal envelope is marked accordingly	X	
Are two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals?		X
Disregard, if you are going to utilize the electronic submission option.	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL Joseph Payne

JPI acknowledges all addenda

Joseph Payne 06.05.23

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Straight-Line Insurance, LLC 1301 Grasslands Blvd., Suite 100 Lakeland, FL 33803 www.straightlinellc.com	CONTACT NAME: Straight-Line Insurance, LLC PHONE (A/C, No, Ext): 863-904-4776 FAX (A/C, No): E-MAIL ADDRESS: info@straightlinellc.comn
INSURED Joe Payne, Inc JPI 5995 S Hwy A1A Melbourne Beach FL 32951	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Certain Underwriters at Lloyd's of London — 32727 INSURER B : Infinity Auto Insurance Company — 11738 INSURER C : Insurance Company of the West (ICW) — 27847 INSURER D : Burlington Insurance Company — 23620 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 73468209 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	✓ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☑ PRO-JECT ☐ LOC ☐ OTHER:	✓	✓	738BG02358-03	4/7/2023	4/7/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ Included $
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☑ HIRED AUTOS ONLY ☑ NON-OWNED AUTOS ONLY ✓ Allowed Autos	✓	✓	509-82007-3557-001	6/18/2022	6/18/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EXCESS COVERAGE	$ 1,000,000 $ 5,000 $ 100,000 $ $ 100,000
D	☐ UMBRELLA LIAB ☑ OCCUR ✓ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $	✓	✓	HFF0012529-3	4/7/2023	4/7/2024	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	✓	WFL 5054011 03	3/6/2023	3/6/2024	✓ PER STATUTE ✓ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability	✓	✓	PLC-01064-00	6/19/2022	6/19/2023	Per Claim/Agg: $2,000,000 / $2,000,000 Deductible: $25,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Auto Liability Coverage Form - Hired Auto, Non-Owned Endorsement
E919 - Blanket Waiver of Transfer Rights of Recovery Against Others
E921 - Additional Insured - Primary and Non-Contributory

CERTIFICATE HOLDER

St. Lucie County BOCC
2300 Virgina Avenue - FL 3
Fort Pierce, FL 34982-5632

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Nicholas Davis

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City Commission Regular Meeting - 5:05 pm **11. b.**

Meeting Date: 12/04/2023

Re: Approval of Contract - Annual Professional Plan Review Services , RFP No. 2023-039

Submitted For: Latonya Hubbard, Purchasing Agent, Finance Department

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SUBJECT:

Approval of Service Agreement Contract for RFP No. 2023-039, Annual Contract Professional Plan Review Services, in the annual amount not to exceed $100,000.00.

SUMMARY:

During September 5, 2023, City Commission meeting, the Commission awarded RFP No. 2023-039 to JPI, Melbourne, FL, for Annual Plan Review Services. The scope of work involves examining permit documents and construction plans to ensure compliance with Florida Building Codes and related regulations, laws and rules. If the building codes and regulations are met, approvals will be granted. However, if any non-compliance is found, written comments will be provided with the applicable code sections. The contract will be valid for one year and can be renewed for two one-year options.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building

COORDINATED WITH:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Assistant Director of Building
City Attorney
Purchasing Division
JPI

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2023
Account:	4202902-534900
Amount:	$100,000.00

OTHER INFORMATION:

The contract cost shall be funded from Building Department Contracted Services Fund.

Attachments

Memo from City Attorney
Agreement Executed by Vendor

Form Review

Inbox	Reviewed By	Date
Finance Department	Linda Cox	11/27/2023 09:21 AM
Finance Department	Johnna Morris	11/27/2023 11:01 AM
City Manager	Nick Mimms	11/27/2023 04:19 PM
Form Started By: Latonya Hubbard		Started On: 11/17/2023 05:29 PM
Final Approval Date: 11/27/2023		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: GELENCIA CARTER, PURCHASING MANAGER

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: SERVICE AGREEMENT - ANNUAL CONTRACT FOR PLAN REVIEW SVCS - BUILDING DEPARTMENT (RFP NO. 23-039)

CAO RLS FILE: 23-247

DATE: SEPTEMBER 22, 2023

I have reviewed the above Request for Legal Services. I have made suggested changes and comments on the Service Agreement. I am unable to create a clean copy version of this document as I usually would because of the formatting of the original document provided. Therefore, I have uploaded a Track Changes version only. With the suggested changes from the Track Changes document incorporated into the Service Agreement, it is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

cc: Nicholas Mimms, City Manager
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

October 31, 2023

JPI
5995 S. A1A
Melbourne, FL 32951
Attn: Joseph Payne, President

SUBJECT: Notice of Award
Bid No. 2023-039 – Annual Contract for Plans Review Services

Dear Mr. Payne:

The Commission of the City of Fort Pierce met in regular session, Tuesday, September 05, 2023, and awarded subject bid to your firm, in the amount of $100,000.00.

Please take the following actions:

1. Execute and notarize this Award Letter
2. Execute the Service Agreement
3. Complete the attached contract forms, Non-Collusion Affidavit for Prime Bidder, Certification of Non-Segregated Facilities and Drug Free Workplace Forms
4. Please provide Certification of Liability, Property Damage, and Workers' Compensation, in accordance with item numbered 10 of the Service Agreement
5. **Return documents enclosed within ten (10) days after receipt, via email to:**

Email:
LaTonya Hubbard, Purchasing Agent
City of Fort Pierce
purchasing@cityoffortpierce.com

This letter must be signed by one of the officers registered with the State of Florida; if not on list, provide a letter or copy of corporate resolution authorizing the individual to sign contract documents on behalf of the corporation.

Sincerely,
CITY OF FORT PIERCE

LaTonya Hubbard

LaTonya Hubbard, Purchasing Agent

ACCEPTED BY:
JOSEPH PAYNE INC,

Signature (Manual)

Joseph Payne

Signature (Typed or Printed)

President JPI

Title

11/14/23

Date

NOTARIZATION

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 14th day of November 2023,

by Joseph Payne (**Officer of Firm**), President (**Title**), of

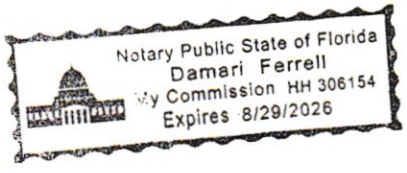
JPI (**Name of Firm**) a FL (**State**) corporation, on behalf of the corporation.

He/She is personally known to me or has produced FloridaDL as identification.

Damari Ferrell

Notary Public

My commission expires: 08/29/2026



/lh

Attachments: Service Agreement
Contract Forms

CITY OF FORT PIERCE
SERVICE AGREEMENT
ANNUAL CONTRACT FOR PLAN REVIEW SERVICES

This Agreement entered into this _____ day of _____, 2023 between City and Contractor ("Agreement") is made and entered into by and between the City of Fort Pierce, Florida, a municipal corporation ("City"), and **JOE PAYNE, INC.,** a FLORIDA CORPORATION with its principal place of business at 5995 SOUTH HIGHWAY A1A, MELBOURNE BEACH, FL ("Contractor").

City and Contractor hereby agree as follows:

1. **Contractor Services.**
Contractor will provide the services as set forth in **Exhibit A**, Statement of Work, attached hereto and incorporated for all purposes ("the Services"), to the satisfaction of City.

Notwithstanding any other provision of this Agreement, Contractor's performance of the Services will (1) conform to the specifications and requirements contained in the RFP No. 2023-039 ~ Annual Contract for Plan Review Services which conforms with the Contractor's Bid dated June 6, 2023, attached as **Exhibit B**. To the extent that the Bid or Contractor's Bid conflict with the terms of this Agreement, the terms of this Agreement will control.

2. **Compensation.**
Total compensation to Contractor will not exceed **$100,000.00 (One Hundred Thousand Dollars and No Cents)** for the initial term of the Agreement, which includes all travel and expenses. Payment for services performed will be processed within thirty (30) days of receipt and approval of a proper invoice and in accordance with the Florida Prompt Payment Act, Florida Statutes Section 218.70-79.

Upon completion of the Services and acceptance by City, Contractor will submit an invoice setting forth amounts due to Contractor. Each invoice will be accompanied by documentation that City may reasonably request to support the invoice amount. City will, within ten (10) days from the date it receives an invoice and supporting documentation, make a determination whether to approve or disapprove the amount reflected in the invoice. If City approves the amount or any portion of the amount, City will promptly pay to Contractor the amount approved so long as Contractor is not in default under this Agreement. If City disapproves any invoice amount, City will give Contractor specific reasons for its disapproval in writing and what corrective actions are needed to make the request or invoice proper, within ten (10) days from the date it receives an improper payment request or invoice. Contractor will submit invoices to City as follows:

City of Fort Pierce
Attn: Accounts Payable
P.O. Box 1480
Fort Pierce, FL 34954

3. **Term.**
This Agreement is effective as of the date last signed ("Effective Date") for a term of one (1) year with two (2) one (1) year renewal options, unless earlier terminated in accordance with Section 8.

4. **Licenses, Permits, Taxes, Fees, Laws and Regulations**

4.1 Contractor warrants that it will obtain, maintain in effect, and pay the cost for all licenses, permits, or certifications that may be necessary for Contractor's performance of this Agreement.

4.2 Contractor will be responsible for the payment of all taxes, excises, fees, payroll deductions, employee benefits (if any), fines, penalties or other payments required by federal, state, or local law or regulation in connection with Contractor's performance of this Agreement.

4.3 Contractor will comply with and will be responsible for requiring its officers and employees to comply with, all applicable federal, state, and local laws and regulations.

5. Ownership and Use of Work Material.

5.1 All drawings, specifications, plans, computations, sketches, data, records, photographs, tapes, renderings, models, publications, statements, accounts, reports, studies, and other materials prepared by Contractor or any Contractor's subcontractor in connection with the Services (collectively, "Work Material"), whether or not accepted or rejected by City, are the sole property of City and for its exclusive use and reuse at any time without further compensation and without any restrictions.

5.2 Contractor grants and assigns to City all rights and claims of whatever nature and whether now or hereafter arising in and to the Work Material.

5.3 Contractor will deliver all Work Material to City upon expiration or termination of this Agreement. City will have the right to use the Work Material for the completion of the Services or otherwise. City may, at all times, retain the originals of the Work Material.

5.4 The Work Material will not be used or published by Contractor or any other party unless expressly authorized by City in writing. Contractor will treat all Work Material as confidential.

6. Confidentiality and Safeguarding of City Records; Press Releases; Public Information.

6.1 Contractor shall not disclose, publish, or authorize others to disclose or publish, Work Material or other information pertaining to the Services assigned to Contractor by City or other information to which Contractor had access during the term of this Agreement without the prior written approval of the City Attorney.

6.2 **Advertising.** Contractor will not make any press releases, public statements, or advertisement referring to the services or the engagement of Contractor as an independent Contractor of City in connection with the Agreement or release any information relative to the Agreement for publication, advertisement or any other purpose without the prior written approval of City.

6.3 **Duration.** The restrictions and obligations under this Section will survive expiration or termination of this Agreement for any reason.

7. Public Records.

7.1 City strictly adheres all statutes, court decisions and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes, Contractor shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records Under Florida law, as defined in Section 119.011 (12), F.S. Contractor shall keep and maintain public records required by the City to perform the services under this Agreement.

7..2 If Contractor meets the definition of "Contractor" found in Section 119.0701 (1) (1) (a) F.S. (i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency), then the following requirements apply:

7.2.2 Upon request from City's custodian of public records, Contractor shall provide City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided 119, Florida Statutes, or as otherwise provided by law.

7.2.3 Contractor shall identity and ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Contractor does not transfer the records to the City.

7.2.4 Upon completion of the contract, Contractor shall transfer, at no cost, to City all public records in possession of Contractor or keep and maintain public records required by City to perform the service. If Contractor transfers all public records to City upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information. technology system of the City.

7.3 **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, lcox@cityoffortpierce.com, 100 North U.S. Hwy 1,Fort Pierce, FL 34950.**

8. Termination.

8.1 If either party is in default of performance of any material obligation under this Agreement, the party that is not in default may give written notice of the

default to the other party and if the party notified fails to correct the default within thirty (30) days or within such period fails to satisfy the party giving notice that the default does not exist, the party giving notice may terminate this Agreement upon expiration of the thirty (30) day period.

8.2 City may terminate this Agreement immediately in the event of the filing by or against Contractor of a petition for relief in bankruptcy or for receivership, or in the event that Contractor becomes insolvent.

8.3 The termination of this Agreement will not affect any right or remedy that has accrued to either party at the time of termination.

8.4 Upon termination of this Agreement, Contractor will deliver to the appropriate representative of City all Work Material related to the services performed by Contractor in the format requested by the City together with any keys, identification badges, or equipment owned by City.

8.5 Termination under Sections 8.1 or 8.6 will not relieve Contractor from liability for any default or breach under this Agreement or any other act or omission of Contractor.

8.6 City may terminate this Agreement, without cause, upon written notice to Contractor. At such time, Contractor will be compensated only for that work which has been satisfactorily completed to the date of termination. No compensation shall be paid for de-mobilization, take-down, disengagement wind-down or other costs incurred due to termination of this Agreement.

9. Indemnification.

Contractor will indemnify and hold harmless City, and its members, officials, officers, attorneys, employees, representatives and agents from all claims, demands, causes of action, and judgments for taxes, license fees, excises, fines, and penalties; for supplies, services, or merchandise purchased by Contractor; for wages and fringe benefits of Contractor's employees; and for injury or death of any person or damage to property that result directly or indirectly from the negligent or intentional acts or omissions of Contractor or its officers, agents, or employees in the performance of this Agreement.

10. Insurance.

Vendor shall, at its own expense, procure and maintain throughout the term of this Agreement, with insurers acceptable to the City of Fort Pierce, the types and amounts of insurance conforming to the minimum requirements set forth herein. Vendor shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City of Fort Pierce has been provided to, and approved by, the City of Fort Pierce. As evidence of compliance with the insurance required herein, Vendor shall furnish the City of Fort Pierce with:

Commercial General Liability

The Vendor shall maintain and, prior to commence general liability insurance and provide proof of Insurance to the City of the Pierce to include:

1. General Aggregate $1,000,000.00

2.	Products completed operations Aggregate	$1,000,000.00
3.	Personal and Advertising Injury	$1,000,000.00
4.	Each Occurrence	$1,000,000.00

Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal and include City and its members, officials, officers and employees as an additional insured on a form no more restrictive than ISO Form CG 2010 (Additional Insured-Owner, Lessees, or Contractors).

Workers' Compensation and Employers Liability:

The Vendor shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of workers' compensation insurance providing Florida statutory (F.S. 440) limits to cover all employees and include Employers Liability coverage with limits of not less than $1,000,000 for each accident and disease. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

Automobile Liability Insurance:

The Vendor shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of automobile liability insurance providing coverage no more restrictive than that provided by the standard Business Auto Policy (ISO Form CA 00 01), without any restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Limit shall be no less than $1,000,000 each occurrence. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

Satisfactory evidence of compliance with the insurance required shall include one of the following forms of acceptable evidence of insurance:

1.
   a. Fully completed satisfactory Certificate of Insurance evidencing all coverage required; and
   b. A copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying the inclusion of the City and the City's members, officials, officers, and employees as additional insureds in the Commercial General Liability; and
   c. A copy of the actual endorsement for each required policy which provides that the City will be given no less than thirty (30) days advance written notice of any cancellation of the policy(ies), signed by an authorized representative of the insured(s).

2. The original of the policy(ies); or

3. Other evidence satisfactory to the City.
   (a) a fully completed satisfactory Certificate of Insurance evidencing all coverage required. Also, a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the City of Fort Pierce and its

members, officials, officers and employees as additional insureds in the Commercial General Liability coverage;

(b) the original of the policy(ies); or
(c) other evidence satisfactory to the City of Fort Pierce.

Neither approval nor failure to disapprove insurance furnished by Vendor shall relieve Vendor from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder
City of Fort Pierce
Attention: Purchasing Department
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

Additional Insured for General Liability
City of Fort Pierce and its members, officials, officers and employees

11. Written Authorization Required

Contractor shall not make changes in the job scope or perform any additional work or provide any additional material, under this Agreement without first obtaining written authorization from City for such additional work or materials. Additional labor or materials provided without written authorization shall be done at Contractor's risk and without payment.

12. Notice

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to City:
Paul Thomas, CBO, CFM
Director of Building
100 North U.S. Hwy 1
Fort Pierce, FL 34950
Phone: 772-467-3195

With a Copy To:
Gelencia Carter, MPA
Purchasing Manager
100 North U.S Hwy 1
Fort Pierce, FL 34954
Phone: 772-467-3102

As to Contractor:
Joseph Payne, Inc.
5995 South A1A
Melbourne, FL 32951
Phone: 813-520-1683
Email: joe@jpiflorida.com

13. Miscellaneous

13.1 Assignment. Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party.

13.2 Representations and Warranties by Contractor. If Contractor is a corporation or a limited liability company, Contractor warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is duly authorized and in good standing to conduct business in the State of Florida, that it has all necessary power and has received all necessary approvals to execute and deliver this Agreement, and the individual executing this Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor.

13.3 Taxes. The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. Contractor shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

13.4 Entire Agreement; Modifications. This Agreement supersedes all prior agreements, written or oral, between Contractor and City and will constitute the entire Agreement and understanding between the parties with respect to the subject matter hereof. This Agreement and each of its provisions will be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by authorized representatives of City and Contractor.

13.5 Force Majeure. Neither party hereto will be liable or responsible to the other for any loss or damage or for any delays or failure to perform due to causes beyond its reasonable control including, but not limited to, acts of God, strikes, epidemics, war, riots, civil unrest, flood, fire, tsunami, volcano, sabotage, air space closure, ground stop(s), a U.S. Department of State Travel Warning or any other circumstances of like character ("force majeure occurrence").

13.6 Venue; Governing Law. St. Lucie County, Florida, will be the proper place of venue for suit on or in respect of this Agreement. This Agreement and all of the rights and obligations of the parties hereto and all of the terms and conditions hereof will be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Florida.

13.7 Dispute Resolution. Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the Contractor and the City. Unless otherwise directed by City, Contractor shall carry on the work and maintain its progress schedule in accordance with the requirements of the

Contract and the determination of the City or its representatives, pending resolution of the dispute. Any dispute which is not resolved by mutual agreement shall be decided by the City Manager who shall reduce the decision to writing. The decision of the City shall be final and conclusive unless determined by a court of competent jurisdiction to be fraudulent, capricious, arbitrary, so grossly erroneous as to necessarily imply bad faith, or not be supported by substantial evidence.

13.8 Waivers. No delay or omission in exercising any right accruing upon a default in performance of this Agreement will impair any right or be construed to be a waiver of any right. A waiver of any default under this Agreement will not be construed to be a waiver of any subsequent default under this Agreement.

13.9 Conflict of Interest. Contractor represents that it presently has no interest and shall acquire no interest, either direct or indirect which would conflict in any manner with the performance of services required hereunder, as provided for in Section 112.311, Florida Statutes. Contractor further represents that no person having any interest shall be employed for said performance.

13.10 Verification of Employment Status. Contractor agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986 if all persons it employs in the performance of this Agreement.

13.11 Non- Discrimination. Contractor covenants and agrees that Contractor shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of age, sex or physical handicaps (except where based on a bonafide occupational qualification); or because of marital status, race, color, religion, national origin or ancestry.

13.12 E-Verify. Effective January 1, 2021, as required by Section 448.095(2)(a), Florida Statutes, Contractor and any subcontractors shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The City, Contractor, and any subcontractors may not enter into a contract unless each party uses the E-Verify System. Contractor shall provide documentation of its compliance with this requirement upon request by the City.

If Contractor enters into a contract with a subcontractor, the subcontractor must provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the affidavit during the terms of this Agreement.

The City will not intentionally award contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions of the Immigration and Nationality Act ("INA"). The City shall consider the employment by Contractor of unauthorized aliens a violation of Section 8

U.S.C. 1324(a)(3) [Section 274(e) of the INA]. Contractor agrees that violation by Contractor shall be grounds for unilateral termination of this Agreement by the City.

CONTRACTOR
JOE PAYNE, INC.

By: _____

Name: Joseph Payne

Title: President JPI

Date: 11/13/23

CITY OF FORT PIERCE

By: _____
Linda Hudson, Mayor

_____
Date

Approved as to form and correctness as to the City

By: _____
Sara Hedges, City Attorney

Attached: **Exhibit "A" – Statement of Work**
Exhibit "B" – Contractor's Proposal

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF Hillsborough

_____, being first duly sworn, deposes and says:

That he is Joseph Payne
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

JPI
(Firm Name)

By: Joseph Payne

Title: President

Subscribed and sworn to before me this 14th

day of, November 2023.

Notary Public State of Florida
Damari Ferrell
My Commission HH 306154
Expires 8/29/2026

Notary Public

My Commission expires: (Seal) 08/29/2026

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

CERTIFICATION OF NONSEGREGATED FACILITIES

The Bidder certifies that he/she does not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she does not permit his/her employees to perform their services at any location, under his/her control where segregated facilities are maintained. The Bidder certifies further that he/she will not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she will not permit his/her employees to perform their services at any location under his/her control where segregated facilities are maintained. The Bidder agrees that a breach of this certification will be a violation of the Equal Opportunity clause in any contract resulting from acceptance of this Bid. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants, and other eating areas, time clocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise. The Bidder agrees that (except where he/she has obtained identical certification from proposed subcontractors for specific time periods) he/she will obtain identical certifications from proposed subcontractors, exempt from the provisions of the Equal Opportunity clause, and that he/she will retain such certification in his/her files.

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

DATE 11/13/23, 2023.

Official Address (Including Zip Code):

5995 S AIA

Melbourne FL 32951

By: _____

Name

Joseph Payne President JPI

Name (Typed or Printed)

President

Title

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

JPI does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Bidder's Signature

11/13/23
Date

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

Exhibit A

EXHIBIT "A"
STATEMENT OF WORK

1. The City of Fort Pierce is requesting proposals from qualified firms who can provide residential and commercial building plan review services to augment the City's responsibility for enforcement of the Florida Building Code and applicable related regulations, laws and rules on building projects within the City of Fort Pierce.

2. The intent of this contract is to have available multiple firms under contract with qualified staff with guaranteed hourly rate pricing. Therefore, this contract will be awarded to multiple suppliers.

3. Plan Reviewers shall hold standard certification in the review disciplines required for performing said services in accordance with Florida Statute Chapter 468 to include Building, Mechanical, Electrical, Plumbing and Residential disciplines. **Certification information for all applicable personnel shall be included in vendor's response.**

4. Plan reviewers will examine permit documents and construction plans for compliance with Florida Building Codes and related regulations, laws and rules; and grant approvals if found in compliance with said building codes and regulations, as well as provide written comments, with applicable code sections if found not in compliance .

5. Plan reviewers shall have the necessary tools, equipment, cell phone and vehicle to perform plan review services.

6. Plans submitted to the City and provided to the Plan Reviewer for review may be provided in physical printed format and/or electronic format through the City's web-based electronic plan review system.

7. Work may be performed at the City Building Department, at the firm's location, or virtually if supported by the firm, dependent upon the work to be done. The City will process the initial intake and may offer expedited services to the customer using a contracted firm for certain tasks. All work will be done on an hourly basis and hours charged for expedited services cannot exceed the allowable number of hours for each task that would normally be incurred if City Building department staff performed the same work.

8. The Successful Proposer will appoint one of their employees as the key contact for approval by the City.

9. Plan review, whether electronic or physical, must be performed within the time limits imposed by State Statute.

10. Electronic reviews will be assigned to the City's electronic permitting system and plan reviewers and/or professional firm staff will be required to result the reviews and make all necessary

comments in the electronic permitting system. Software and associated license fees will be provided by the City.

11. Reviewers are expected to communicate in a professional, courteous, and respectful manner. The use of abusive, foul, obscene, offensive language and/or gestures is prohibited. Complaints may be investigated by City management and/or professional firm management. Repeated substantiated complaints, or single egregious events may result in the reviewer being banned from performing reviews in the City.

12. It is the City's belief that the service required is adequately described herein. Therefore, any negotiated contract, which may result from this request for bid, will include the entire effort required of the bidder to provide the service described.

COMPENSATION AND BILLING

1. Service invoices shall be billed monthly at a contracted hourly rate that shall represent the total compensation for services.

2. Invoices for services must identify each person for which services were performed and the total number of hours per month.

SERVICE REQUIREMENTS

1. The agreement may be terminated prior to the expiration of the term for any reason upon thirty (30) days' written notice.

2. The agreement shall automatically and immediately terminate should the individual(s) performing services no longer maintain certifications required.

3. Refunds and/or reduction in permit fees as a result of failing to comply with review timelines imposed by State Statute will be deducted from the firm's invoiced amount.

4. The Building Director for the City shall be considered the authority having jurisdiction for purposes of interpretation and enforcement of the Code. If/when a conflict of interpretation arises between the City and bidders' firm, the Building Director of the City shall make the final ruling.

5. If, in the opinion of the Building Director, the code has been incorrectly applied/enforced or upon confirmation of a violation of Scope of Work, Item 10, the fee for services provided for that review shall be refunded to the City.

6. The agreement may be terminated should the firm exceed review timelines imposed by State Statute three times in anyone-month period.

PROPOSER REQUIREMENTS

1. The Proposer shall be responsible for pre-screening, testing evaluation, recruitment, background checks and disciplinary actions associated with contracted temporary workers

under this contract.

2. The Proposer shall provide a detailed company background showing its ability to ensure,

3. meet and provide the described services to the City. A listing of projects of a similar nature within the last five years which includes a brief description of each project, the name of the client and terms of agreement should be included.

4. The Proposer shall be responsible for the administration and maintenance of all employment and payroll requirements.

5. The Proposer shall include copies of all applicable certifications and licenses for each person who may be assigned to work under this agreement.

6. The Proposer shall include an hourly rate as the fee for performance of the required services.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

Exhibit B

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSALS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Georgia Montgomery, 772-467- 3102	RFP No: 2023-039
Pre-Proposal Conference Date: 11:00AM, MONDAY, MAY 22, 2023	RFP Title: ANNUAL CONTRACT FOR PLAN REVIEW SERVICES
Pre-Proposal Location: CITY HALL, 1ST FLOOR CONFERENCE ROOM 100 N. US HIGHWAY 1, FORT PIERCE, FL	RFP Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:30 PM, TUESDAY, JUNE 6, 2023	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: JPI --- Mailing Address: 5995 S A1A, Melbourne FL 32951	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X_____ Authorized Signature (Manual)
5995 S A1A, Melbourne FL 32951 :	Joseph Payne
Type of Entity (Select one): Corporation ___x_____ Partnership _____ Proprietorship _____	President
Incorporated in FL 2010	30 _____days, ARO
813.520.1683	Payment Terms: Net 30 Days
813.520.1683	80 064 0420
joe@jpiflorida.com	Local Business: ___Y __x_N MWBE: ___Y _x__N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

RFP No. 23-039

Annual Contract for Plan Review Services

Submitted to:
City of Fort Pierce – Purchasing Division
100 North U.S. #1
Fort Pierce, FL 34954

Contact:
Paul Thomas, Building Official
Phone: 727-489-3194
Email: frseauffer@cityoffortpierce.com

By:

June 6th at 3:30pm (EST) (Date of Proposal)

From:

JPI

5995 S A1a
Melbourne, FL 32951
c/o Joe Payne, PE MBA
joe@jpiflorida.com/ 813-520-1683

Submittal: Demandstar website

JPI TABLE OF CONTENTS

JPI provides the following Table of Contents for the major areas of the response. This report consecutively numbers all pages in the footer.

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LETTER OF TRANSMITTAL

June 5th, 2023

RFP No. 2023-039

City of Fort Pierce, Purchasing Division
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

ANNUAL CONTRACT FOR PLAN REVIEW SERVICES

Dear Mr. Thomas and Members of the Evaluation Committee,

JPI is pleased to present our response to this advertisement. JPI appreciates the opportunity to submit our qualifications on this contract. **JPI has served the St. Lucie County Building Department since 2018 and wished to begin a relationship with the City of Fort Pierce.** JPI is 100 percent committed to government services, has no private industry clients, and has zero conflicts to the work of this contract. Please let this letter serve as our formal agreement to be bound by the submittal without modifications unless mutually agreed to upon further negotiations between The City and JPI. We have been in business for 13 years. We are qualified under the laws, rules, and regulations of the State of Florida to perform the work required by these contract documents. Our sunbiz.org document number is P10000059808 and Joe Payne is a Professional Engineer with a PE license of 55751. JPI assures our ability to meet the insurance and performance requirements set out in this RFP if selected for award. We certify we maintain a drug-free workplace program compliant with the standards within Florida Statutes § 440.102.

JPI's specialization is providing professional services to Building Departments, which is the purpose of this advertisement. JPI has a municipal service line dedicated 100% to serving public agencies with no conflicts of interest. JPI has local staff throughout the twenty municipalities that we service in the Tampa Bay area. As a summary of past experience supporting JPI's qualifications to perform these professional services, we offer the following:

1. JPI has worked in the area since 2018 over the course of our contract with St. Lucie County, through their reciprocal agreement with the County.
2. JPI routinely completes plan review for work within unincorporated St. Lucie County with a Fort Pierce post office address.

3. JPI is the consultant for numerous building departments in the Treasure Coast area including Martin County, City of Stuart, Indian River County, Brevard County, City of Melbourne, City of Palm Bay and in Okeechobee County.
4. Since 2018, JPI plan reviewers completed an estimated 10,000 plan reviews for St. Lucie County many of which were local to the City.
5. The Project Manager, Joe Payne, is the President of JPI and has 100% control of all resources proposed for RFP 2023-039, and fully commits to use these resources.
6. The JPI President will come out of the office to fulfill service requests on this contract.
7. JPI proposes professionals possessing all required licensure within this RFP. JPI proposes more than ten five back-up plans examiners to begin any future work.
8. JPI has a municipal service line which currently is 100% committed to servicing Building Departments.
9. JPI has personnel available currently to service in-house plan examiner roles.
10. JPI has local staff who will serve this contract.

Joe Payne, PE will be the binding agent and point of contact for this contract. Mr. Payne is the President of the company and a professional engineer with 30 years of experience. He will be the project manager for this contract #2023-039 and takes responsibility for review services. JPI is a Florida Owned Corporation and a statewide Professional Service firm. JPI was founded in 2010 after servicing state contracts as a sole proprietor for several years. The municipal service line is the primary source of business revenue for JPI. We look forward to working with The City.

In closing, JPI thanks you for the opportunity to submit on Contract 2023-039 and JPI wishes to establish an excellent working relationship with the City of Fort Pierce.

Sincerely,

Joe Payne, PE, President
joe@jpiflorida.com
800-488-1956

3. JPI is the consultant for numerous building departments in the Treasure Coast area including Martin County, City of Stuart, Indian River County, Brevard County, City of Melbourne, City of Palm Bay and in Okeechobee County.
4. Since 2018, JPI plan reviewers completed an estimated 10,000 plan reviews for St. Lucie County many of which were local to the City.
5. The Project Manager, Joe Payne, is the President of JPI and has 100% control of all resources proposed for RFP 2023-039, and fully commits to use these resources.
6. The JPI President will come out of the office to fulfill service requests on this contract.
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In closing, JPI thanks you for the opportunity to submit on Contract 2023-039 and JPI wishes to establish an excellent working relationship with the City of Fort Pierce.

Sincerely,

Joe Payne, PE, President
joe@jpiflorida.com
800-488-1956

ORGANIZATION PROFILE AND QUALIFICATIONS

JPI has served the St. Lucie County Building Department since 2018

JPI is a statewide professional service firm, primarily serving municipal clients; specifically, building departments. JPI is a civil engineering company with a broad range of in-house professionals including Building Code Administrator professionals, Architects, and Engineers. JPI services over thirty similar clients, including the St. Lucie County Building Department. Joe Payne, PE, the Founder and President will serve as the Project Manager. Kevin Singley, CBO, Pete Swarr, PE, Scott Seigel, PE, and Andrew Manero, RA, are key/ primary individuals planned for this work. See the provided resumes for their experience. JPI's current production capacity is 1800 man-hours per week. Our current weekly commitment equals 1400 man-hours per week. We have a surplus capacity of 400 man-hours per week, ten full time equivalents, to service this contract. JPI has thirty licensed plan reviewers available and the President, Mr. Payne, does perform plan review services for JPI when needed by the client.

JPI has no conflicts of interest to this contract.

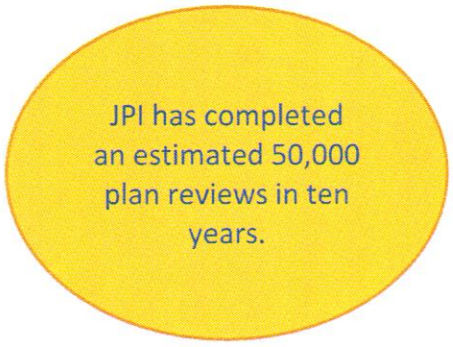
Joe Payne, PE, will be the binding agent and point of contact and Project Manager for this contract. Mr. Payne is the President of the company and a professional engineer with 30 years of experience. He has over 30 years of construction and engineering experience. He is a multi-discipline engineer well suited for the role of managing this RFP, which is a multi-discipline plans review contract. JPI is a Florida Owned Corporation and a statewide Professional Service firm. JPI was founded in 2010 after servicing state contracts as a sole proprietor for several years. The municipal service line is the primary source of business revenue for JPI. In closing, JPI thanks you for the opportunity to bid on this contract and JPI wishes to establish an excellent working relationship with the City. JPI has a staff of 45 professionals including full-time and part-time personnel. JPI will not subcontract any services under this contract. JPI only services municipal clients at this time, we have not private industry clients at this time, and are

CERTIFICATES

JPI provides DBPR and sunbiz.org certificates. Also, we provide a summary table of our employee licensure.

JPI	DBPR	Years Exp
Joe Payne	FLPE55751	30
Greg Perlin	BN6576	40
Jack McCabe	BN4613	50
Jason Steele	FLPE69234	20
Cory Brockett	FLPE74677	20
Bob Hightower	BN2430	40
Doug Walton	AR0007045	50
Andrew Chupka	FLPE46655	40
Juan Mastrapa	FLPE68217	30
Greg Martin	BN3947, PX1848	40
John Wiggins	BN2384	40
Andrew Mareno	AR96338	20
Eddie Page	FLPE69045	30
Pete Swarr	FLPE44159	40
Ezz Elgayar	BN6415	40
Robert Bryce	PX2783	45
Scott Seigel	FLPE60980	30
Luke Curtis	RPX279, PX3717, BN6614, BU1975	30
Andrew West	FLPE60301	30
Dan Folwell	BN6927	40
Charles M. Nolan	FLPE19889	45
Rick Hoepner	FLPE23319	50
Ryan Ferry	BN6617	15
Mark Thornbloom	FLPE50107	35
Jon Thomas	BN7125	15
Glenn Hall	PX3588, BN5324	50
Kevin Singley	PX3601, BN4798, BU1872	30
Micheal Tew	PX2675, BN5003	30
Tony Murphy	AR100424	35
Robert Peck	BN7567	40
James Crouch	BN8698	40

completely committed to serve the City without conflict. Over the last decade, JPI completed approximately 50,000 man-hours of plan review work for building departments, and we estimate approximately 50,000 plan reviews. Reviews vary from over-the-counter reviews such as roof permits to multi-store commercial high-rise hotels. A unique reason to continue to select JPI is that JPI already performs these services statewide in Florida with current staffing who are available for the work.



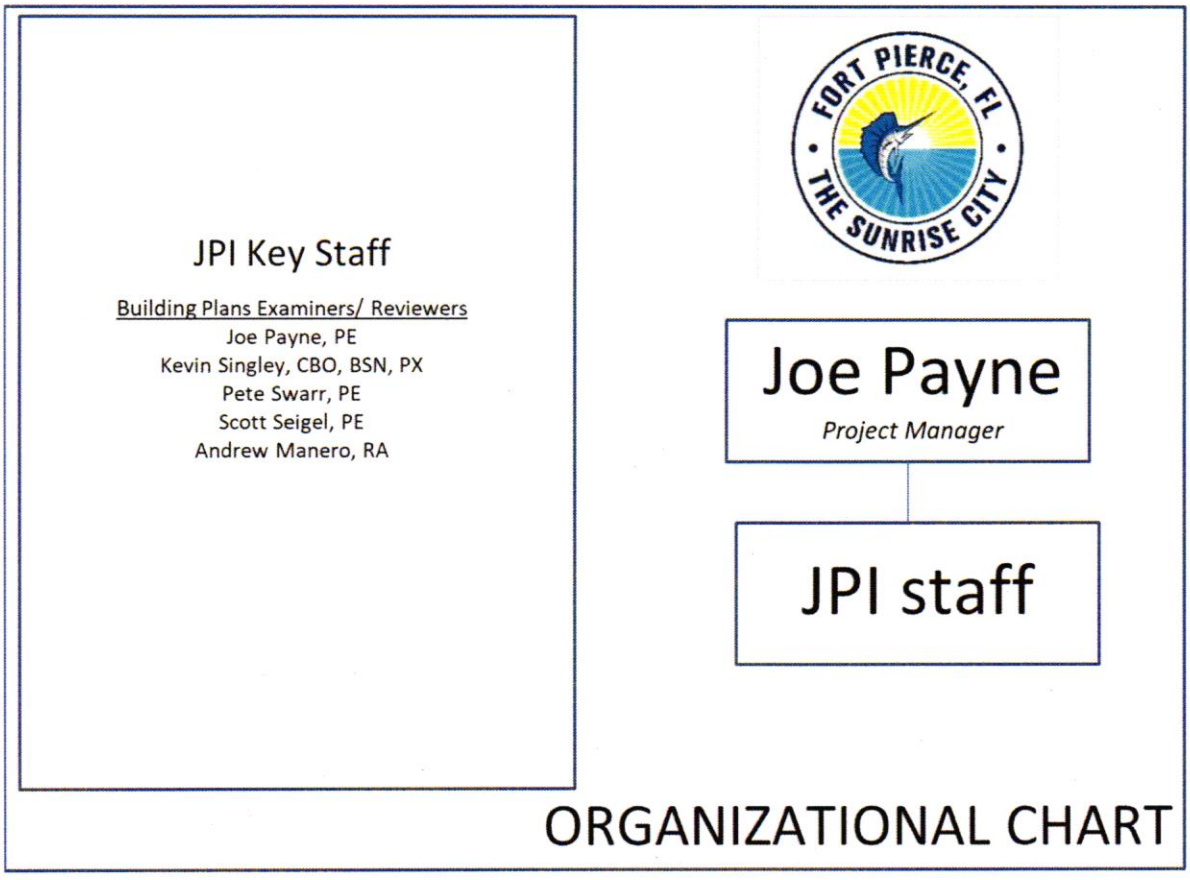


The main benefit that JPI provides with our applied knowledge is PROBLEM SOLVING. This allows JPI to efficiently solve problems provided by the community during the application process. JPI provides a depth of services to our clientele with a variety of professionals including Engineers and Architects. This depth allows JPI to consider multi-discipline approaches to problems through our multi-discipline expertise. JPI has a competitive operational advantage to servicing this contract. The contract likely requires *variable service levels which may change weekly and daily*. JPI staffing includes part-time personnel and on-call personnel, who may become available to complete this contract on short notice. In addition, from our statewide presence, JPI has the financial resources to sustain staffing long term on this contract, even during periods when the City has zero service needs. Conversely, JPI also has the staffing resources to quickly increase to a production level of ten employees per week, with very little notice. **JPI has the capacity to handle both high and low volume at any time.**



JPI is the consultant for numerous building departments in the area including St. Lucie County, Martin County, Okeechobee School Board, and previously Indian River County. Also, we serve Brevard County, City of Melbourne, City of Palm Bay, City of Titusville, Indian Harbour Beach, and Cape Canaveral. Expanding, we service Lake County, City of Clermont, City of Altamonte Springs, City of Lake Mary, and City of Fernandina Beach. Also, we have a statewide presence through servicing agencies such as the City of Clearwater, City of Largo, City of St. Pete Beach, City of St. Petersburg, City of Treasure Island, City of South Pasadena, Town of Redington Shores, City of Pinellas Park, City of Tampa, Hillsborough County, and City of Tarpon Springs. JPI is a consultant for Sarasota County, City of Anna Maria, Town of Longboat Key, Charlotte County, and Lee County Florida.

The following organizational charts provide the Key Staff members for this contract. Consider them the first source of professionals for work:



The following summarizes our professional licensure for current employees:

JPI	DBPR
Joe Payne	FLPE55751
Greg Perlin	BN6576
Jorge Cedeno	BN4702
Jack McCabe	BN4613
Jason Steele	FLPE69234
Cory Brockett	FLPE74677
Bob Hightower	BN2430
Doug Walton	AR0007045
Greg Martin	BN3947, PX1848
Andrew Mareno	AR96338
Eddie Page	FLPE69045
Pete Swarr	FLPE44159
Robert Bryce	PX2783
Scott Seigel	FLPE60980
Andrew West	FLPE60301
Dan Folwell	BN6927
Rick Hoepner	FLPE23319
Ryan Ferry	BN6617
Mark Thornbloom	FLPE50107
Jon Thomas	BN7125
Kevin Singley	PX3601, BN4798, BU1872
Micheal Tew	PX2675, BN5003
Tony Murphy	AR100424
Luke Curtis	BU1975,RPX279,PX3717, CN6614
James Crouch	BN8698
Glenn Hall	PX3599, BN5324
Robert Peck	BN7567
Ezz Elgayar	BN6415

We provide the following five key references and also ten additional references:

1) **City of Palm Bay** - Valentino Perez, CBO, City of Palm Bay, 321-726-5614
2)

Interim Building Official and Multi-trade Inspection Services and Plans Examination Services. Also, Public Works professional services.
Joe Payne, Kevin Singley, Andrew Manero, Pete Swarr, Scott Seigel, Abraham Chabab, and Jorge Cedeno have worked on this contract. 2016 to current status – Approximately $2.2M of services. ***Three contract renewals.***

2) **St. Lucie County Government** - Monica Graziani | Building & Code Regulation Manager, Planning & Development Services, Ph: 772-462-1599 | 2300 Virginia Avenue, Fort Pierce, FL 34982, grazianim@stlucieco.org | www.stlucieco.org

Interim Building Official and Multi-trade Inspection Services and Plans Examination Services.
Joe Payne, Andrew Manero, Pete Swarr, Scott Seigel, and James McGuinness have worked on this contract/ 2018 to current status- approximately $2.0M of services. ***Four contract renewals.***

3) **Indian River County Government** - Scott P. McAdam, CBO, MCP, Building Official, Indian River County, Phone (772)226-1268, Fax (772) 770-5333.

Multi-trade Inspection Services and Plans Examination Services
2017 to current status – approximately $1M of services.

4) **Brevard County Government** – Terry Talbert, CBO
2725 Judge Fran Jamieson Way, Viera, Fl 32940, 321-633-2072 Ex. 52678/Fax 321-633-2087

Multi-trade Inspection Services and Plans Examination Services
Joe Payne, Doug Walton, Greg Martin, Pete Swarr, Rick Hoepner, Scott Seigel, MarkThornbloom, Andrew Manero, John Wiggins, and Andrew Chabab have worked on this contract/ 2016 to current status– approximately $4M of services. ***Three contract renewals.***

5) **City of Melbourne** - Steve Innes BCA FCA CFM | Building Official, Ph: 321-608-7926 | 900 E Strawbridge Ave, Melbourne, FL 32901, Steve.Innes@mlbfl.org|

Multi-trade Inspection Services and Plans Examination Services.
Joe Payne, Andrew Manero, Greg Martin, and Scott Seigel have worked on this contract/ 2016 to current status- approximately $0.5M of services. ***Three contract renewals.***

1) **City of Clearwater** - *Kevin Garriott, CBO*, 727-562-4567

SCOPE: Multi-trade Inspection Services and Plans Examination Services.

DATE OF SERVICE: 2016- *Current.* ***Three contract renewals.***

RESPONSIBILITIES: *Joe Payne, John Fahey, Joe Aukstikalnis, David Wilcox, Cory Brockett, and Greg Perlin. 2016 to current status – Approximately $1.2M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to three daily inspectors throughout the life of the contract. In addition, JPI provides up to two in-house plan review professionals as needed by the City to target a ten-day turnaround for reviews. JPI utilizes ePermits for inspections and plan reviews. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. JPI provides licensed CFMs for floodplain work. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work, could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

2) **City of St. Pete Beach** – *Julie Anderson, CBO,* 727-363-9244

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2022- *Current.* ***Sole source vendor***

RESPONSIBILITIES: *Joe Payne, Luke Curtis. Jon Thomas, Ryan Ferry, and Scott Seigel, have worked on this contract. 2022 to current status – Approximately $0.1M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector throughout the life of the contract. In addition, JPI provides remote commercial and multi-family residential plan review (iWorq) as needed by the City to target a ten-day turnaround for reviews. JPI works remotely and receives assignments from iWorq. JPI enters results electronically. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

3) **Pinellas County** – *Eve Spencer, CBO, AIA,* 727-464-3752

SCOPE: Multi-trade Inspection Services and Plans Examination Services.

DATE OF SERVICE: 2013- *Current.* ***Four contract renewals. Two renewals as sole source.***

RESPONSIBILITIES: *Joe Payne, Jack McCabe, Jon Thomas, Bob Hightower, David Wilcox, Cory Brockett, Andrew Manero, Scott Seigel and Greg Perlin. 2013 to current status – Approximately $7.0M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to ten daily inspectors throughout the life of the contract. In addition, JPI is an interim in-house plan review professional to target a ten-day turnaround for reviews. JPI utilizes hard copy tickets for inspections which were received at a standing morning meeting. Completes residential and commercial inspections.

☐ Firm and Staff Contract Experience: All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. *For periods of time, JPI is the sole vendor for the Department completing up to 250 daily inspections*. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25% cost savings to the County through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work, could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

4) **City of Tarpon Springs** – *Kevin Powell, CBO, CFM*, 727-942-5604

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2017- *Current.* ***Three contract renewals/ Ttwo renewals as sole source.***

RESPONSIBILITIES: *Joe Payne, Ezz Elgayar, and Cory Brockett, have worked on this contract. 2017 to current status – Approximately $0.3M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector throughout the life of the contract. In addition, JPI provides remote commercial and multi-family residential plan review as needed by the City to target a ten-day turnaround for reviews. JPI utilizes hard tickets to complete inspections with a brief daily AM meeting in the office. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

5) **City of Clermont** - *Mark A. Grenier, CBO, MCP*, 352.241.7311

SCOPE: Commercial and Residential Building Inspection & Plans Review Services

DATE OF SERVICE: 2019- *Current.* ***Two contract renewals.***

RESPONSIBILITIES: *Joe Payne, Cory Brockett, Tony Murphy, Rick Hoepner, Mark Thornbloom, Luke Curtis, and Scott Seigel have worked on this contract. 2019 to current status – Approximately $0.5M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to three daily inspectors throughout the life of the contract. JPI provides weekly staffing schedules for Mr. Spears and Mr. Grenier. JPI provides daily results to Mr. Spears and as needed Mr. Colvin and Ms. Roderick. JPI works under eTrackit and related technologies by CRW systems/ Superion.

☐ Firm and Staff Contract Experience: JPI completes multi-trade residential and commercial inspections. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential inspectors (multi-trade) and has staff available for licensed commercial and residential plan reviewers (multi-trade).**

☐ Costs: JPI provides a daily 50% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work and could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

6) **Hillsborough County** – David M. Anthony, Chief Mechanical Inspector, 813-335-7570

SCOPE: Multi-trade Inspection Services and Plans Examination Services.

DATE OF SERVICE: 2016- *Current.* ***Three contract renewals.***

RESPONSIBILITIES: *Joe Payne, Jason Steele, Daniel Folwell, Pat Nolan, Michael Tew, and Julie Daniels have worked on this contract. 2016 to current status – Approximately $6.0M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to twelve daily building inspectors throughout the life of the contract. In addition, JPI provides two in-house plan review professionals as needed by the County to target a ten-day turnaround for reviews. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides staffing to the County to meet high volume demand. JPI is the primary vendor on this contract. There were no change orders.

7) **City of Largo** – *Matt Butler, CBO,* 727-586-7488

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2019- *Current. **Two contract renewals.***

RESPONSIBILITIES: *Joe Payne, Luke Curtis, Jon Thomas, and Robert Peck, have worked on this contract. 2019 to current status – Approximately $0.3M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector on call through the life of the contract. JPI uses a tablet to receive and enter results and has on occasion used a hard ticket system. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

8) **City of South Pasadena** – *Terri Sullivan, CBO,* 727-343-4192

SCOPE: Multi-trade Inspection Services and Plans Examination Services

DATE OF SERVICE: 2022- *Current.* ***Sole source vendor.***

RESPONSIBILITIES: *Joe Payne, Luke Curtis, Jon Thomas, and Robert Peck, have worked on this contract. 2022 to current status – Approximately $0.1M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract typically with one daily inspector on call through the life of the contract. JPI uses a hard ticket system. Completes residential and commercial inspections and plans review.

☐ Firm and Staff Contract Experience: JPI provides both inspection and plans review services during the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 25-50% cost savings to the City through the use of multi-trade professionals. JPI covered vacation leave for City personnel on routine occasions. There were no change orders.

9) **City of Palm Bay** - *Valentino Perez, CBO*, 321-726-5614 (expanded reference description)

SCOPE: Interim Building Official and Multi-trade Inspection Services and Plans Examination Services. Public Works Services.

DATE OF SERVICE: 2016- *Current.* ***Three contract renewals.***

RESPONSIBILITIES: *Joe Payne, David Wilcox, Kevin Singley, Andrew Manero, Pete Swarr, Scott Seigel, Abraham Chabab, and Jorge Cedeno have worked on this contract. 2016 to current status – Approximately $2.2M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to eight daily inspectors throughout the life of the contract. In addition, JPI provides an in-house and remote plan review as needed by the City to target a ten-day turnaround for reviews. JPI utilizes HTE Mars, Naviline, BlueBeam, and Central Square on tablets and in the office. Completes residential and commercial inspections and plans review. On most days, JPI is the senior in-house plans reviewer and also responds to desk questions.

☐ Firm and Staff Contract Experience: JPI provides an Interim CBO on three separate occasions during the life of the contract. All full-time staff on the contract are fully licensed as Engineers, Architects, or Building Code professionals and complete multi-trade assignments. JPI provides licensed engineers and licensed CFMs for floodplain work. JPI staff also possess multiple cross-discipline licenses including stormwater pollution prevention. **JPI provides licensed commercial and residential plan reviewers (multi-trade) and provides licensed commercial and residential inspectors (multi-trade).**

☐ Costs: JPI provides a daily 50% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work and could have one professional handle both in a route, rather than needing two professionals. JPI provides a 40% cost savings as the interim building official through providing a work plan that isolated 24 hours per week of work that required a CBO license from 16 hours per week of administrative work within the CBO office. There were no change orders.

10) **City of Titusville** - *Steve Adams, CBO,* 321.567.3982

SCOPE: Commercial and Residential Building Inspection & Plans Review Services

DATE OF SERVICE: 2017- *Current.* ***Two contract renewals.***

RESPONSIBILITIES: *Joe Payne, Mark Thornbloom, Cory Brockett, Rick Hoepner, and Scott Seigel have worked on this contract. 2017 to current status – Approximately $0.4M of services. All work is completed within budget and schedule. The following summarizes our responsibilities:*

☐ Commercial and Residential Professional Service Experience: JPI staffs the contract with up to three daily inspectors throughout the life of the contract. JPI provides weekly staffing schedules to Mr. Adams and Mr. Abel. JPI attended a daily 730am meeting to receive a hard ticket route and emailed results daily.

☐ Firm and Staff Contract Experience: JPI completes multi-trade residential and commercial inspections. All full-time staff on the contract are fully licensed as Engineers Architects or Building Code professionals and complete multi-trade assignments. **JPI provides licensed commercial and residential inspectors (multi-trade) and had staff available for licensed commercial and residential plan reviewers (multi-trade).**

☐ Costs: JPI provides a daily 50%-75% cost savings to the City through the use of multi-trade professionals. For example, JPI professionals are licensed for both residential and commercial work and could have one professional handle both in a route, rather than needing two professionals. There were no change orders.

Joseph Payne PE, MBA

Curriculum Vitae

Credentials
Professional Engineer
Florida License #55751
Georgia License #33995
Delaware License #15439 (inactive status)

Corporate Office
5995 S A1A
Melbourne, FL 32951

Mailing Address
16057 Tampa Palms Blvd. , #242
Tampa, FL 33647

Phone
Cell: 813.731.1501

Internet
E-mail:joe@jpiflorida.com

Education
Masters of Business Administration
University of South Florida, Tampa, Florida

Bachelor of Science in Civil Engineering
Drexel University, Philadelphia, Pennsylvania

Graduate studies (Geotechnical Engineering- 1998)
New Jersey Institute of Technology, Newark, New Jersey

Continuing Education:
Florida Department of Financial Services (Neutral Evaluation) –2013
Florida Department of Financial Services (Mediation) - 2014
Florida Civil Circuit Court Mediator - (Pending 2014)
1802 Wind Hazard Mitigation Training – April 2011
Advanced MOT Work Zone – 2005
Amtrak Contractor Safety Training - 1999
OSHA 40 Hour Hazwoper – 1997

Professional Associations
Florida Board of Professional Engineers, Case Reviewer
Hillsborough County Plumbing Board of Adjustment, Appeals and Examiners (Engineer)
Hillsborough County Land Use Appeals Board (2009-2010)
Westchase Association Board of Directors (2007-2009)

Areas of Concentration
Municipal Services
Quality Assurance and Control Manager
General Civil/ Site Engineering
Public Sector Market Development
Environmental Resource Permitting
Pond Siting Reports
D.O.T. Drainage Connection Permits
Public Meetings

Professional Experience

Joe Payne Inc., Tampa, FL 2009-current
President
President of a full service civil engineering firm. Owner and Principal-In-Charge of three service lines (Municipal Service Line, Civil/Site Engineering, and State/ Federal). Consultant for thirty-five municipalities in the State of Florida. Provide professional opinions and consultation. Within the Municipal Service Line, common activities include Interim Building Official coverage, Residential and Commercial plan review (office and remote), and Residential and Commercial Inspector (paper based and tablet). Quality Control Officer for JPI.

Consultant for the Florida Board of Engineers. Complete plan reviews and provide professional opinions for complaint cases involving building code, sinkhole, site plans, inspections, and related professional activities. Provide professional opinions.

Consultant for the Florida Department of Financial Services. Engineering and Financial Management consultation.

Completed neutral evaluation for Department of Financial Services for sinkhole loss verifications and remediation methods. Cases in Hillsborough, Hernando, Pasco, Highlands, and other counties throughout Florida.

Louis Berger Group, Inc., Florida Statewide, 2013-2014
Special Consultant – Contract Role
Consultant for Louis Berger Group Florida Statewide marketing and business development pursuits. Project Manager for several Design-Build pursuits with a large international Design-Build contractor in South Florida. Project Manager for pursuits along SR 826 and HEFT. Proposal Manager for the Louis Berger team on the I-4 Ultimate P3 project. Proposal Manager for the Interstate Program Manager pursuit and Emergency Response General Consultant pursuits for FDOT.

Greenhorne & O'Mara, Clearwater, FL 4/08 to 8/09
Project Director
Worked as a Project Manager and Technical Director for a nationally ranked general civil and transportation consulting firm located in Tampa Bay. Project Manager for professional service contracts in the one million to three million dollar range. Won the

Hillsborough County TTF-2a contract at Broadway and Falkenburg which was the first Hillsborough County public works contract at the office. Closed FDOT Design-Build contracts for work in FDOT 2. Brought in construction permitting and dewatering contracts for work in Collier County. Set-up teaming agreements for contracts for FDOT Design-Build projects and shortlisted on D4 work. Project Director for Hillsborough County Public Works contracts. Assists the Office Manager in reaching $2.5 million dollar sales goal for public sector clients, primarily City, County, and alternate bid FDOT projects. Corporate restructuring led me to pursue a new home to continue my career.
References: Matt Fabrizio (Frmr. Project Manager), 727.423.0202

TY Lin, Inc., Tampa, FL 7/05 to 4/08
Associate/ Project Manager
Project Manager and Technical Lead Drainage Engineer for the Tampa Business Unit of an international structural and transportation engineering firm. Won the Hillsborough County General Civil Service contract for the office. Brought in several FDOT 1 DEMO assignments under prior contracts. Shortlisted on several Districtwide Drainage contracts and invited by FDOT 1 to present for them at the 2007 FICE conference. Project Manager for DOT reconstruction and County intersection improvement projects. Senior Drainage Engineer on multi-lane widening, new construction, and reconstruction highway projects. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities. Responsible for conformance to the FDOT Drainage Design Policy and the State of Florida regulatory standards and statutes. Senior Quality Control and Quality Assurance official for the Tampa Business Unit's Roadway Drainage Design activities. Represent clients at formal and informal Public Meetings.
Reference: John Darling (Frmr. Office Manager) 813.205.4623

American Consulting Engineers of Fla, Inc., Land O' Lakes, FL 4/04 to 7/05
Senior Drainage Engineer/ Project Manager
Statewide Drainage Engineer for a national transportation engineering firm. Senior Drainage Engineer on multi-lane widening, new construction, and reconstruction highway projects. Engineer of Record for work associated with Water Management Districts. Project Manager for City and County municipal projects with construction costs under one million dollars. Represented clients at formal and informal Public Meetings. Pursued and won several CDD contracts. Considered ownership opportunities until TYLIN approached me with a more affordable stock ownership plan.
Reference: John Kilgore (Office Manager) 813.927.0061

Coastal Engineering, Inc., Brooksville, FL 3/03 to 4/04
Assistant Director
Assistant Director for a privately owned site and civil engineering firm. Won and closed approximately an average of $25-50k of contracts per week with private clients during a very "hot" development market. Directed a 15 member technical staff completing residential and commercial construction plans for private developers. Engineer of Record for engineering work associated with Water Management District permitting, DOT Drainage Connection Permits, DOT Driveway Connection Permits, DOT Utility Permits, DOT R/W Permits, and DOT Access Management Connection Permits. Represented clients at Public Meetings.

Reference: Tom Mountain (Office Manager) 352.796.9423

Florida Department of Transportation, Tampa, 9/01 to 3/03
Assistant District Drainage Engineer
Worked as a Lead Permit Official for D.O.T. Drainage Connection Permit Reviews. Senior Engineer for engineering services completed by the Department for public services. Represented the State at formal and informal Public Meetings. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Dwayne Kile (Frmr. Office Manager), 727.572.7111

Dames & Moore/ URS, Inc., Tampa, 7/00 to 9/01
Senior Drainage Engineer
Received an opportunity for a full time position at Dames & Moore. Engineer of Record for Roadway Drainage Engineering services on public transportation projects. Engineer of Record for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Matt Fabrizio (Frmr. Project Manager), 727.423.0202

System One - 6/99 to 7/00
Contract position – Drainage Engineer
Designer and Engineer for roadway drainage consultation on public transportation projects. Designer and coordinator for engineering work associated with Water Management District permitting of stormwater management facilities.
Reference: Kevin Knudsen (Office Manager), Rob Garrigues (Frmr Supervisor) 813.289.5550

Frederic R. Harris, Inc., Philadelphia, PA 8/98 to 6/99
Civil Designer
Relocated back to Philadelphia to work for a major transportation company. Civil and Transportation Designer for a national transportation and public infrastructure engineering firm. Stormwater Management Design on road widening projects.
Reference: Timothy Gunner (Former Department Manager)

McNally Engineering. Oakland, NJ 4/97 to 8/98
Project Manager
Brown Caldwell was in the process of acquiring Eckenfelder. Pursued a management opportunity with McNally Engineering for job stability. Managed the design of small site and civil engineering service contracts. Coordinated environmental permits for these activities.
Reference: Mike McNally, Owner

Eckenfelder/ Brown Caldwell, Inc., Ramsey, NJ 8/95 to 4/97
Project Designer
Civil and Environmental Designer for a waste management division of a national environmental engineering firm. Completed a six month construction quality assurance assignment for a groundwater pump, treat, and reinjection system.
Reference: Mike Monteleone (Former Office Manager)

Kevin Singley
901 E Midway Rd.
Fort Pierce, FL 34982
772-618-0449
Kevin.singley@yahoo.com

Building Code Professional
Accomplished and integrity driven construction professional offering over 30 years' experience as a contractor, inspector, plans examiner, and building official. Recognized as a savvy leader with strengths in construction processes, defining and implementing continuous improvement strategies.

JPI Palm Bay/ Fernandina Beach FL/ Okeechobee
Plans Examiner/ CBO 08/2020-Present
Performs remote and in-house multi-trade plans examination.
Performs Temporary CBO coverage for Fernandina Beach and Okeechobee School Board. 03/2018 - 08/2020

UNIVERSAL *Building Inspection department manager*
Managed a department of Threshold Inspectors, Building code Inspectors, Plans examiners, and Building Code administrators. Performed private provider inspections and plan review. Developed relationships with new clients and maintained relationships with existing clients. Supervised business development managers and office staff. Held monthly budget meetings and reported to senior vice president of company.

Safebuilt LLC – South Florida 01/2016 - 03/2018
Building Official, Plans Examiner, Inspector
Performed the duties of Building Official, Plans examiner, and Inspector for multiple clients. Most time was spent between our Okeechobee and highland beach accounts but I was sent to dozens of municipalities on temporary a basis and perform all the above duties.

St. Lucie County BOCC – Fort Pierce, FL 06/2015 - 01/2016
Inspector
Performed daily inspections

Indian River BOCC – Vero beach, FL 08/2014 - 06/2015
Inspector
Performed daily inspections

St. Lucie County School District – Fort Pierce, FL 03/2002 - 08/2014
Inspector
Conducted daily Building Code Inspection, Fire inspections, and fire Plan review. Also served as the owner's rep, supervising contractors and design professionals

Licensures and Professional Development
State of Florida department of business and Professional regulation Certifications: (ALL Active)
Building Code Administrator
Standard Inspector – Building, Electrical, Mechanical, Plumbing, 1&2 Family Dwelling
Standard Plans examiner – Building, Electrical, Mechanical, Plumbing
State of Florida Fire Marshal Certifications: (not Active)
Fire Inspector I
Fire Plans Examiner
Education
Fort Pierce central High School – 1989 Graduate
U.S. Army Ordnance School – 1991 Graduate
Florida State Fire College – 2004-2008
Military Service
U.S. Army National Guard 1991-1994
Honorable Discharge- Enlistment time served

SCOTT ERIC SEIGEL, P.E., LEED AP, C.E.M., CxA, O.P.M.P.
Melbourne, FL

321.474.7302
Scott.Seigel@ymail.com

Areas of Experience

Building Inspection and Plans Reviewssss, Building Code, Mechanical Code, HVAC, Energy Savings Performance Contract (ESPC) Project Financial, Development and Implementation Strategies, Commercial, Building Controls and Field Service, Construction Management, Utility Analytics, Facilities Maintenance and Management

EDUCATION

Bachelor of Science, Mechanical Engineering, University of South Florida, Tampa, FL 1994
Master of Business Administration (Executive MBA Program) University of South Florida, Tampa, FL 2018

CERTIFICATIONS

Professional Engineer, Florida #60980; *Certified Energy Manager*, Association of Energy Engineers; *Commissioning Authority* (CxA), AABC; *LEED AP*, USGBC; OPMP, ASHRAE

Experience

JPI – Building Inspector / Plans Examiner 2018-2021

◊ Multi trade building inspector/ Plans Examiner for several governmental agencies in Brevard County including the City of Titusville.

Technical Expert - Engineering Siemens Govt Technologies, USA 2013-2018

- ○ Customer Service ranking has improved year over year
- ○ Experience in balancing value propositions across multiple product portfolios
- ○ Mentored small and disadvantaged businesses to help exceed Federal Government SDB expectations
- ◊ Provided technical expertise for Energy Conservation Measures (ECMs)
- ○ Primary analysis included HVAC, Energy Management Control Systems (EMCS), Advanced Lighting Technologies, Cogen and Tri-gen Analysis, Water Reduction Strategies and utility structure analysis'
- ○ Emphasis in renewable energy portfolios: solar, biomass, wind, geothermal, solar thermal, hydro, and ocean technologies.
- ○ Final Determination for bundling of ECMs in an ESPC PA/IGA based on the SPB & finance term
- ○ Development of technical specifications and project schedules based on project requirements as determined by the team

DOD Project Sites: NSGB, USACE, Sigonella, Naples, Rota, Bahrain, Djibouti, CCAD, Var. UMCS Projects

Sr. Project Manager, Sain Engineering Associates (SEA), Birmingham, AL 2009-2013

- ◊ Directed Federal Project teams across 13-time zones
- ◊ Directed more than 30 EA and Cx project teams throughout the US, Middle East and Europe encompassing more than 50MMft^2 with projects exceeding $750MM. (80+ Engineers and Contractors - Direct Reports)
- ◊ Allocated resources based on contract compliance: day to day operations, scheduling, and deliverables
- ◊ Provided technical expertise for Energy Conservation Measures (ECMs)

DOD clients included GSA, US Navy, USACE, USAF, DOE, Army, ANG and Marine Corp

Sr. Principal Engineer, Williams-Russell & Johnson Engineers/Architects, Atlanta, GA 2009-2011 (Contract)

- ◊ Designed modified mechanical systems for $40MM educational facility i.e. Steam, CHW, DX, & CW
- ◊ Responsible Engineer of Record for all Florida projects
- ◊ Managed General and Mechanical Contractors on all required design modifications

Principal Engineer, General Physics Corporation, Titusville, FL 2008-2009

- ◊ Led Design Build Team for first major modification of CCAFS/KSC underground Cryogenic gas lines since the Apollo Era
- ◊ Developed new strategic plan which expanded General Physics business development and teaming capabilities

SCOTT ERIC SEIGEL, P.E., LEED AP, C.E.M., CxA, O.P.M.P.
Melbourne, FL
321.474.7302
Scott.Seigel@ymail.com

- Successful JV with 8A Design Firm for City of Orlando engineered design projects (>$10M)
- Successful JV Teaming for PAFB AFTEC (>$180M Building)
- ◊ Engineer of Record for shovel ready project modifications across KSC, CCAFS, PAFB and Ascension Island

Owner/President, Easley Mechanical Services, Melbourne FL 2003–2008

- ◊ Commercial and Residential HVAC installation
- ◊ Startup company that approached $2M in revenue after 5 years (16 direct reports)
- ◊ Produced C-Suite analytics monthly, P&L responsibilities
- ◊ Performed all annual performance reviews, hiring, training, and mentoring of Technicians
- ◊ Directed all government and commercial sales efforts
- ◊ Developed a successful inventory control method then managed the SCM processes

Sr Facilities Engineer, Siemens Power Corporation, Orlando FL 2000 – 2003

- ◊ Responsible for the design, analysis, and project management of multiple self-determined mechanical and electrical projects in existing office buildings, data centers and laboratories across multiple divisions and 16 buildings (2.4Mft^2)
- Design Projects: Chiller Plants, Data Centers, Multiple office renovations, exterior renovation(s)
  - Major Project: Major HVAC renovation of 260,000ft^2 headquarters building
  - Major Project: Construction of (2) 4-story 180,000 ft^2 buildings
- ◊ Specified design criteria, discussed and select minimum equipment requirements with outside equipment manufacturers
- ◊ Produced bid packages which included architectural, mechanical and electrical drawings and specifications
- ◊ Developed strategic plans for mechanical and electrical improvements. Typical facility upgrades included HVAC, temperature controls, electrical, chemical and mechanical equipment, hazmat and fire alarm systems

Engineering Team Lead Raytheon Constructor, Cape Canaveral, FL 1999-2000 (Contract)

- ◊ Led Mechanical Department Engineers, Field and Technical Support for the $250M+ Delta IV Launch Facility (Pad 37B)
- Reduced construction costs by as much as $25M through correctly interpreting existing plans, design intent and specifications for Cryogenic piping and HVAC systems
- Supervised mechanical, electrical and specialty niche contractors

Software Expertise

Analytics: R, Tableau; MS Office: Excel, Word, Project, PowerPoint; Engineering Software: Carrier E-20II, CMMS, Estimation, Tracer, Energy Plus, various load calculation programs

SCOTT ERIC SEIGEL, P.E., LEED AP, C.E.M., CxA, O.P.M.P.
Melbourne, FL

321.474.7302
Scott.Seigel@ymail.com

Volunteer Organizational Leadership

Executive Chairman, American Society of Mechanical Engineers, Cape Canaveral Florida Section 2000-2002

- ◊ Increased revenues 10-fold over a 12-month period
- ◊ Expanded Volunteer Executive Board from 5 members to 33 members; P&L responsibility
- ◊ Government Relations, Woman & Minorities Issues, Professional & Career Development Issues, College Relations, & Member Retention, STEM Teacher Awards, Scholarships, Publicity, and Technical Programs.
- ◊ Awarded 3 consecutive years, 2000-2002, as Best ASME Section Regionally and worldwide 2001, 2002

President, ASHRAE Space Coast Florida Chapter 2009, 2014
ASHRAE Region XII Chair, Government Activities 2014-2015
Military Experience: US NAVY Electrician

AWARDS

Technical Award for Leadership Canaveral Council of Technical Societies (CCTS)

Extensive Travel: 45 states and 41 countries

SWARR, PETER C., P.E.
Civil Construction Field Engineer
1535 Satinwood Court, NE, Palm Bay, FL 32905
(H)(321) 549-2070 (Cell) (443)-655-4982

EDUCATION

Lehigh University - B.S. Civil Engineering - 1982

REGISTRATIONS

Registered Professional Engineer in Pennsylvania - 2004

Registered Professional Engineer in Delaware - 2004

Registered Professional Engineer in South Carolina- 2009

Registered Professional Engineer in Illinois - 1992

Registered Professional Engineer in Florida - 1991

EXPERTISE

Project Management

Construction Management

Earthwork/Soils Projects

Project Controls – Cost and Schedule

Field Engineering

Owner/Client Relations

JPI 2017- CURRENT

Senior Plans Reviewer and Inspector for multiple trades (building, mechanical, plumbing, and electrical trades). Utilizes tablet to enter field results in real time. Primarily work in St.Lucie County.

SARGENT & LUNDY RESPONSIBILITIES

Mr. Swarr provides construction management leadership and support to Clients assisting them accomplish their project specific scope, schedule, cost, and quality objectives. During the pre-construction phase, his responsibilities include pre-construction planning, project scope development, budget and schedule preparation, bid preparation and award, and performing constructability reviews. In the construction execution phase, he monitors contractor work activities, verifies contractor schedule and work quality, assists in resolving design and installation questions, and administers construction contracts. He has capabilities to lead project teams or perform critical individual contributor role duties. He is a proficient verbal and written communicator.

EXPERIENCE

- **NIPSCo – Reynolds**

Assigned as a field construction engineer for the Reynolds substation and the Reynolds IN to Topeka, IN transmission line. Duties include management of construction activities, overseeing foundation installation, overseeing the delivery of transformers for the project, overseeing the installation of caissons for the substation components, and overseeing clearing of the right of way. (2015 to present)

- **Duke Energy – Oconee Nuclear Power Station**

  Civil Construction Field Engineer. Assigned to the Tornado/HELP and Protected Service Water Project as a Construction Implementation Engineer. During the design process, responsibilities were to provide concrete and structural-related constructability input and analysis to the Engineering Group for specific modifications. During the concrete and structural installation work, supported the Contractors leading activity to resolve Contractor field problems and initiating actions to remove barriers to Contractor installation success. (2009 to 2012). Recalled to site to expedite the drawing as-building process and to facilitate the installation of the PSW pump and associated piping system. In addition, designed various hangers required due to relocated equipment. (2013 to 2015)

- **Basin Electric Power Cooperative – Laramie River Station**

  Civil Construction Field Engineer. Assigned to the Circulating Water Piping Refurbishment Project. Duties were to conduct oversight and inspections of contractor CW piping refurbishment work during the plant outage. Refurbishment work consisted of cleaning, preparation, and coating internal CW piping surfaces. During the work, prepared inspection and progress reports. (2013)

- **OPPD – Fort Calhoun Nuclear Station**

  Civil Construction Field Engineer. Assigned to the Containment Internal Structures Project. Duties were to implement a concrete and structural inspection and testing program for reinforcement of reactor containment internal structures. (2013)

- **ECS Mid-Atlantic**

  Senior Project Engineer. Responsible for preparation of subsurface investigations; providing design recommendations for building foundations; assessment of subsurface data from field investigations; and training of geotechnical inspection personnel. Performed third-party construction inspections including civil, structural, mechanical, electrical, plumbing, insulation, and fire protection for various projects. Supervised field technicians performing soils, concrete, and structural steel inspections. Provided construction advice to clients as to methods to solve their construction problems, such as would be encountered in utility, roadway, or building installation. Performance of property condition assessments, environmental site assessments, and asbestos surveys. Projects included deep foundations for buildings, earthwork projects, residential subdivisions, subdivision roadways, commercial facilities, and industrial facilities in the Delaware, Southeastern Pennsylvania, and Northeastern Maryland region. (2003 to 2008)

- **ASC Geosciences**

  Senior Project Engineer. Responsible for preparation of subsurface investigations; providing design recommendations for building foundations; assessment of subsurface data from field investigations; and training of geotechnical inspection personnel. Supervised field

technicians performing soil, concrete, structural steel, masonry, and other special inspections. In addition, advised contractors as to methods to solve their geotechnical construction problems, such as would be encountered in utility, roadway, or building installation. Performance of environmental site assessments and asbestos surveys. Projects included deep foundations for buildings, residential subdivisions, subdivision roadways, and commercial facilities in the State of Florida. (2003)

- **Law & Associates**

  Senior Project Engineer. Responsible for preparation of subsurface investigations; providing design recommendations for building foundations, assessment of subsurface data from field investigations, and management and training of soils, concrete, structural steel, and masonry inspection personnel. (2001 to 2002)

- **HSA Engineers and Scientists**

  Senior Project Engineer. Responsible for preparation of subsurface investigations, providing recommendations for foundation design; assessment of subsurface data from field investigations; and management and training of geotechnical inspection personnel. (2000 to 2001)

- **Atlantic Testing Laboratories**

  Vice President and Chief Engineer. Responsible for preparation of subsurface investigations; providing recommendations for foundation design; assessment of subsurface data from field investigations; and management and training of soils, concrete, structural steel, and masonry inspection personnel. (1993 to 2000)

- **GSC Environmental Laboratories, Inc.**

  Senior Project Manager/Engineer/Asbestos Consultant. Responsibilities included: supervision of field personnel; marketing; performance of environmental assessments; technical reviews, conduction various other inspections and tests, management of field technicians. (1991 to 1993)

  Project Manager. Responsible for preparation of subsurface investigations; providing recommendations for foundation design, assessment of subsurface data from field investigations, and management and training of geotechnical inspection personnel. (1989 to 1991)

- **Frederick Ward Associates**

  Project Manager. Responsible for establishment of a geotechnical department; interface with clients (including contractors, governmental agencies, etc.); geotechnical recommendations; report preparation/review; training and supervising of lab and field inspectors. (1987 to 1989)

- **Robert B. Baiter Company**

  Project Engineer and Inspector. Responsible for performance of inspections and tests for construction materials including soils, concrete, and structural steel; providing recommendations for shallow and deep foundation systems, and report preparation. (1985 to 1987)

SWARR, PETER C., P.E.
Civil Construction Field Engineer
1535 Satinwood Court, NE, Palm Bay, FL 32905
(H)(321) 549-2070 (Cell) (443)-655-4982

SPECIFIC PROJECT EXPERIENCE

Westbridge Apartments, Annapolis, MD - Senior Project Manager and construction inspector.

The Crescent at Fells Point, Baltimore, MD - Senior Project engineer and construction inspector Domain Brewers Hill, Baltimore, MD - Senior Project engineer and construction inspector.

Annapolis Junction Commercial Park, MD - Senior Project engineer for inspection agency.

Wickham Road widening, Brevard County, FL - Engineer for inspection agency Dairy Road widening, Brevard County, FL - Engineer for inspection agency.

Kennedy Space Center, several projects, including Launch Pads 39 B (Shuttle) and 41 (Titan) - Geotechnical engineer and Engineer for inspection agency.

Walt Disney World, Emergency Services Facility - Geotechnical Engineer.

Walt Disney World, Buena Vista Drive Re-Paving- Engineer for testing agency.

Emerald Isles Condominiums, Panama City, FL - 23 Stories, Geotechnical Engineer, pile inspection, threshold construction inspections.

City of Palm Bay, FL - Geotechnical engineer for roadway re-construction/upgrades City of Melbourne, FL - Geotechnical engineer for roadway re-construction/upgrades.

ANDREW THOMAS MANERO

1113 Blossom Drive Sebastian, FL 32958
ph 561 901 3513, email: atmanero@gmail.com

OBJECTIVE

Collaborate with a team to promote Education & Awareness through the built environment.

CERTIFICATIONS

Registered Architect, AR96338
Interior Designer, ID6107
LEED BD+C

EXPERIENCE

JPI- JOE PAYNE INC., Plans Reviewer/ Building Inspector, August 2017-Present
Residential & Commercial Building Plans Reviewer (In-House) and Building Inspector
In-house Plans Reviewer for St. Lucie County and a Treasure Coast Municipality. Commercial plans examiner for JPI for projects multi-story commercial projects and other forms of commercial projects. Review Permit Documents, Permit Applications, & Notice of Commencement on site. Apply knowledge of Building Code in field to built conditions. Verify construction is compliant with Project Documents and Building Code

UMBER ARCHITECTURE LLC, President, 2013-Present
Residential & Commercial Project Architect
Prepare Construction Documents for Submission to Authority Having Jurisdiction
Review Plans submitted by Engineers, Consultants and Contractors
Meet with Building Official and Plan Reviewer's to walk-through Complex projects
Verify project is in compliance with the Construction Documents during Construction **Projects:**
Stratford Arms- 10,000 square foot Condominium Communal Area Renovation, Boca Raton, FL
Pure Vie- 1,500 Square Foot Spa & Yoga Studio Build-Out, Sarasota, FL
Bowen Residence- New 5,000 Square Foot House in Lighthouse Point, FL
Kathy's House- New 3,200 Square Foot House in Delray Beach, FL
Cohen Residence- 4,000 Square Foot Condominium Renovation in Boca Raton, FL
Kukes Residence- 5,300 Square Foot Condominium Renovation in Boca Raton, FL
Convissar Residence- Residential Addition
Swanson Residence- Residential Site Plan
Equestrian Way- Residential Remodel & Addition

LEIGHTON DESIGN GROUP, 2013-Present
Residential & Commercial Interior Design
Reviewed Plans and Construction Documents for ADA and Building Code Compliance. Project Management, Project Design, Drafting, Scheduling, Construction Administration. Review General Contractor's Bids, for completeness.

ANDREW T MANERO, ARCHITECT, Owner, 2012-2013

Residential & Commercial Architecture

Lupa Shoes- Retail renovation & re-branding

Programming: Analyzed display & storage requirements, created options for new store image

Design Development: Created new floor plan, lighting layout, and display systems within budget

Construction documents: Prepared bid documents, & permit sets

Ortega Lane- High-end residential design/build

Reviewed design concepts with owner & implemented into working drawings

Interviewed contractors, reviewed qualifications & bids

Created construction documents for city

Supervised construction, motivated contractors to meet deadlines

RENEWABLE LIVING INC, General Manager, 2011-2013

High End Interior Design/Build, Custom Fabrication & Installation

Manage general operations, systemization, finances, payroll, and insurance, create marketing material

Generate leads, convert to sale, and close deals

Estimate project costs, negotiate buy-outs, purchase materials, and coordinate installations

Supervise the design & construction teams

WEST ARCHITECTURE, Project Manager, 2010

Architecture & Construction

Met project budget and time schedule

Managed Construction Documents, Engineer Coordination, & Estimating.

Design/Build: Plan & implement fluidity of drawings for construction to minimize changes.

Historic Renovations: Synchronized notes on drawings to accommodate Historic Society &, Archeological requirements with modern construction methods.

Created marketing packages for RFP's

BALFOORT FINNVOLD ARCHITECTURE, Project Manager, 2007-2010

Architecture

Coordinated construction documents with owner, consultants, & city reviewers

LEED Projects: Documented and managed LEED Templates

Estimated and analyzed costs of materials, systems and finishes

Edited and assembled the Project Manual and Specifications

Custom Homes: Met with homeowners to, present select finishes and approve drawings, make sure the homeowner understood the drawings and was always satisfied

Created and presented 3d walkthroughs with selected finishes to homeowners

Completed projects on schedule in accordance with Housing Department requirements and secure permit from the Building Department

Contract Administration: Lead pre-bid & pre-construction meetings, observed job sites during construction administration, and approved pay applications

Addressed and problem solved building issues during construction

GLAVOVIC STUDIO INC, Project Manager, 2005-2006

Architecture, Urban Planning

Site Feasibility Report for Miami Beach: Systematically investigated site conditions, and current user groups

Developed conceptual design based on City Master Plan

Investigated precedents and interviewed potential users for a skate plaza

Compiled findings into a final document and Power Point presentation
Client extended contract for further consideration of project

ARCHITECTURAL DIMENSIONS, Drafter, 2004-2005

Architecture

Retail Stores: Gap Inc/ Old Navy/ Banana Republic
Worked with the project team to complete construction documents.
Administered quality control for drafting team.

ARCHITECTURAL INTERIORS OF SOUTH FLORIDA, Designer/ Drafter, 2001-2003

Interior Design

The Village of Merrick Park, Motorola, ATI Technical School
As build drawings, Construction Documents, Rendering.

ACADEMICS

Florida Atlantic University, Bachelor of Architecture 2006

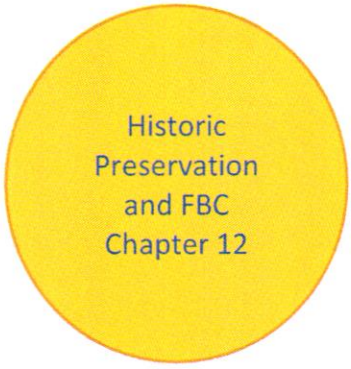
SKILLS

Accela Inspector
Masterspec software
Sketchup, Realistic Renderings
Auto CAD 2D and 3D
Adobe: Photoshop, Illustrator, In Design, Acrobat
Microsoft: Word, PowerPoint, Moviemaker, Outlook, Excel
QuickBooks

GENERAL INFORMATION

JPI has vast experience with plan review of applications within tourism areas. This primarily comes from our vast clientele in St. Lucie County and coastal areas through Florida. We find that key factors in plan review for visitor tourism and marketing are as follows:

1) Historic Preservation
2) Signage
3) Accessibility
4) Review schedules



Historic Preservation is a key building code activity for tourism in Florida. Our tourism quite often features Historic buildings which are popular for local tourism and out of town tourism. Preservation supports federal funding also for the project to maintain the building in its historic state. FBC Chapter 12 provides Code on Historic Buildings. The intent is to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant.

Signage beautifies tourism areas and provides marketing platforms for communities. Appendix H Signs of the Florida Building Code provides Code on the erection of signs. Chapter 31 discusses special construction. Other sections also discuss signage. NEC 2017 provides lighting Code for signage.



One key factor of the Building Code which affects marketing and tourism is accessibility. JPI completes a thorough accessibility review of sidewalks, access, corridor widths and lobbies of common areas. Tourism and marketing projects provide future tax revenues, so with cash flow, always comes the importance of schedule, specifically plan review schedules. These projects may receive priority plan reviews due to the stakeholders involved in the community.

JPI completed plan reviews on a variety of projects over the years with our clientele involving marketing and tourism. Here are three examples:

1) St. Lucie County. St Lucie County has an Office of Tourism which we interface with on key projects. One example, is that JPI has completed plan reviews and other professional services at hangers within the Treasure Coast International Airport.
2) Clearwater, FL. JPI has completed plan reviews and inspections for a variety of new high-rise hotels in Clearwater and Clearwater Beach, FL. The most recent project is the Alanik Hotel in Clearwater Beach, FL which broke ground in 2023.
3) Fernandina Beach. Fernandina Beach Main Street is regulated by the National Trust for Historic Preservation. Demolition within most commercial building in this area is limited to what is allowable the Preservation. These restrictions far surpass the Building Codes for certain work, as Preservation is the key goal.



Detail by Entity Name

Florida Profit Corporation
JOE PAYNE, INC.

Filing Information

Document Number	P10000059808
FEI/EIN Number	80-0640420
Date Filed	07/21/2010
State	FL
Status	ACTIVE

Principal Address

5995 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951

Changed: 06/28/2021

Mailing Address

5995 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951

Changed: 02/09/2022

Registered Agent Name & Address

PAYNE, JOSEPH
5995 S Highway A1a
MELBOURNE BEACH, FL 32951

Address Changed: 01/23/2022

Officer/Director Detail

Name & Address

Title DPST

PAYNE, JOSEPH
5995 S Highway A1a
MELBOURNE BEACH, FL 32951

Annual Reports

Report Year	Filed Date
2021	01/11/2021

2022	01/23/2022
2023	01/19/2023

Document Images

01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/23/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
07/07/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
04/19/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
07/21/2010 -- Domestic Profit	View image in PDF format

ONLINE SERVICES

Apply for a License

Verify a Licensee

View Food & Lodging Inspections

File a Complaint

Continuing Education Course Search

View Application Status

Find Exam Information

Unlicensed Activity Search

AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

11:50:56 AM 6/1/2023

Licensee Information

Name:	**JOE PAYNE, INC.** (Primary Name)
Main Address:	**5995 S HIGHWAY A1A** **MELBOURNE BEACH Florida 32951**
County:	**BREVARD**

License Information

License Type:	**Engineering Business Registry**
Rank:	**Registry**
License Number:	**29882**
Status:	**Current**
Licensure Date:	**04/24/2012**
Expires:	

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information

View License Complaint

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.



Previous on List Next on List Return to List

Filing History

Fictitious Name Search
Submit

Fictitious Name Detail

Fictitious Name

JPI

Filing Information

Registration Number	G15000008007
Status	ACTIVE
Filed Date	01/23/2015
Expiration Date	12/31/2025
Current Owners	1
County	HILLSBOROUGH
Total Pages	4
Events Filed	3
FEI/EIN Number	80-0640420

Mailing Address

5995 S HIGHWAY ALA
MELBOURNE BEACH, FL 32951

Owner Information

JOE PAYNE, INC.
5995 S HIGHWAY ALA
MELBOURNE BEACH, FL 32951
FEI/EIN Number: 80-0640420
Document Number: P10000059808

Document Images

01/23/2015 -- REGISTRATION	View image in PDF format
02/07/2022 -- CHANGE NAME/ADDRESS	View image in PDF format
05/27/2021 -- CHANGE NAME/ADDRESS	View image in PDF format
01/12/2020 -- Fictitious Name Renewal Filing	View image in PDF format

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Filing History

Fictitious Name Search
Submit

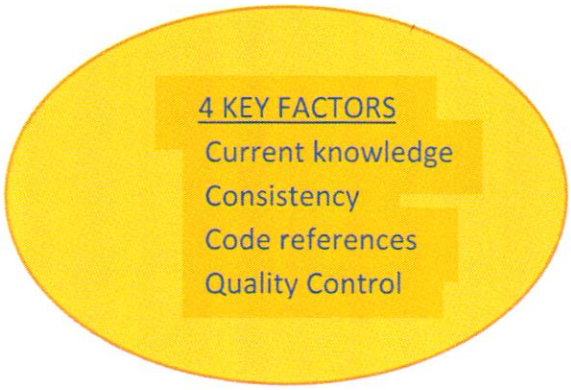
FINANCIAL DATA

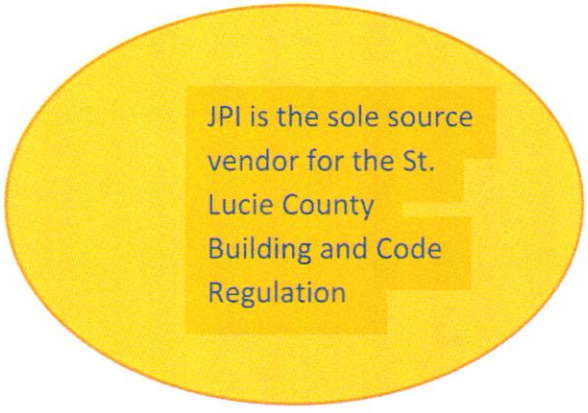
JPI's Dunn and Bradstreet number is 039948949. If necessary, we will submit our 1120 tax forms as proprietary during the selection process.

SCOPE OF WORK

Our Approach to the Scope of Work is based on our sound knowledge of Building Code Review from our statewide contracts. There are several key factors of measurement for the success of the Approach to the Scope of Work. From our experience, JPI found that the citizen and contractor end user's needs are best met through four key factors:

1) Current knowledge
2) Consistency
3) Code references
4) Quality Control





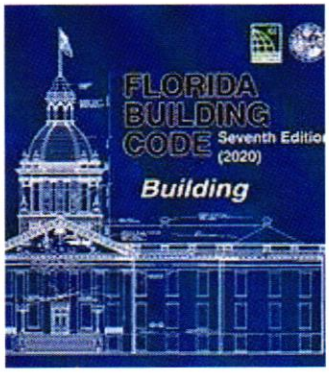
Current knowledge is a key factor for this work. JPI possesses technical staff who are subject matter experts in plan review. Through our current work with plan review, JPI maintains knowledge of Technical Bulletins, Code Advisories, and Code Updates. JPI possesses this knowledge in both residential and commercial construction and in all trades. From feedback that we receive from our current clientele, our commercial plan review is very thorough with code references and cross reference to NFPA and other codes. JPI has worked with St. Lucie County since 2018 and is familiar with how to interact with the local builder community.

The second key factor is Consistency. Specifically, with the Pass/Fail rate of our work for statistical significance to the City employees. This establishes consistency between resources and provides consistency to the citizens of Fort Pierce. The contractor community is sensitive to a new plan reviewer creating review comments unseen regularly in the community. JPI proposes to initially contact the Building Division with our proposed comments prior to posting to the applicant. JPI possesses several standard comment files, with code refences, that we can share with the Building Division.

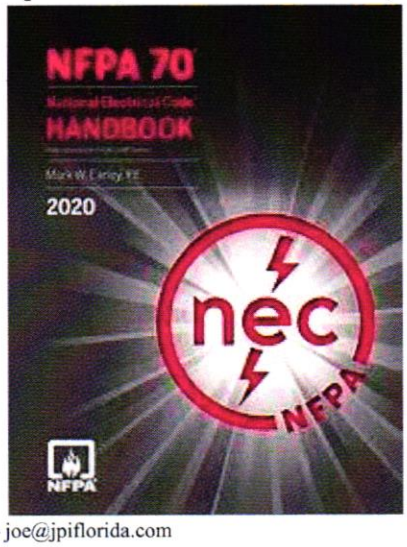
Click2Gov JPI possesses permitting software knowledge through our past and current work. We are familiar with the main screen which lists the active reviews in que. As an on-call provider, JPI provided professional services for all trades including electrical, mechanical, building, and plumbing trade professionals. JPI is different from our competitors because of our availability of multi-trade staff and the personal touch of the Owner, Mr. Payne, who will leave the office and assist clients with plan review services. **Mr. Payne regularly reviews plans for Mr. McCloud.** JPI is a 100% Florida Based company with 100% of our employees residing and working in Florida.

Our notice period to provide staffing ranges from **five minutes** to five days. When the City provides five days of notice, JPI will typically serve these requests 100 percent of the time. When the City provides 24 hours of notice, JPI will typically serve these requests 90 percent of the time. When the City calls us in the morning of the day requiring plan review, we still can meet this request with a 50 percent reliability, by having local staff and the ability of the Owner Mr. Payne, to leave the office and service contracts "hands-on".

JPI will provide all equipment necessary for this work and has done so as an incumbent. JPI employees maintain FBC, NEC, NFPA, ICC and other related code references as they complete their work. For plan review, 30 full-time equivalents, FTE's, can perform plan review with at least 10 FTEs per trade available (due to multi-trade licensure). JPI has four licensed building officials available for this contract and twenty licensed professional engineers.



The third key factor is Code References. JPI proposes a **WORK Plan** unique to the services listed within this RFP. Our **WORK Plan** will consider all regulatory Codes for this Work Objective. The 2020 FBC, Mechanical, 7th edition will regulate policy for HVAC systems. The 2010 ADA will regulate the ADA inspections along with Accessibility Code. The 2020 FBC including the Existing Conditions Chapter, will regulate building code compliance, doors and hardware, fences, structural aspects of Fireplaces & Chimney, Insulation, Roofing Systems, Seawalls, Docks, and Structural Components. Florida Elevator Code Authority and FBC Chapter 30 (over three stories) regulates elevators. NFPA 70 regulates fire protection and co-regulated NEC 2017 and 2020. ASCE 7-16 regulates wind loads. The Energy Code is an overlapping regulation. Solar Energy Code is regulated in several locations including Chapter 23 of the Residential Code and Chapter 14 of the Mechanical Code, and the Florida Plumbing Code. FBC Chapters 4 and 45 regulate swimming pools and saunas. The Florida Plumbing Code regulates plumbing systems, plumbing and pool heaters, and the Gas



Code regulates gas pool heaters. Additional Code considerations within our Operational Plan include NFIP, NPDES, ACOE, FAA47CFR, and FAA107 for the developing Drone technologies for roof inspections.

Continuing with this **WORK Plan**, JPI will input the daily plan review results in a timely fashion. JPI professionals will utilize individual emails and direct phone numbers to communicate with City constituents. JPI has multi-trade professionals who will review and process construction plans for issuance of building permits under the Florida Building Code. JPI will enforce other agency submittals including FEMA, Driveway permit, and FDEP. JPI will maintain records of work conveniently through creating a pdf of the results. JPI will enforce the 50/50 rule for substantial improvements for FEMA on projects and review and maintain all records required by Federal Emergency Management Agency ("FEMA") in association with the processing of building permits in the format required by FEMA. JPI will maintain all records and documents in accordance with Public Records Law (Chapter 119, Florida Statutes) and using the current General Records Schedule GS1-SL (For State and Local Government Agencies) which includes the GS6 (For Building Departments). This expands to include code enforcement of hazards, nuisances, and violations. JPI's multi-trade professionals and licensed engineers will assist in the preparation of the Insurance Services Office (ISO) evaluation for the City.

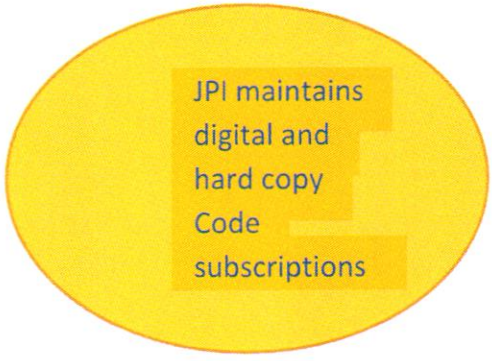


JPI Professionals possess OSHA Level D attire with JPI logo shirts. In the office, JPI professionals will dress in business casual with JPI logo shirts. JPI personnel have smart phones with mobile hotspots and Bluetooth for ease of Wi-Fi and platform access. In addition, JPI personnel utilize Ipads which contain training and continuing education software. All JPI Building Code Professionals receive continuing education for license renewals. Engineers receive continuing education bi-annually for license renewals as do Registered Architects. JPI has a digital subscription to the ICC digital library and as continuing education all employees reference a digital subscription of the Florida Building Code in their practice along with the use of ICC code check books.

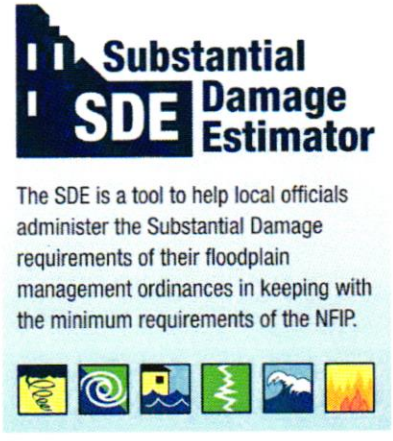
JPI will initially utilize staff already located locally. Joe Payne is the Project Manager. JPI is a statewide firm staffed with a TEAM ORGANIZATION of 40 professionals. Our company's operational capacity is 1800 hours per week. Currently, we are running at approximately 1400 hours per week billable which is our current and projected workload. We have up to 400 hours per week of surplus capacity available to service this contract. This is approximately ten full-time equivalents. We are operating at 77.78% capacity with 22.22% availability to support our WORK PLAN.

JPI's **EXPERIENCE** includes successful and practical work on similar projects. JPI currently serves numerous similar agencies including St. Lucie County, Martin County, Brevard County,

City of Stuart, and previously, Indian River County. JPI has a proven track record of excellent customer service, and the City may contact any of our references to verify the same. JPI will perform the duties of the Plan Examiner to accept and review plans, issue permits, perform inspections, issue certificates of occupancy and perform other Florida Building Code and City Code duties.



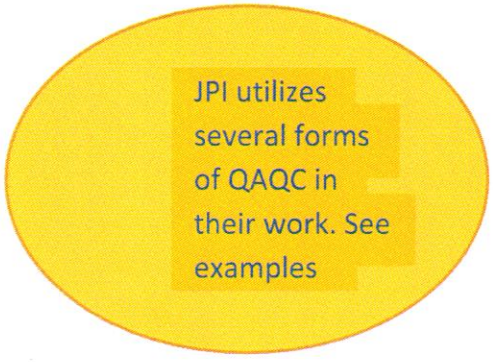
JPI has a full access digital subscription to the ICC website which provides digital access to current and prior editions of the Florida Building Code. In addition, our staff possesses handbooks on tablets and smartphones (with mobile hotspots) which provide convenient access to Code references. The **TEAM MANAGEMENT** of JPI includes a quality control program for new contracts, and staff, which includes mentoring and shadow/ over the shoulder training. Joe Payne, PE is the **TEAM PROJECT MANAGER and regularly monitors the pass/fail rate of our inspections.**



FEMA is a key plan review and inspection subject matter that interfaces with ROW, Zoning, Site, Habitat, Environmental, and all services under this RFP. The monitoring of FEMA substantial improvements is imperative. Key activities fall under Flood Damage Reduction, however, also consider public information (elevation certificates).The Zoning activities under this RFP dovetail into Mapping and Regulations and Flood Damage Reduction. This contract supports Warning and Response activities by filing in for City operations during Emergency Management situations such as named Hurricane Storms. Public Information Activities mainly consist of elevation certificates. This begins at the plan review level when the reviewer checks for the FEMA base flood elevation and design flood elevation. FEMA Technical Bulletin 10-01, page 7, Figure 2 is a key resource when reviewing foundation construction in the floodplain.

The City floodplain manager provides Map Information Services and Hazard Disclosures to the Community. We presume that under this current RFP, that JPI will interface with hazard disclosures through the ROW field investigation work. JPI will utilize available City GIS system data for Flood Protection Assistance and Flood Insurance Promotion. The Zoning and Habitat service under this contract will support Mapping and Regulations. Habitat supports Open Space Preservation.

The goal of these efforts is to develop into Flood Damage Reduction. Floodplain Management Planning is a goal of the Zoning reviews. The ROW services under this contract will support Acquisition and Relocation services. Flood proofing is a concept regulated in efforts to provide flood protection. Flood vents, flood proofing materials below the Design Flood Elevation, raising electrical panels to elevations above the DFE, are all examples of Flood Protection activities. Site Inspections will support Drainage System Maintenance. Our services provide support to the City for Warning and Response activities. When City employees need to enter communities to complete damage assessment, for example, JPI staff backfill the Division and complete their inspection and plans examination for that period of time.



A fourth key measuring factor for this work is Quality Control. JPI's Quality Control process starts with Day 1 for the employee. JPI has a shadowing program, and employees have over the shoulder shadow training for the first two weeks. This is a progressive training approach in which the over the shoulder time decreases daily over the two weeks. Also, we conduct audits of work for employees and randomly have shadow oversight. The employee is informed in the morning that JPI will oversee their work that day. For plan review and office work, JPI completes work from Code Review checklists. JPI feels that it is best to depict checklists used for our work to emphasize that work. The following are examples of Quality Control processes and procedures utilized for work under this contract.

Date: ___/___/___ Permit Number:

2020 Plan Review Guideline (SFR)

Based on Florida Building Code 7th Edition (2020) _____

Living SF: ____ Non-Living SF: _____ Total SF: ____ Bedrooms: Bathrooms: Stories:

Insulation/efficiency: AC _____ Heat: _____ Roof: _____ ☐ Porch ☐ Gas

- ☐ Consistent square footage calculations on construction plans and zoning permit FBC 107.2.6
- ☐ Consistent approved plot plan and construction plans FBC 107.2.6
- ☐ FL product approval sheet for all exterior materials FBC 107.2.4
- ☐ Energy calculations FBC EC R101.5
- ☐ Form 405-2020
  - ☐ Signed by preparer and owner/agent
  - ☐ Has pass seal
  - ☐ Conditioned floor are matches living area on plans
  - ☐ Attic Vented ☐ Attic Unvented
  - ☐ Insulation matches wall sections on construction plans
  - ☐ Water heater ☐ (Gas) ☐ (Electric)
- ☐ Manual J FBC EC R403.7
  - ☐ Consistent with Manual S
  - ☐ Equipment information notated
- ☐ Manual S FBC EC R403.7
  - ☐ Total capacity equal to or greater than 100% and less than or equal to 115% (or closest available unit size)
- ☐ Duct layout FBC EC R403
  - ☐ Consistent with construction plans (flipped ducts layouts are unacceptable)
  - ☐ Duct sizes, CPM, and return/supply Or
  - ☐ Manual D

General Construction Plan Requirements

- ☐ Paper Plans FAC 61G15-23, 61G1-16
  - ☐ Original hand signature and wet or raised seal from a licensed Florida design professional
- ☐ Digital Plans FAC 61G15-23, 61G1-16
  - ☐ Unlocked digital signature capable of verification and a seal from a licensed Florida design professional on the first page
- ☐ Plans dimensioned and scaled
- ☐ Plans legible (minimum text size 3/32") LCC Ch.6
- ☐ Plans designed to the 2020 Florida Building Code Residential and all other applicable codes

Structural

- ☐ Wind zone location or wind speed FBC R301.2.1
- ☐ Exposure category FBC R301.2.1.4
- ☐ Design loads FBC R301
- ☐ Components and cladding pressures for openings FBC R609.2
- ☐ Lumber grade and species FBC R502, 602, and 802
- ☐ Fasteners used with P.T. wood FBC R317.3
- ☐ Lintel designation FBC R608.8.2

Foundation Plan

- ☐ Slab description (thickness and compressive strength) FBC R402.2 and 506
- ☐ Minimum 6-mil polyethylene or approved vapor retarder FBC 506.2.3
- ☐ Soil bearing value FBC R401.4
- ☐ Termite treatment FBC R318
- ☐ Sloped garage floors to main door FBC R309.1
- ☐ Footing dimensions and location FBC
- ☐ Footing minimum 12" below grade FBC R403.1.4
- ☐ Isolated/Colum footing dimensions and location
- ☐ Stem/retaining wall height

Floor Plan

- ☐ Square foot tabulation (living/nonliving)
- ☐ 1 exterior swing door to be minimum 3'x6'-8" FBC R311.2
- ☐ Hazardous glass locations indicated as "Temp." or "Safety" (Within 2' of doors, bath or pool areas within 5' with a sill below 5', stairs with sill below 3', within 5' of bottom of stairs with sill below 3') FBC R308.4
- ☐ Solid or 20 min fire rated door from garage to dwelling FBC R302.5.1
- ☐ ½" gypsum or better on garage wall side of dwelling separation FBC R302.6
- ☐ 5/8" type x gypsum on garage ceiling if habitable room above FBC Table R302.6
- ☐ 1 bath/toilet room with a 29" minimum clear access, on the lower floor FBC R320
- ☐ Sleeping rooms have E.E.R.O/Egress Opening FBC R310.2
- ☐ Attic access location (minimum 22x30 and all separate areas with 30" height clearance) FBC R807
- ☐ Hallways minimum 3' wide FBC R311.6
- ☐ Rooms labeled and uses identified

Elevation Plan

- ☐ All elevations
  - ☐ Dimensioned
- ☐ Windowsills minimum height FBC R312.2.1
- ☐ Roof vent calculations if required on Form 405-2020 FBC R806
- ☐ Crawlspace ventilation and access (if applicable) FBC R408
- ☐ Roof slope FBC R905
- ☐ Roof material FBC R904
- ☐ Location of vented appliance/fireplace (if applicable) FBC R G2427
- ☐ Egress windowsills maximum height FBC R310.2.2

Truss Plan

- ☐ Signed and sealed by design professional of record FBC R802.10
- ☐ Strapping locations FBC 107
- ☐ Truss bracing FBC R802.10.3
- ☐ Connector chart specifying the type, size, and number of fasteners FBC 107
- ☐ Gable end details (if applicable) FBC R602
- ☐ Truss plans consistent with elevations FBC 107

Electric Plan

- ☐ Electric layout FBC 107 per NEC 2017
  - ☐ Smoke alarms FBC R314
    - ☐ In each sleeping area
    - ☐ Outside each sleeping area
    - ☐ On each dwelling floor
- ☐ Carbon monoxide alarms (if applicable) (within 10ft of sleeping rooms) FBC R315

Details

- ☐ Stair construction details indicate minimum 10" tread and ¾" - 1 ¼" nosing, maximum 7.75" riser height, 6'-8" headroom height, 36" wide/deep landings at top and bottom, handrail location, 34"-38" handrail/guardrail heights, and maximum 4" open rail spacing FBC R311.7
- ☐ Guards at porches, balconies, open stairs, ramps, raised floor more than 30" need guards: 34" at stairs and ramps, 36" all other areas FBC R312.1
- ☐ Show fire protection (minimum ½" gypsum board) under stairs FBC R302.7
- ☐ Bearing/Sheer/Opening/Header construction/details FBC 107
- ☐ Wall section(s) from foundation through roof to include wall assembly of interior and exterior materials FBC R301
- ☐ Frame walls have 2 layers of water-resistant barriers FBC R703.7.3
- ☐ Chimney/Fireplace Details FBC R1001
- ☐ Manufacturer specifications for factory-built fireplaces FBC R1005
- ☐ Wall sheathing with nailing pattern indicated FBC R604
- ☐ Roof sheathing with nailing pattern indicated FBC R803
- ☐ Wood sill plate anchoring to foundation FBC R403.1.6, 602
- ☐ Header and connection details for exterior and/or bearing walls FBC R602.7
- ☐ Dormer framing details FBC 107
- ☑ Provide gas layout FBCR G 2413
- ☐ Provide soffit detail FBC R704

The following is a standard checklist for a condo remodel/ renovation similar to Plan Examining Commercial - Remodel Multi-Trade (all trades) Review in the rate sheet:

CONDO KITCHEN/BATH RENOVATION

NOTICE: *Effective January 1, 2023, a smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm must be powered by the condo electrical system with a back-up battery that powers the alarm for at least 10 years. The battery requirements do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as part of a centrally monitored or supervised alarm system.*

☐ I. Fire Protection

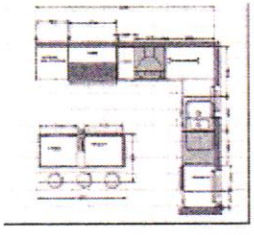
- ☐ a. **Fire Sprinkled?** Y☐ or N☐ (If yes, show on plans)
- ☐ b. **Fire Alarm?** Y☐ or N☐ (If yes, show on plans)
- ☐ c. Show existing & proposed location for new or relocated fire sprinklers/fire alarms/smoke detectors/strobes/horns, etc.
- ☐ d. State if smoke alarms are hardwired and /or interconnected. FBC 420, NFPA 72 & NFPA 13

☐ II. Type of Construction (per FBC Ch. 6): ***Check One***

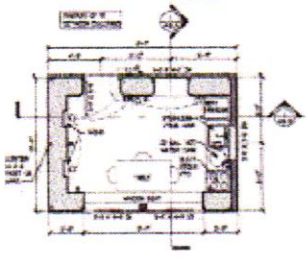
Type I: ☐	**Type II:** ☐	**Type III:** ☐	**Type V:** ☐
Concrete & steel High-rise tower	Masonry & steel Mid & low-rise	Masonry & steel Wood roof or floor Mid & low-rise	Wood frame Construction Low-rise
*Metal stud construction Fire treated wood		Wood Stud Construction Allowed	

☐ III. Show Floor Plans:

Existing space ☐



Proposed space ☐



Basic overall condo layout ☐



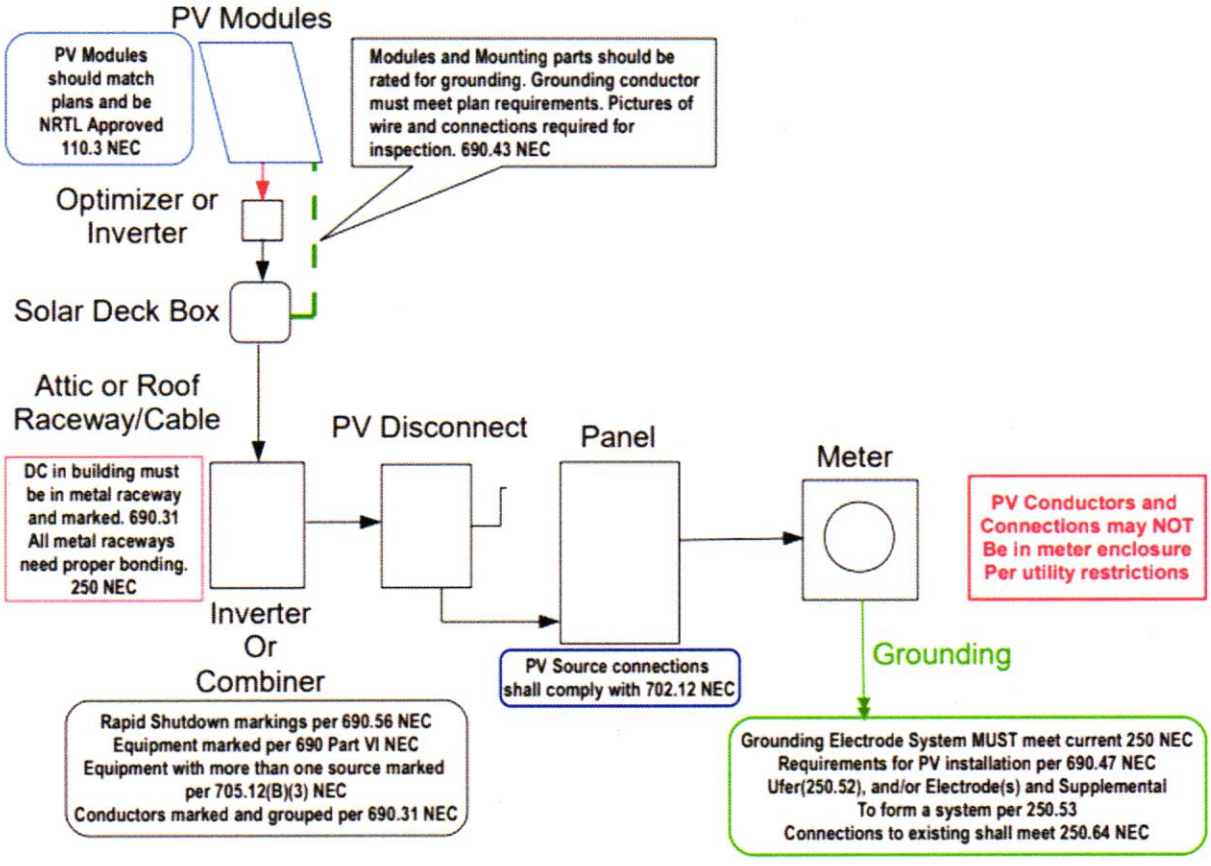
☐ IV. Indicate scope of work for:

- ☐ a. HVAC: Relocated supply/RA or exhaust duct
- ☐ b. PLBG: Relocated or new fixtures ~ provide Plbg ISO
- ☐ c. ELEC: New/altered GFCI circuits ~ provide panel schedule

☐ V. Replacing tile/wood flooring? Sound underlayment ~ Minimum 50 STC impact IIC rating required per (2020) Florida Building Code (FBC) 7th Edition, Section 1207

☐ VI. Any change to the fire rated corridor, tenant 1hr wall, or penetration of wall or floor **ATTACH UL DETAIL.**

The following is a Solar Project Review checklist:



ADDITIONAL DATA

JPI has completed Building Official, Plans Review, and Inspection services for St. Lucie County since 2018. We encourage the City to contact Monica Graziani at St Lucie County for reference.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that JPI does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Joseph Payne

Proposer's Signature

06.05.23

Date

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Joe Payne, Inc.

2 Business name/disregarded entity name, if different from above

JPI

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5995 s a1A

Requester's name and address (optional)

6 City, state, and ZIP code

Melbourne Beach FL 32951

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	0	–	0	6	4	0	4	2	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** Joseph Payne | **Date ▶** 1.23.23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

REFERENCES

RFP NO. 2023-039
ANNUAL CONTRACT FOR PLAN REVIEW SERVICES

Proposers shall submit as a part of the bid package, two (2) Customer references with name of the customer, address, contact person, and telephone number.

Name St. Lucie County	**Name** City of Palm Bay
Contact: Monica Graziani	**Contact:** Val Perez
Address: 2300 Virginia Avenue	**Address:**
Fort Pierece, FL 34982	190 Malabar Rd Ste 105, Palm Bay, FL
Telephone: 772.462.1599	**Telephone:** 321.952.3400 x 5887
Email: grazianim@stlucieco.org	**Email:** valentino.perez@palmbayflorida.org
Name City of Melbourne	
Contact: Steve Innes	
Address: 900 E. Strawbridge Ave.	
Melbourne, FL 32901	
Telephone: 321.608.7929	
Email: Steve.Innes@mlbfl.org	

PROPOSAL PRICING FORM
RFP NO. 2023-039 ~ ANNUAL CONTRACT FOR PLAN REVIEW SERVICES

The following proposal(s) is submitted on behalf of: JPI for the requested services, in accordance with the agreements and specifications contained in RFP No. 2023-039.

We have carefully examined that this proposal package and understand the provisions, terms, and conditions concerning the equipment, materials, supplies or services as called for. With full knowledge and understanding of the requirements in the Proposal Package, We hereby agree to furnish and deliver services as indicated at the prices quoted herein as follows:

NOTE: All price columns must be completed. Where indicated, provide pricing for demolition including the removal of slabs (including slabs) and pricing in instances where slabs remain and are not removed (excluding slabs).

ITEM	DESCRIPTION	HOURLY RATE	
1	• Perform plan review services. • Per Inspector: Approximately 8 hours per day, 37.5- 40 hours per week. • Full-Time Plan Reviewer • Perform plan review services. • Per Plan reviewer: In excess of 40 hours per week.	**BLDG, M,E, or P**	$ 82 per hour
		1 + 2 Family	$ 82 per hour
		Multi	$ 82 per hour
			$ 82 per hour
2		**1 + 2 Family**	$ 82 per hour
			$ 82 per hour
3	• Perform plan review services. • Per Plan Reviewer: 4 hours per day, 18 – 22 hours per week. • Part time plan reviewer		$ 82 per hour
		1 + 2 Family	$ 82 per hour
			$ 82 per hour
4	• Perform plan review services. • Pre Plan Reviewer On an needed basis • As needed Plan Review	**1 + 2 Family**	$ 82 per hour
			$ 82 per hour

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
Include proof of proper licensing as stated in proposal documents.	X	
Include proof of proper insurance as stated in proposal documents.	X	
Did you include a list of all materials and equipment to be used in providing the service?	X	
Is Drug-Free Workplace form signed and enclosed?	X	
Proposal envelope is marked accordingly	X	
Are two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals?		X
Disregard, if you are going to utilize the electronic submission option.	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL Joseph Payne

JPI acknowledges all addenda

Joseph Payne 06.05.23

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Straight-Line Insurance, LLC 1301 Grasslands Blvd., Suite 100 Lakeland, FL 33803 www.straightlinellc.com	CONTACT NAME: Straight-Line Insurance, LLC PHONE (A/C, No, Ext): 863-904-4776 FAX (A/C, No): E-MAIL ADDRESS: info@straightlinellc.comn
INSURED Joe Payne, Inc JPI 5995 S Hwy A1A Melbourne Beach FL 32951	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Certain Underwriters at Lloyd's of London 32727 INSURER B : Infinity Auto Insurance Company 11738 INSURER C : Insurance Company of the West (ICW) 27847 INSURER D : Burlington Insurance Company 23620 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 73468209 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	✓ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✓ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✓ PRO-JECT ☐ LOC ☐ OTHER:	✓	✓	738BG02358-03	4/7/2023	4/7/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ Included $
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ✓ HIRED AUTOS ONLY ✓ NON-OWNED AUTOS ONLY ✓ Allowed Autos	✓	✓	509-82007-3557-001	6/18/2022	6/18/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EXCESS COVERAGE	$ 1,000,000 $ 5,000 $ 100,000 $ $ 100,000
D	☐ UMBRELLA LIAB ✓ OCCUR ✓ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $	✓	✓	HFF0012529-3	4/7/2023	4/7/2024	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	✓	WFL 5054011 03	3/6/2023	3/6/2024	✓ PER STATUTE ✓ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability	✓	✓	PLC-01064-00	6/19/2022	6/19/2023	Per Claim/Agg: $2,000,000 / $2,000,000 Deductible: $25,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Auto Liability Coverage Form - Hired Auto, Non-Owned Endorsement
E919 - Blanket Waiver of Transfer Rights of Recovery Against Others
E921 - Additional Insured - Primary and Non-Contributory

CERTIFICATE HOLDER

St. Lucie County BOCC
2300 Virgina Avenue - FL 3
Fort Pierce, FL 34982-5632

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Nicholas Davis

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May 17, 2023

CITY OF FORT PIERCE

ANNUAL CONTRACT FOR PLAN REVIEW SERVICES

RFP NO. 2023-039

ADDENDUM NO. 1

The purpose of this addendum is to advise vendors that minor changes were inadvertently overlooked in preparation of the proposal documents. Please disregard the original document and use the **REVISED** proposal document, attached for preparing your submission.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Joseph Payne
Typed or Printed

Company Name: JPI

Address: 5995 S A1A
Melbourne Beach, FL
32951

Date: _____

/lh

City Commission Regular Meeting - 5:05 pm **11. c.**

Meeting Date: 12/04/2023

Re: FLC Legislative Action Days

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Curtis Johnson to attend the FLC Legislative Action Days in Tallahassee, Florida from January 28, 2024, to January 31, 2024, in the amount of $1565.58.

SUMMARY:

Legislative Action Days are a great resource for elected officials sponsored by the Florida League of Cities.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Curtis Johnson, Commissioner.

Attachments

FLC Travel Documents

Form Review

Form Started By: Latoya Ransom Started On: 11/28/2023 01:59 PM

Final Approval Date: 11/28/2023

TRAVEL STATEMENT

REGISTRATION INFORMATION

Florida League of Cities
2024 FLC Legislative Action Days

HOTEL INFORMATION

Double Tree
101 South Adams Street
Tallahassee Fl 32301 850-224-5000

DATE: 11/28/23

1. TRAVELER'S NAME: Curtis Johnson
2. DEPARTURE DATE: 1/28/24
3. RETURN DATE: 1/31/24
4. DESTINATION: Tallahassee Florida
5. CODE CHARGE: 001-1000-512-40-20
6. AMT BUDGETED: $ 15,000.00
7. BALANCE AVAILABLE: $ 9,614.43

DEPARTMENT: City Commission
DEPARTURE TIME: 2 pm
RETURN TIME: 12 pm
PURPOSE: Legislative Action Days

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day. Class A Travel 24-hour day.

			PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:			50.00			
* HOTEL BILL: Confirmation # 93863464			813.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00			
* COMMUNICATION:						
* FARES: AIR FARE						
* TAXI, BUS						
* CAR RENTAL						
* MILEAGE	0.655	730.60			478.54	
* GASOLINE EXPENSE						
* TOLL ROAD FEES OR PARKING FEES					111.68	
* MISC. EXPENSES						
MEALS						
3 BREAKFAST @ $8.00					24.00	
3 LUNCH @ $8.00					24.00	
2 DINNER @ $20.00					40.00	
____ SPECIAL LUNCHEON/BANQUET					0.00	
7% STATE TAX					6.16	
15% GRATUITIES					13.20	
TOTALS			868.00	0.00	697.58	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED:
REFUND DUE CITY:
REFUND DUE EMPLOYEE:

TRAVEL APPROVED BY: Linda W Cox
DEPARTMENT SUPERVISOR

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

CITY MANAGER
(220 WITH CITY MANAGER'S SIGNATURE ACCEPTED)

* RECEIPT REQUIRED
REV 3/7 JDR

* must be registered.

100 N US-1
to **101 S Adams St**

5 hr 4 min
365.3 miles

IRS reimbursement: **$239.26**



Head toward Avenue A on N US Highway 1 (US-1 N). Go for 262 ft.

Then 0.05 miles



Make a U-Turn at Avenue A onto N US Highway 1 (US-1 S). Go for 0.3 mi.

Then 0.3 miles



Turn right onto Delaware Ave (CR-770). Go for 1.0 mi.

Then 1.0 miles



Continue on Okeechobee Rd (CR-770 W). Go for 2.0 mi.

Then 2.0 miles



Turn left onto S 41st St. Go for 351 ft.

Then 0.07 miles



Turn right onto Virginia Ave (SR-70 W). Go for 2.2 mi.

Then 2.2 miles



Turn left and take ramp onto Florida's Tpke toward Florida's Turnpike/Florida's Turnpike North/Orlando. Go for 156 mi.

Then 156.1 miles



Take the left exit toward Ocala onto I-75 N (SR-93). Go for 107 mi.



$21.68 both ways

FLORIDA
LEAGUE OF CITIES

Florida League of Cities
2024 Legislative Action Days
January 29-31 in Tallahassee



Registration is now open for **2024 FLC Legislative Action Days**! You don't want to miss this annual event, which provides city officials with a valuable opportunity to get to know their legislators and to view the legislature at work first-hand.

Whether you're attending for the first time or are an experienced participant, be sure not to miss the "**Know Before You Go Session**" on Monday, January 29, 2024, from 5:15 p.m.- 5:45 p.m. at Sittig Hall (details of location listed below).

The Florida League of Cities is also offering a four-hour ethics workshop that meets the state requirements for **Continuing Education in Ethics** in the afternoon on Monday, January 29. The cost to attend the Ethics Workshop is $50.00.

The cost to attend Legislative Action Days is $50.00. Note: Cancellations for Legislative Action Days must be sent to **Heidi Hogarth** by January 19, 2024, and are subject to a $25.00 cancellation fee.

The **Florida League of Mayors** will also be holding its events during this time. See below for the schedules of both the Legislative Action Days and the Florida League of Mayors. (This registration is separate from the Legislative Action Days registration. Contact ***flm@flcities.com*** to register for the FLM events.)

Register Online Now

FLC Legislative Action Days Schedule*

Monday, January 29, 2024
12:30 p.m. - 5:30 p.m.
Registration Desk Open (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

1:00 p.m. - 5:00 p.m.
Continuing Education in Ethics Workshop (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

5:15 p.m. - 5:45 p.m.
Know Before You Go Session (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

Tuesday, January 30, 2024
8:30 a.m. - 10:30 a.m.
Registration Desk Open (Tallahassee City Hall Chambers, 300 S. Adams Street)

9:00 a.m. - 10:00 a.m.
Conversation with the FLC Lobbying Team (Tallahassee City Hall Chambers, 2nd Floor, 300 S. Adams Street)

10:15 a.m.
Group Photo at Capitol (location TBD)

10:15 a.m. - 12:00 p.m.
Capitol Visits

12:00 p.m. - 1:30 p.m.
Boxed Lunches (Governors Club, 2nd floor, 202 S. Adams Street)

1:00 p.m. - 5:00 p.m.
Capitol Visits

5:30 p.m. - 6:30 p.m.
FLC Legislative Action Days Reception (Doubletree Hotel, 101 S. Adams Street)

Wednesday, January 31, 2024
9:00 a.m. - 11:00 a.m.
FLC Board of Directors Meeting (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

9:00 a.m. - 12:00 p.m.
Capitol Visits (on own)

10:00 a.m. - 11:00 a.m.
Capitol Tour with FLC Staff (meet on Third Floor Rotunda of the Capitol)

** Subject to change*

Florida League of Mayors Schedule*

Monday, January 29, 2024
2:30 p.m. - 5:00 p.m.
FLM Forum (Apalachee Center/2634 Capital Circle NE); Bus transportation will be provided and will depart at 2:30 p.m. from Kleman Plaza; Registration deadline is January 22, 2024.

6:30 p.m.
FLM Dinner (For FLM Members/FLM Nonmembers - Mayors Only) - ticket required. The registration deadline is January 22, 2024.

Wednesday, January 31, 2024
12:00 p.m. - 2:00 p.m.
FLM Board of Directors Meeting (Sittig Hall at Kleman Plaza/FLC Office, 301 S. Bronough Street); Luncheon to follow for FLM Board of Directors only.

(This registration is separate from the Legislative Action Days registration. To register for the FLM events, contact ***flm@flcities.com****.)*

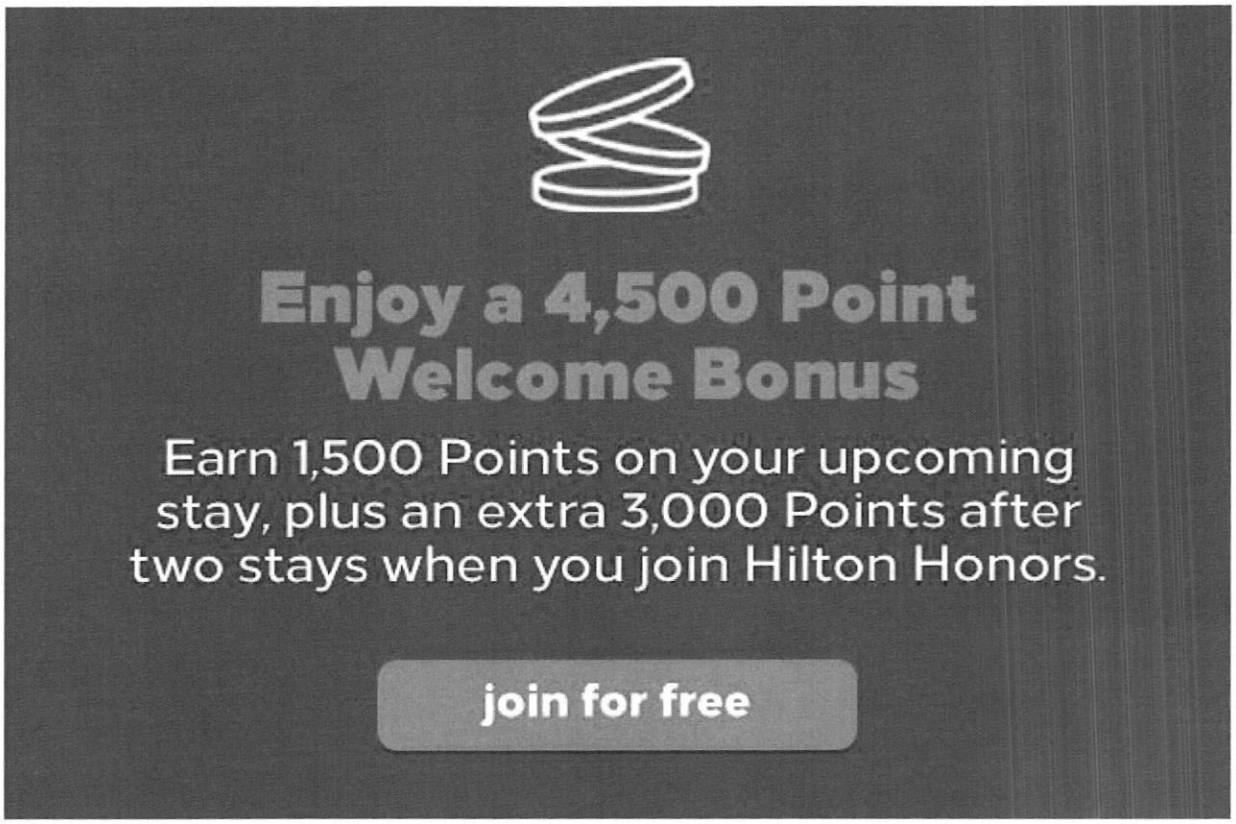
** Subject to change*

Advertisement by Florida League of Cities | 301 S. Bronough Street, Suite 300, Tallahassee, FL 32301

Unsubscribe cjohnson@cityoffortpierce.com

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Sent by ebranchcomb@flcities.com



Rate Rules and Cancellation Policy

- There is a credit card required for this reservation.
- If you wish to cancel, please do by 11:59 p.m. on Jan-26-2024, to avoid cancellation penalties.
- When you check in, a hold may be placed on your card for the full anticipated amount to be owed to the hotel, including estimated incidentals, through your date of check-out. Any such hold may not be released for 72 hours from the date of check-out or longer at the discretion of your card issuer.
- If the slider is used to select a Points and Money combination, that selection is final once your stay is booked.

Additional Information

We are a smoke-free hotel

Tax

7.5% Per Room Per Night
5.0% Per Room Per Night

Valet Parking: 36.00 USD Per Night
Self Parking: 30.00 USD Per Night

28 SUN JAN	3 Nights	31 WED JAN
Check In: 3:00 PM		Check Out: 11:00 AM

Add to Calendar

[ ]

Your Room Information

Your Room Information + −

Guest Name:	CURTIS JOHNSON
Guests:	1 Adult
Rooms:	1
Room Plan:	1 QUEEN BED
Your Rate Information	BEST AVAILABLE RATE

Rate per night	
28-Jan-2024 - 29-Jan-2024	204.00 USD
29-Jan-2024 - 30-Jan-2024	297.00 USD
30-Jan-2024 - 31-Jan-2024	312.00 USD
Total for Stay per Room Rate	**813.00 USD**
Taxes	101.63 USD
Total price for Stay	**914.63 USD**

Modify Your Reservation >>

[ ]

City Commission Regular Meeting - 5:05 pm **11. d.**

Meeting Date: 12/04/2023

Re: FLC Legislative Action Days

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Mayor Hudson to attend the Legislative Action Days in Tallahassee, Florida from January 28, 2024, to January 31, 2024, in the amount of $1565.58.

SUMMARY:

Legislative Action Days are a great resource for elected officials sponsored by the Florida League of Cities.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Linda Hudson, Mayor

Attachments

FLC Travel Documents

Form Review

Form Started By: Latoya Ransom Started On: 11/28/2023 03:11 PM

Final Approval Date: 11/28/2023

TRAVEL STATEMENT

REGISTRATION INFORMATION

Florida League of Cities
2024 FLC Legislative Action Days

HOTEL INFORMATION

Double Tree
101 South Adams Street
Tallahassee Fl 32301 850-224-5000

DATE: 11/28/23

1. TRAVELER'S NAME: Linda Hudson
2. DEPARTURE DATE: 1/28/24
3. RETURN DATE: 1/31/24
4. DESTINATION: Tallahassee Florida
5. CODE CHARGE: 001-1000-512-40-20
6. AMT BUDGETED: $ 15,000.00
7. BALANCE AVAILABLE: $ 9,614.43

DEPARTMENT: City Commission
DEPARTURE TIME: 2 pm
RETURN TIME: 12 pm
PURPOSE: Legislative Action Days

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day. Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	50.00			
* HOTEL BILL: Confirmation # 96483880	813.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)	5.00			
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE 0.655 730.60			478.54	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			111.68	
* MISC. EXPENSES				
MEALS				
3 BREAKFAST @ $8.00			24.00	
3 LUNCH @ $8.00			24.00	
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___ SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			6.16	
15% GRATUITIES			13.20	
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ADVANCE CASH RECEIVED:
REFUND DUE CITY:
REFUND DUE EMPLOYEE:

TRAVEL APPROVED BY:

DEPARTMENT SUPERVISOR

CITY MANAGER
(220 WITH CITY MANAGER'S SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

* RECEIPT REQUIRED
REV 3/7 JDR

Latoya Ransom

From: memberservices@flcities.com
Sent: Tuesday, November 28, 2023 8:44 AM
To: Latoya Ransom
Subject: Order Confirmation

Follow Up Flag: Follow up
Flag Status: Flagged

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

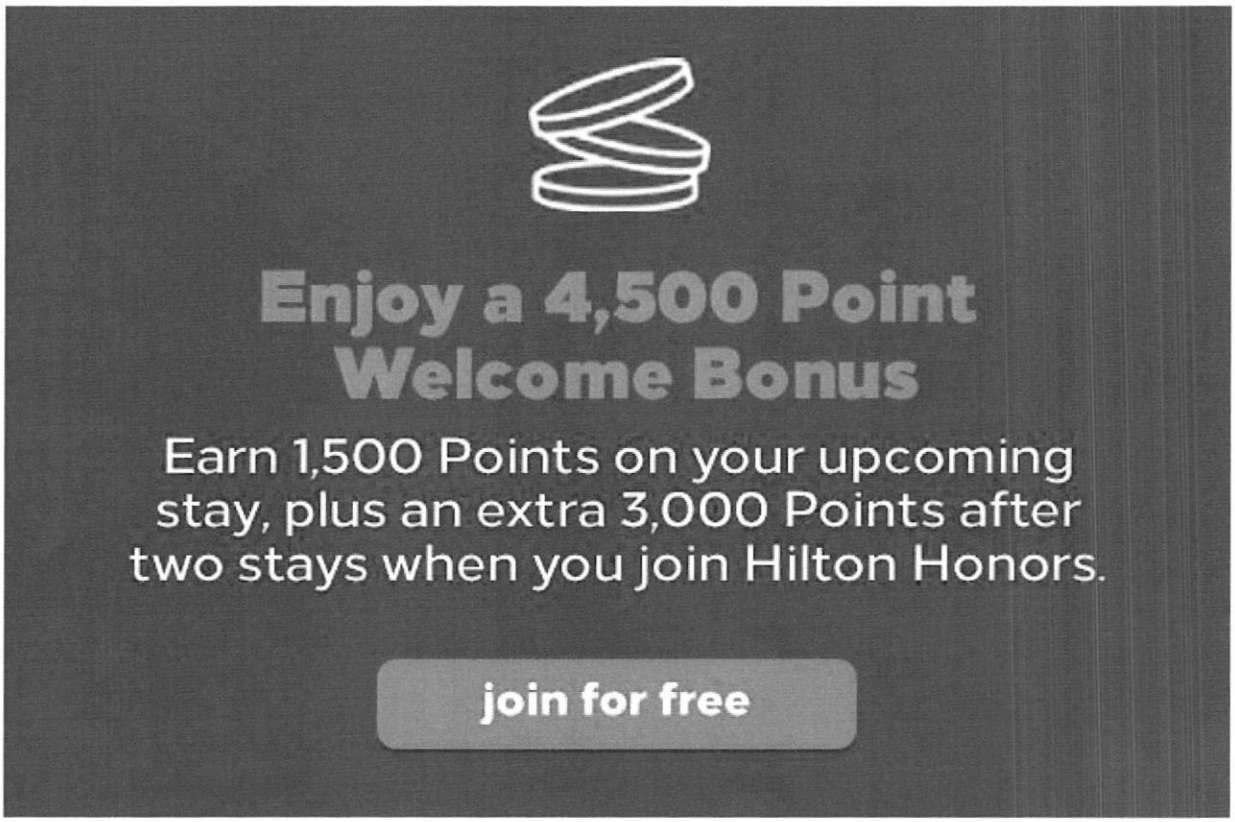
Order Confirmation

Here are the details of your order. Please retain this email for your records.

Order Number: 131347
Order Date: Nov 28, 2023 8:41 AM
Bill To: Linda Hudson
Order Total: 50.00
Payment Method: VISA **********0908
Name on Card: Dana Neville

Item	Price	Quantity	Total
FLC 2024 Legislative Action Days - Linda Hudson *When:* Jan 29, 2024 1:00 PM - Jan 31, 2024 12:00 PM *Where:* Tallahassee, FL *Registration option:* Jan 30, 2024 9:00 AM - Legislative Action Days ONLY	50.00	1	50.00

Item Total	50.00
Shipping	0.00
Handling	0.00
Item Grand Total	50.00
Transaction Grand Total	50.00
Payment Amount	50.00
Balance due	0.00



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Self Parking: 30.00 USD Per Night

28 SUN JAN	3 Nights	31 WED JAN
Check In: 3:00 PM		Check Out: 11:00 AM

Add to Calendar

[ ]

Your Room Information

Your Room Information + −

Guest Name:	LINDA HUDSON
Guests:	1 Adult
Rooms:	1
Room Plan:	1 QUEEN BED
Your Rate Information	BEST AVAILABLE RATE

Rate per night	
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29-Jan-2024 - 30-Jan-2024	297.00 USD
30-Jan-2024 - 31-Jan-2024	312.00 USD
Total for Stay per Room Rate	**813.00 USD**
Taxes	101.63 USD
Total price for Stay	**914.63 USD**

Modify Your Reservation >>

[ ]

FLORIDA
LEAGUE OF CITIES

Florida League of Cities
2024 Legislative Action Days
January 29-31 in Tallahassee



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10:15 a.m.
Group Photo at Capitol (location TBD)

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Capitol Visits

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FLC Board of Directors Meeting (Sittig Hall at Kleman Plaza/FLC office, 301 S. Bronough Street)

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** Subject to change*

Florida League of Mayors Schedule*

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FLM Forum (Apalachee Center/2634 Capital Circle NE); Bus transportation will be provided and will depart at 2:30 p.m. from Kleman Plaza; Registration deadline is January 22, 2024.

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** Subject to change*

Advertisement by Florida League of Cities | 301 S. Bronough Street, Suite 300, Tallahassee, FL 32301

Unsubscribe cjohnson@cityoffortpierce.com

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Sent by ebranchcomb@flcities.com

100 N US-1
to **101 S Adams St**

5 hr 4 min
365.3 miles

IRS reimbursement: **$239.26**



Head toward Avenue A on N US Highway 1 (US-1 N). Go for 262 ft.

Then 0.05 miles



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Then 0.3 miles



Turn right onto Delaware Ave (CR-770). Go for 1.0 mi.

Then 1.0 miles



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Then 2.0 miles



Turn left onto S 41st St. Go for 351 ft.

Then 0.07 miles



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Then 2.2 miles



Turn left and take ramp onto Florida's Tpke toward Florida's Turnpike/Florida's Turnpike North/Orlando. Go for 156 mi.

Then 156.1 miles



Take the left exit toward Ocala onto I-75 N (SR-93). Go for 107 mi.



$21.68 both ways

City Commission Regular Meeting - 5:05 pm **12. a.**

Meeting Date: 12/04/2023

Re: Ubilia-Duque Holdings LLC Annexation 3307 S. US Hwy. 1

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Legislative Hearing - Ordinance 23-053: Review and approval of a Voluntary Annexation by owner Jose Ubilla-Duque of Ubilla-Duque Holdings, LLC, represented by Alejandro Toro of Engineering Design & Construction, Inc. The applicant request to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 3307 S. US. Hwy 1 in Fort Pierce, FL 34982. The proposed Future Land Use designation for the subject property is General Commercial (GC)/High Density Residential (RH), with a proposed Zoning designation of General Commercial (C-3)/Residential High (R-5). Parcel ID: 2427-601-0050-000-7 SECOND READING

SUMMARY:

Project #: 23-02000008

Attached is an application for a Voluntary Annexation of one (1) parcel at or near 3307 S. US Hwy. 1 in Fort Pierce, Florida. The parcel ID is 2427-601-0050-0007.The subject parcel has St. Lucie County Future Land Use designations of Commercial (COM)/Residential High (RH) 15 du/ac and St. Lucie County Zoning designations of Commercial General (CG)/Residential, Multiple Family-11 (RM-11). The applicant is proposing Future Land Use and Zoning designations to be maintained as existing.

RECOMMENDATION:

As proposed, the annexation meets teh standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recmmonds approval of the proposed annexation.

ALTERNATIVES:

- Approval
- Denial

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

- Technical Review
- Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 23-053
Staff Presentation
Staff Report and Supporting Documents
Applicant File
Public Notice
Legal Memo
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/07/2023 02:31 PM

Form Started By: Kerry Charles
Started On: 11/06/2023 02:43 PM
Final Approval Date: 11/21/2023

ORDINANCE NO. 23-053

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL OF +/- 3.72 ACRES LOCATED AT OR NEAR APPROXIMATELY **3307 S US HWY 1** AND SHOWN ON EXHBIT A; (DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY); MAINTAINING THE SAINT LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL/RESIDENTIAL MULTI-FAMILY; MAINTAINING THE SAINT LUCIE COUNTY LAND USE DESIGNATION OF COMMERCIAL/RESIDENTIAL HIGH; 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 CONFILICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statues, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statues, 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 owner(s) have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the estimated population is zero (0); 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 August 14, 2023, meeting voted unanimously to recommend approval of the annexation; 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 hand-delivery to the St. Lucie County Administrator’s Office on August 21, 2023, 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 hand-delivery, to the St.

Lucie County Board of County Commissioners on August 21, 2023, 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 the following property is hereby annexed into the City:

Parcel ID: 2427-601-0050-000-7

LEGAL DESCRIPTION:
MARAVILLA GARDENS S/D-UNIT THREE- N 150 FT OF S 202.68 FT OF LOT 177-LESS US 1 AND LESS W 60FT-

Said property containing approximately 3.72 acres and being generally located at or near 3307 S US Highway 1.

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, 2024, 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 of 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 retain the existing county Commercial/Zoning and Future Land Use designations as such:

Area 1: 2.656 Acres

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAT, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF SAID LOT 177.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM, THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 365.50 FEET THEREOF.

CONTAINING 2.656 ACRES, MORE OR LESS.

Zoning County: Commercial, General
Future Land Use: Commercial

Area 2: 1.052 Acres

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 305.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM, THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.052 ACRES, MORE OR LESS.

Zoning County: Residential, Multiple-Family -11
Future Land Use County: Residential High

As depicted on Exhibit B.

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, which 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:

_____
Sara Hedges, Esq.
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. 23-053 was duly advertised by title only in the St. Lucie News Tribune on Sundays, November 5, 2023 and November 19, 2023; 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 November 20, 2023; and was duly introduced, read by title only, and passed on second and final reading December 4, 2023, 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 XX day of 2023.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

LEGAL DESCRIPTION:

MARAVILLA GARDENS S/D-UNIT THREE- N 150 FT OF S 202.68 FT OF LOT 177-LESS US 1 AND LESS W 60FT-

Territorial Limits Extension

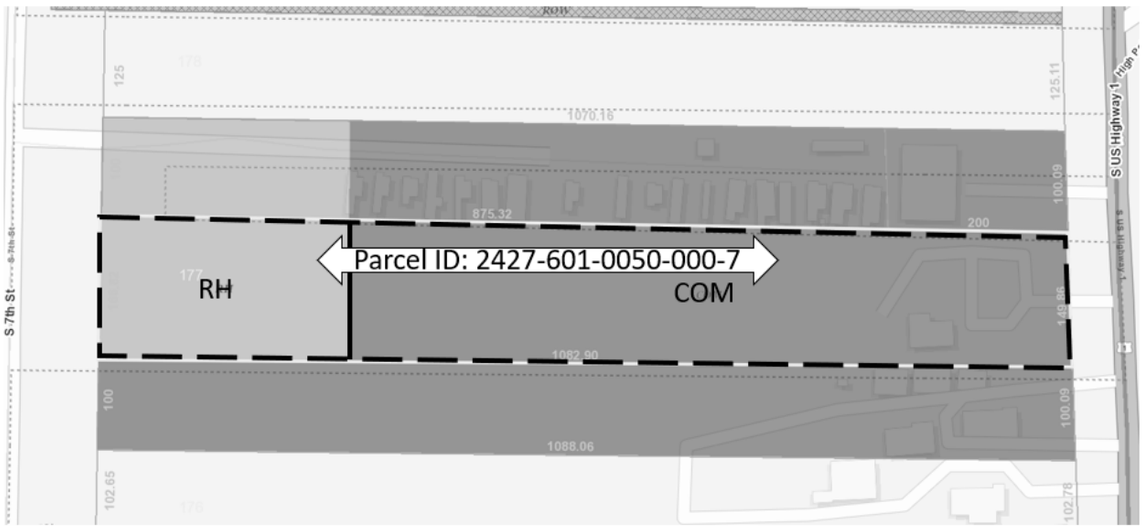
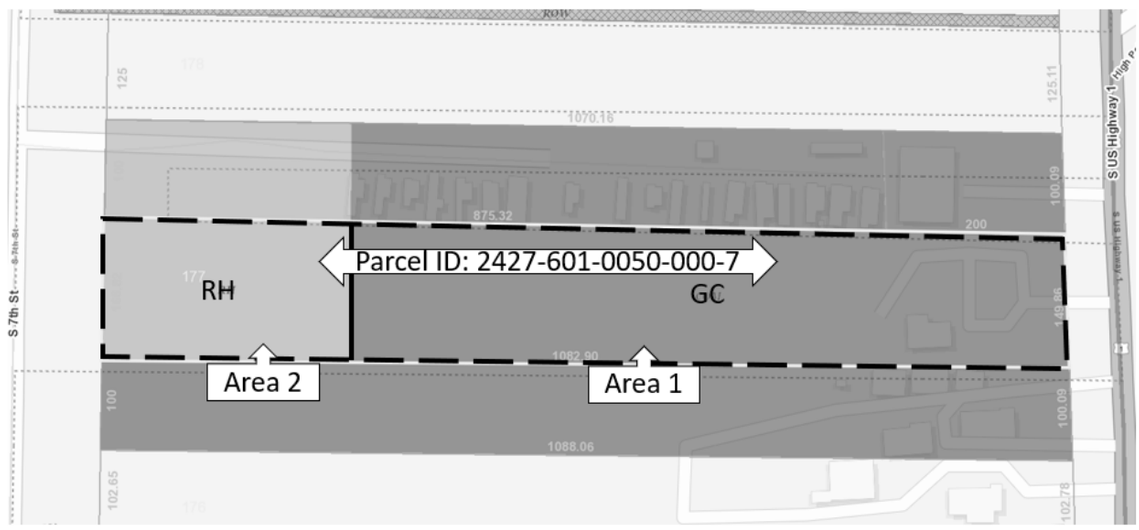


EXHIBIT B
Zoning & Future Land Use Designation Assignment



*The property to be annexed currently has a county zoning of Commercial General (COM)/Residential/Multiple Family-11 and a future land use of Commercial General (COM)/Residential High (RH). The property is being annexed with the current County's future land use and zoning.

CITY OF FORT PIERCE

CITY COMMISSION

November 20th, 2023

Ubilla-Duque Holdings LLC– Annexation
At or near 3307 S. US Hwy 1

APPLICANT

Alejandro Toro

PROPERTY OWNER(S)

Ubilla-Duque Holdings, LLC

PARCEL ID #(S):

2427-601-0050-000-7

SUMMARY

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 3307 S. US Highway 1.

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near 3307 S. US Highway 1 in Fort Pierce, Florida. The parcel ID is 2427-601-0050-000-7.

The subject property has St. Lucie County Future Land Use designations of Commercial (COM)/Residential High (RH) and a St. Lucie County Zoning designation of Commercial General (CG)/Residential, Multi-Family, 11 du/ac (RM-11). The applicant is proposing to maintain the Future Land Use and Zoning designations.

COMPREHENSIVE PLAN

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 value of the property is $359,260. 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.

SITE LOCATION



SITE AREA = Approximately 3.72 Acres

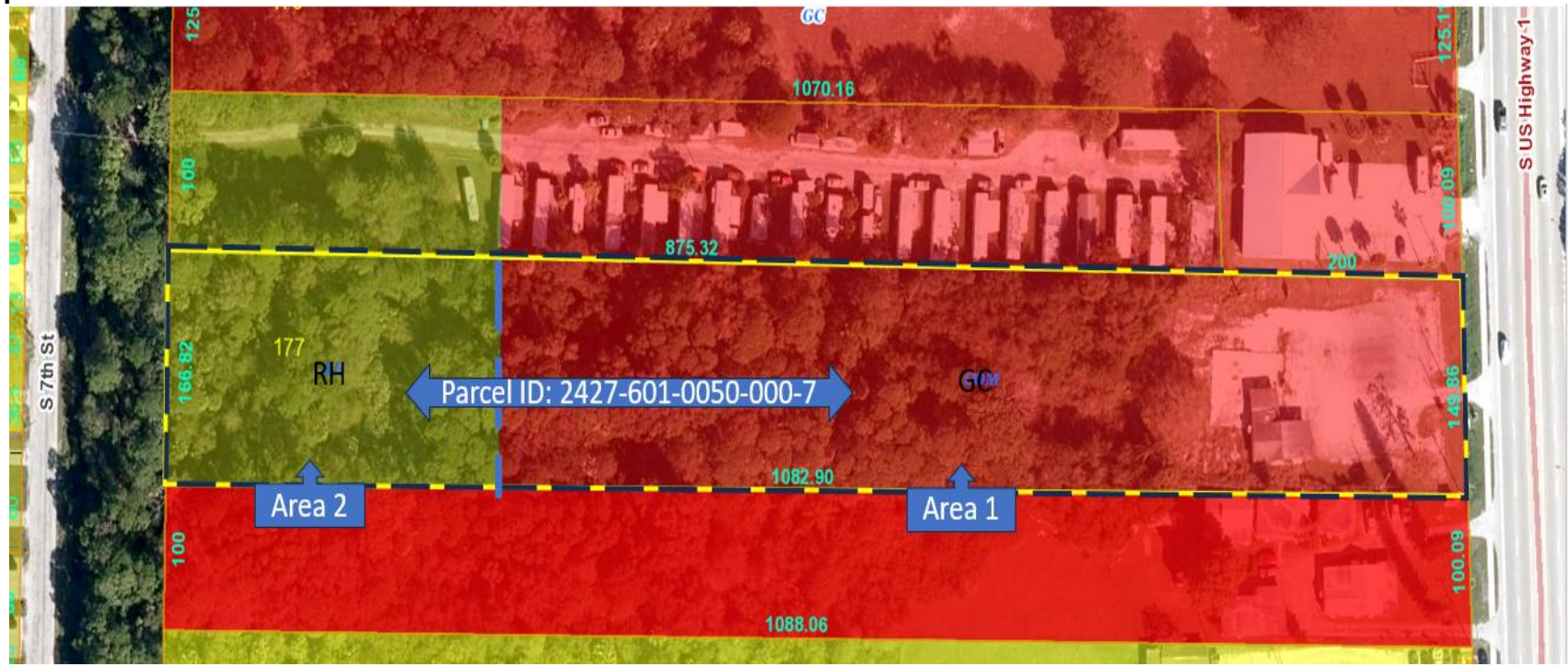
EXISTING & PROPOSED FLU - ZONING

Current SLC FLU:
COM/RH, Commercial/Residential High

Current SLC Zoning:
Commercial General (CG)RM-11,
Residential, Multi-Family,
11 du/ac

Proposed
FLU: GC, General Commercial/RH,
High Density Residential

Proposed Zoning:
C-3, General Commercial/ R5,
Residential High



STAFF RECOMMENTATION

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

At the August 14th Planning Board meeting, the board approved the annexation with the condition that application can only move forward to City Commission when an updated legal description is submitted showing the split FLU.

Planning Staff recommends approval of the proposed annexation.

PB ACTIONS

- **Possible actions of the Planning Board:**

- Recommend APPROVAL of the proposed Annexation
    - Staff recommends approval

- Recommend DISAPPROVAL of the proposed Annexation

CITY OF FORT PIERCE

PLANNING BOARD

November 20th, 2023

Ubilla-Duque Holdings LLC– Annexation
At or near 3307 S. US Hwy 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Kerry C. Driver, Planner
RE:	**Application for Voluntary Annexation at Location at 3307 S. US Hwy. 1**
BOARD DATE:	November 20, 2023

STAFF REPORT

Property Owners/ Applicants	Ubilla-Duque Holdings LLC
Representative	Alejandro Toro
Requested Action:	Approval of a Voluntary Application for Annexation
Site Location:	3307 S. US Hwy 1, Fort Pierce, FL 34982
Parcel ID:	2427-601-0050-000-7
Parcel Area:	**3.72** acres
Current Future Land Use:	Commercial (COM)/Residential High (RH) - SLC
Current Zoning:	Commercial, General (CG)/Residential, Multiple Family-11 SLC
Proposed Future Land Use:	General Commercial (GC)/High Density Residential (RH)
Proposed Zoning:	General Commercial (C-3)/High Density Residential (R-5)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	General Commercial (GC)	General Commercial (GC)	General Commercial (GC)	Medium Residential (RM)
Surrounding Zoning:	General Commercial (C-3)	General Commercial (C-3)	General Commercial (C-3)	Medium Residential (R-4)

Staff Analysis:

Request

This is a voluntary annexation of 3307 S. US Hwy, 1. The parcel ID is 2427-601-0050-000-7

INSERT LOCATION MAP



The subject properties have a St. Lucie County Future Land Use designation of Commercial (COM)/Residential High (RH) 15 du/ac and a zoning designation of Commercial General (CG)/Residential, Multiple 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 for the parcel will maintain its designations.

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 are contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexations are also consistent with Chapter 171.044, F.S., whereas the properties are contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of an enclave.

The current taxable values of the property is $359,260. Should the Applications for Annexation be approved, they could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000. Currently the property has a commercial building on it.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexations are 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 properties are 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. The parcel abuts properties that are within the City limits. The annexation of the property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. Staff is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of COM/RH and CG/RM-11, respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC/RH and C-3/R5, 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 these annexations by mail to the St. Lucie County Administrator's Office by October 19, 2023, no fewer than thirty (30) days prior to the first reading of these annexations by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and have no objections regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends approval of the proposed voluntary annexation, along with the associated Future Land Use designation of GC/RH and the Zoning designation of C-3/R5.

Planning Board

The City of Fort Pierce Planning Board, at their August 14, 2023, meeting, voted 6 to 0 to recommend Approval of the annexation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Alejandro Toro
10250 SW Village Pkwy
Port St. Lucie, FL

Subject: Annexation – One parcel on 3307 S. US Highway 1 – Technical Review Committee Comments for July 20, 2023 TRC Meeting

City of Fort Pierce Planning Department

In favor of Annexation

Fort Pierce Engineering Department

Recommend approval.

Fort Pierce Building Department

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. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Building Permit required.
4. Signed and sealed construction drawings required.

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

No comments at this time.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

St. Lucie County PW/Engineering

No comments at this time.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: Approved
- FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application – Approved. Please contact Sal Scimeca for electric customer requirements and project coordination sscimeca@fpua.com 772.466.1600 ext. 6957
- FPUA Gas: Natural gas is readily available for backup power generation, water heating, etc. Main is located W. of US Highway 1. -- Approved
- FPUAnet Fiber: FPUAnet approves. FPUAnet Fiber is available however there would be some construction cost as part of install.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

BUSINESS IMPACT ESTIMATE

SUBMITTED BY: Kerry Charles-Driver

SUBJECT: 3307 S US HIGHWAY 1: ANNEXATION

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1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

   Annexation of property into the City limits in order to define city boundaries and service areas, and to prevent uncontrolled sprawl.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

      Property owner (current use and assessed value $545,000) will become subject to City property taxation at 6.9 mils = $3,763.95. Changes in use/redevelopment may increase property tax.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

      No new charges/fees related to the annexation.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      Regulatory costs: No new charges or fees related to the annexation will be imposed on businesses.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

   Unknown

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

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: 3307 S US HIGHWAY 1, Fort Pierce, FL 34982
2. Legal description of real property for which annexation is being requested:
   See Attached Word PDF for Legal Description

   Property Tax ID: 2427-601-0050-000-7
3. Size of described property: 3.72 acres
4. Project description: The applicant seeks to annex to the City of Fort Pierce and develop a slab show room/ warehouse for business uses
5. Current St. Lucie County Future Land Use Designation: Commercial (COM)/Residential High (RH)
6. Current St. Lucie County Zoning: Commercial General (CG)/Residential, Multiple Family -11
7. Is this a Historic property? Unknown
8. Appraised value: $359,260
9. Name of Owner(s): Ubilla-Duque Holdings LLC

   Signature of Owner(s): Alejandro Toro (Authorized Agent)
   Mailing Address: 10250 SW Village Parkway
   City Port St. Lucie State Florida Zip 34987
   Phone 772-462-2455 Fax

10. Name of Representative: Alejandro Toro

Signature of representative:

Mailing Address: 10250 SW Village Parkway

City) Port St. Lucie State Florida Zip 34987

Phone 772-462-2455 Fax

E-mail: 772-462-2455

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 # 5137082 OR BK 4931 PAGE 2959, Recorded 12/28/2022 10:23:42 AM Doc
Tax: $4200.00

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

General Warranty Deed

Made this December 22, 2022 A.D. By

Sophia S. Agapion and Stelios N. Sitaras AKA Stanley Sitaras and Katerina Makiej and Michael N. Sitaras, hereinafter called the grantor,

to **Ubilla-Duque Holdings, LLC, a Florida limited liability company**, whose post office address is: 427 S. Market Ave., Fort Pierce, FL 34982, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

SEE ATTACHED EXHIBIT "A"

The above described property is not the homestead property of the herein named grantors.

Parcel ID Number: 2427-601-0050-000/7

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; 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, 2022.

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:

_____ _____ (Seal)
Witness #1 Printed Name Irene Agapion-Martinez
Sophia S. Agapion
Address: 616 Willoughby Blvd., Greensboro, North Carolina 27408

_____
Witness #2 Printed Name Aristeo Huerta

State of North Carolina
County of Guilford

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 22 day of December 2022 by Sophia S. Agapion, who is/are ~~personally known to me~~ or who has produced NC 31459588 as identification.

A ANDY OGUAMA
Notary Public
Guilford Co., North Carolina
My Commission Expires June 30, 2027

Notary Public _____ (Seal)
Print Name: AWA Andy Oguama
My Commission Expires: June 30, 2027

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Witness #1 Printed Name Kyle Virabalin

Witness #2 Printed Name Khiet-nghi Luong

Stelios N. Sitaras (Seal)
Stelios N. Sitaras AKA Stanley Sitaras
Address: 1903 Creek Valley Lane, Sugarland, TX 77478

State of Texas
County of Fort Bend

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23 day of December, 2022, by Stelios N. Sitaras AKA Stanley Sitaras, who is/are personally known to me or who has produced TX DL as identification.

HEATHER HUONG PHAM
Notary Public (Seal)
STATE OF TEXAS
My Comm. Exp. 06-17-24
Notary ID # 12893044-2

Notary Public
Print Name: Heather Pham

My Commission Expires:

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Dipti C
Witness #1 Printed Name Dipti Contractor

C Parent
Witness #2 Printed Name Cheryl Parent

Katerina Makiej (Seal)
Katerina Makiej
Address: 7 Aspen Circle, Andover, MA 01810

State of Massachusetts
County of Essex

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of December, 2022 by Katerina Makiej, who is/are personally known to me or who has produced MDL as identification.

Bonnie C Caruso
Notary Public
Print Name: BONNIE C CARUSO
My Commission Expires: 5/2/2025

(Seal)

BONNIE C. CARUSO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 2 2025

Prepared by:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21841

Signed, sealed and delivered in our presence:

Paul Michael Headley Jr (Seal)
Witness #1 Printed Name Paul Michael Headley Jr

Michael N. Sitaras
Address: 6567 Petunia Place, Carlsbad, CA 92011

Witness #2 Printed Name Jeffrey S. Melemed

State of California
County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this ____ day of _____, 20____, by Michael N. Sitaras, who is/are personally known to me or who has produced _____ as identification.

_____
Notary Public
Print Name: _____

(Seal)

My Commission Expires: _____

Please See Attached
For Official Notary Wording

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On December 21, 2022 before me, Susan A. Runner Notary Public
(insert name and title of the officer)

personally appeared Michael N. Sitaras
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan A. Runner (Seal)

SUSAN A. RUNNER
Notary Public - California
San Diego County
Commission # 2314190
My Comm. Expires Dec 2, 2023

Exhibit "A"

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

Alejandro Toro

From: Jose D. Ubilla <jose@realstoneandgranite.com>
Sent: Monday, June 26, 2023 4:04 PM
To: Alejandro Toro
Subject: Fwd: You paid an invoice! (#003542)

Good afternoon Alejandro.

Please see below.

Thank you !

Jose D. Ubilla
www.realstoneandgranite.com

---------- Forwarded message ---------
From: **City of Fort Pierce Finance Department** <messenger@messaging.squareup.com>
Date: Mon, Jun 26, 2023, 3:04 PM
Subject: You paid an invoice! (#003542)
To: <jose@realstoneandgranite.com>

[redacted]

City of Fort Pierce Finance Department

Invoice Paid

$630.00

Paid with Mastercard 6198 on June 26, 2023 at 12:04 PM

Planning Fees - 3307 S. US Hwy 1
Invoice #003542
June 26, 2023

Customer
Jose D Ubilla
jose@realstoneandgranite.com

Additional Recipients
arosenthal@cityoffortpierce.com

Download Invoice PDF

Invoice summary

Planning Dept Fees Various fees collected for Planning Dept for Projects *Advertising Fee for Annexation* *3307 S. US Hwy 1* *#23-02000008*	**$630.00**
Subtotal	$630.00
Total Paid	**$630.00**

Mastercard 6198 — 06/26/23, 12:04 PM

Send estimates or invoices for your business?
Process $1,000 in sales free when you sign up for Square.

Get Started

City of Fort Pierce Finance Department
wrydzewski@cityoffortpierce.com
772-467-3000

Please contact City of Fort Pierce Finance Department about its privacy practices.

Ubilla-Duque Holdings LLC
427 S Market Ave
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Ubilla-Duque Holdings – Slab room & Warehouse – Fort Pierce

Parcel ID: 2427-601-0050-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Jose Ubilla, 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 & annexation.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Jose W. Ubilla (Name of Person Acknowledging) who is personally known to me or who has produced Personally Known (type of identification) as identification and who did (did not) take an oath.

Katelynn Tremonti
Notary Signature

Katelynn Tremonti
Printed Name of Notary

(Notary Seal)

KATELYNN TREMONTI
Commission # HH 281241
Expires May 5, 2026

My commission expires

MANAGER/ PARTNER
Owner's Signature

Ubilla Duque Holdings LLC
Owner's Name

427 S. MARKET AV.
Street Address

FORT PIERCE, FL 34982
City, State, Zip

(561) 719 1479 JOSE@REALSTONEANDSTEEL.COM
Telephone / Email

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF SAID LOT 177.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 365.50 FEET THEREOF.

CONTAINING 2.656 ACRES, MORE OR LESS.

MICHAEL T. OWEN — SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SKETCH & DESCRIPTION OF: EAST PARCEL

PREPARED FOR:
UBILLA-DUQUE HOLDINGS LLC

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

CURVE TABLE:

THIS IS NOT A SURVEY

CURVE	RADIUS	DELTA	ARC LENGTH
C1	11502.20'	00°13'24"	44.82'

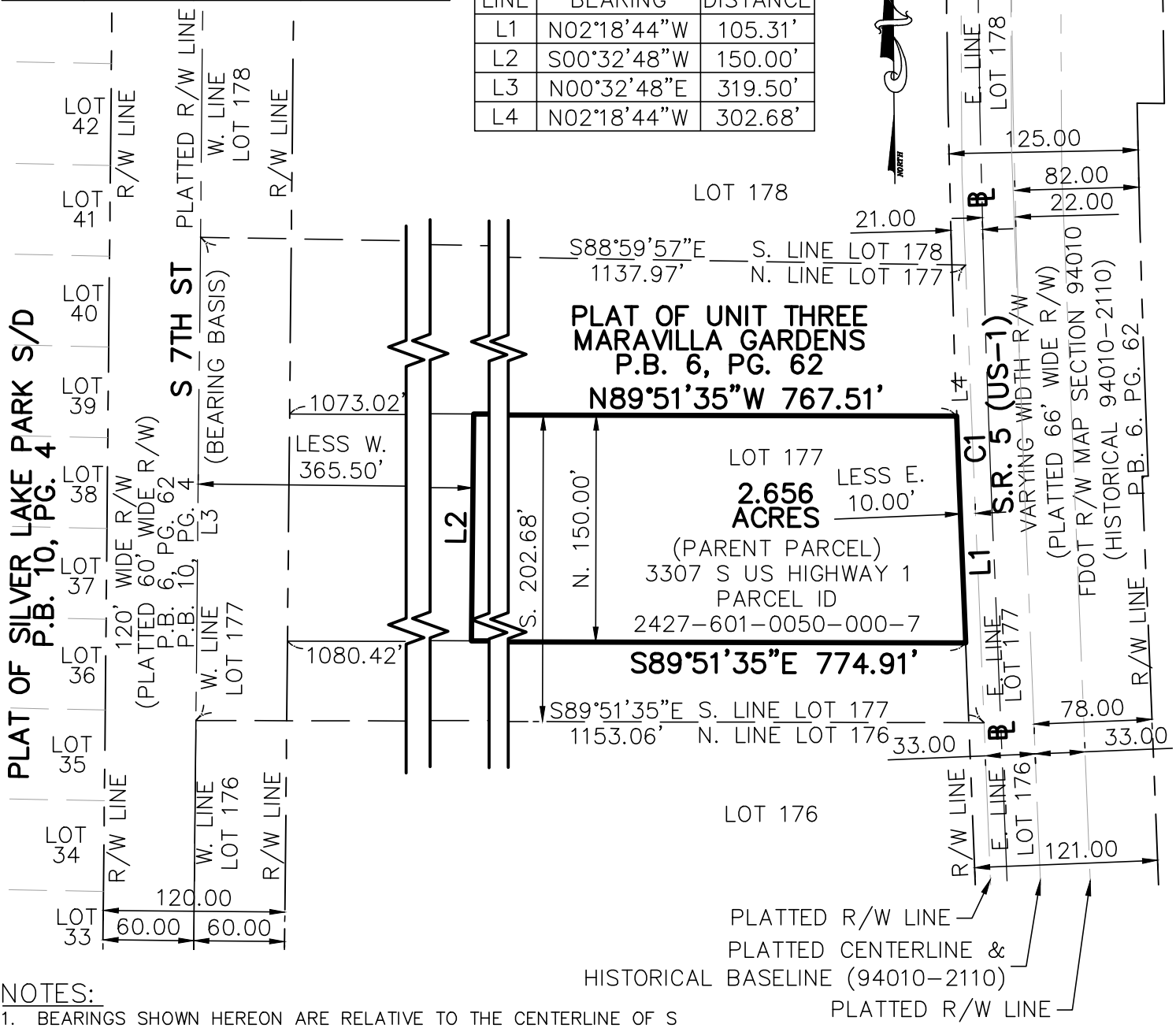
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N02°18'44"W	105.31'
L2	S00°32'48"W	150.00'
L3	N00°32'48"E	319.50'
L4	N02°18'44"W	302.68'

INTENDED DISPLAY SCALE

0 100

Scale in feet
1 Inch = 100 Feet



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF S 7TH STREET AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY PREPARED BY EDC, INC. UNDER PROJECT NUMBER 23-175, DATED OCTOBER 13, 2023.

ABBREVIATION LEGEND

P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
BL	BASELINE
S/D	SUBDIVISION

SKETCH & DESCRIPTION OF:
EAST PARCEL

PREPARED FOR:
UBILLA-DUQUE HOLDINGS LLC

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
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ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
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REVISIONS

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 305.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 150 FEET OF THE SOUTH 202.68 FEET OF LOT 177 OF UNIT THREE MARAVILLA GARDENS, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM RIGHTS OF WAY TO FLORIDA POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET THEREOF WHICH HAS BEEN DEEDED TO THE CITY OF FORT PIERCE, FOR THE LAYING AND MAINTAINING OF WATER MAINS AND OTHER UTILITIES, AND THE WEST 60 FEET THEREOF CONVEYED TO ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.052 ACRES, MORE OR LESS.

MICHAEL T. OWEN — SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SKETCH & DESCRIPTION OF: WEST PARCEL

PREPARED FOR:
UBILLA-DUQUE HOLDINGS LLC

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

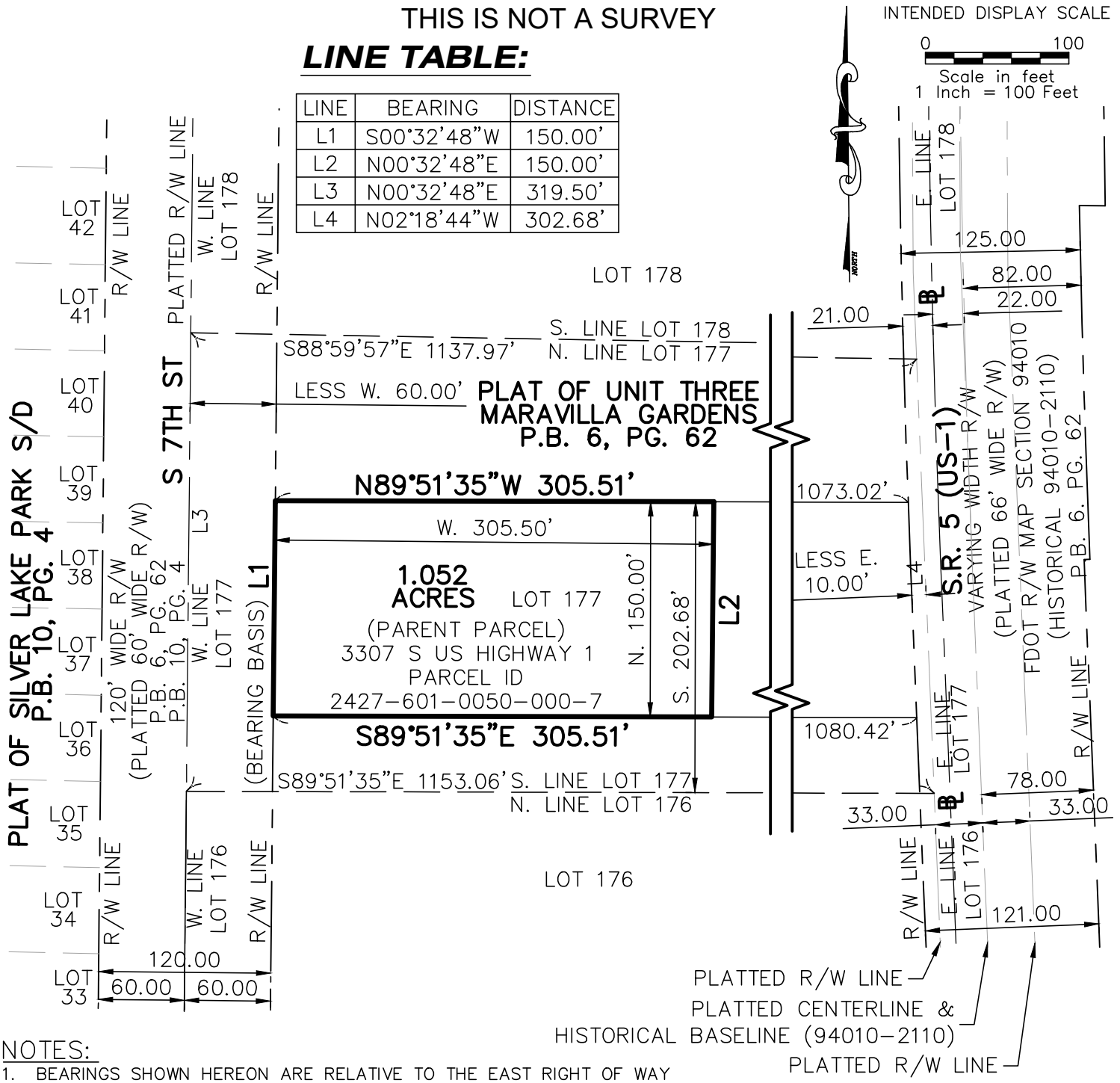
ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

THIS IS NOT A SURVEY

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S00°32'48"W	150.00'
L2	N00°32'48"E	150.00'
L3	N00°32'48"E	319.50'
L4	N02°18'44"W	302.68'



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT OF WAY LINE OF S 7TH STREET AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY PREPARED BY EDC, INC. UNDER PROJECT NUMBER 23-175, DATED OCTOBER 13, 2023.

ABBREVIATION LEGEND

P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
BL	BASELINE
S/D	SUBDIVISION

SKETCH & DESCRIPTION OF:
WEST PARCEL

PREPARED FOR:
UBILLA-DUQUE HOLDINGS LLC

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
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ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

HAND DELIVERED

Impending annexation notification of property.

To: St. Lucie County Attorrney
From: City of Fort Pierce Planning Department

Attention: Daniel S. Mcintyre
Date: August 21, 2023

Property Address: 3307 S. US Hwy 1

Parcel ID(s): 2427-601-0050-000-7

Project #: 23-02000008

Date Received: 8-21-23

Received By: Michelle Cross

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

HAND DELIVERED

Impending annexation notification of property.

To: St. Lucie County Administrator **From:** City of Fort Pierce Planning Department

Attention: George Landry **Date:** August 21, 2023

Property Address: 3307 S. US Hwy 1

Parcel ID(s): 2427-601-0050-000-7

Project #: 23-02000008

Date Received: 8-21-23

Received By: Michelle Graves

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Annexations

Run Twice: Sunday, November 5, 2023
Sunday, November 19, 2023

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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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, November 20, 2023 at 5:05 p.m., and Monday, December 4, 2023 at 5:05 p.m. hold Public Hearings on the enactment of the following proposed annexation ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 23-053 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY 3307 S. US HWY 1, 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, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; MAINTAINING THE SAINT LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL AND RESIDENTIAL, MULTI-FAMILY; MAINTAINING THE SAINT LUCIE COUNTY LAND USE DESIGNATION OF COMMERCIAL/RESIDENTIAL HIGH; 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.

(INSERT MAP HERE)

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 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.

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: 11/5/23 and 11/19/23


High Point Blvd
High Point Blvd
S US Highway 1
S 7th St
Parcel ID: 2427-601-0050-000-7
Zoning: C-3, General Commercial
Future Land Use: GC, General Commercial
Southland Dr

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Kerry Charles, Planner

FROM: Tanya Earley, City Attorney TME

RE: Ubilia-Duque Holdings LLC Annexation

CAO RLS File: 23-166

DATE: July 13, 2023

I have reviewed the above document in response to your request for legal services. Please update the City Attorney's signature block to include the incoming Interim City Attorney (which will be voted upon at the next City Commission meeting). The document is otherwise approved as to form and correctness.

If I can be of further assistance, please don't hesitate to call or email.

Thank you.

TE/mm

cc: Nicholas C. Mimms, P.E., City Manager
Kevin Freeman, Planning Director
Linda Cox, City Clerk

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Linda Cox
Accounts Payable Dept
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, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

11/05/2023, 11/19/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/19/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commision expires

Publication Cost:	$844.80	
Order No:	9486290	# of Copies:
Customer No:	1126026	1
PO #:		

THIS IS NOT AN INVOICE!

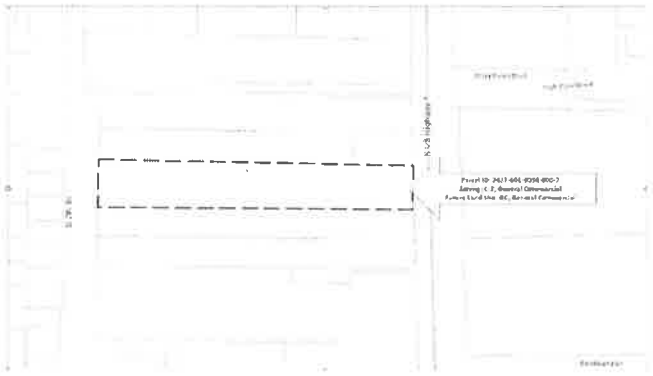
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

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ORDINANCE NO. 23-053 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY 3307 S. US HWY 1, 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, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; MAINTAINING THE SAINT LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL AND RESIDENTIAL, MULTI-FAMILY; MAINTAINING THE SAINT LUCIE COUNTY LAND USE DESIGNATION OF COMMERCIAL/RESIDENTIAL HIGH; 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 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.

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: 11/5/23 and 11/19/23

TR-37817979

City Commission Regular Meeting - 5:05 pm **12. b.**

Meeting Date: 12/04/2023

Re: Annexation - 1703 Totten Road - Parcel ID: 2417-323-0001-000-5

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 23-061: Review and approval of a Voluntary Annexation by owner, George Ortiz, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near 1703 Totten Road in Fort Pierce, FL 34947. The proposed Future Land Use designation for the subject property is GC, General Commercial, with a proposed Zoning designation of C-3, General Commercial. Parcel ID: 2417-323-0001-000-5 SECOND READING

SUMMARY:

Project #: 23-02000011
Attached is an application for a Voluntary Annexation of one (1) parcel at or near 1703 Totten Road in Fort Pierce, Florida. The parcel ID is 2417-323-0001-000-5. The subject parcels has St. Lucie County Future Land Use designations of Commercial 0 du/ac (COM) and St. Lucie County Zoning designations of Commercial, Neighborhood (CN). The applicant is proposing Future Land Use designations of General Commercial 15 du/ac (GC) with a Zoning classification of General Commercial (C-3).

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.

ALTERNATIVES:

- Approval
- Denial

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

- Technical Review
- Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 23-061
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice
Legal Memo
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/07/2023 04:58 PM

Form Started By: Kerry Charles
Started On: 10/10/2023 04:11 PM
Final Approval Date: 11/21/2023

ORDINANCE NO. 23-061

AN ORDINANCE **EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY 1703 TOTTEN ROAD, FORT PIERCE, FL 34947** AND SHOWN ON EXHBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION AS GENERAL COMMERCIAL; ESTABLISHING THE LAND USE DESIGNATION GENERAL COMMERCIAL; DIRECTING FILING OF THE ORIDNANCE 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 CONFILICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statues, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statues, 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 owner(s) have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the estimated population is two (2);

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 October 9, 2023, meeting voted unanimously to recommend approval of the annexation; 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 certified mail to the St. Lucie County Administrator’s Office on October 19, 2023, 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, certified mail, to the St. Lucie

County Board of County Commissioners on October 19, 2023, 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 the following property is hereby annexed into the City:

Parcel ID: 2417-323-0001-000-5

LEGAL DESCRIPTION:
PARCEL ONE:

17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC)

Said property containing approximately 0.59 acres and being generally located at or near 1703 Totten Road, Fort Pierce, FL 34947.

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, 2024, 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 of 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 Medium-Density Residential (R-4) 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, which 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:

_____
Sara Hedges, Esq.
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. 23-061 was duly advertised by title only in the St. Lucie News Tribune on November 5th and 19th, 2023; 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 **XXXX** on first reading by the City Commission of the City of Fort Pierce, Florida, on November 20, 2023; and was duly introduced, read by title only, and **XXXX** on second and final reading December 4, 2023, 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 XX day of XXXX.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL ONE:

17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB, TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC)

Territorial Limits Extension

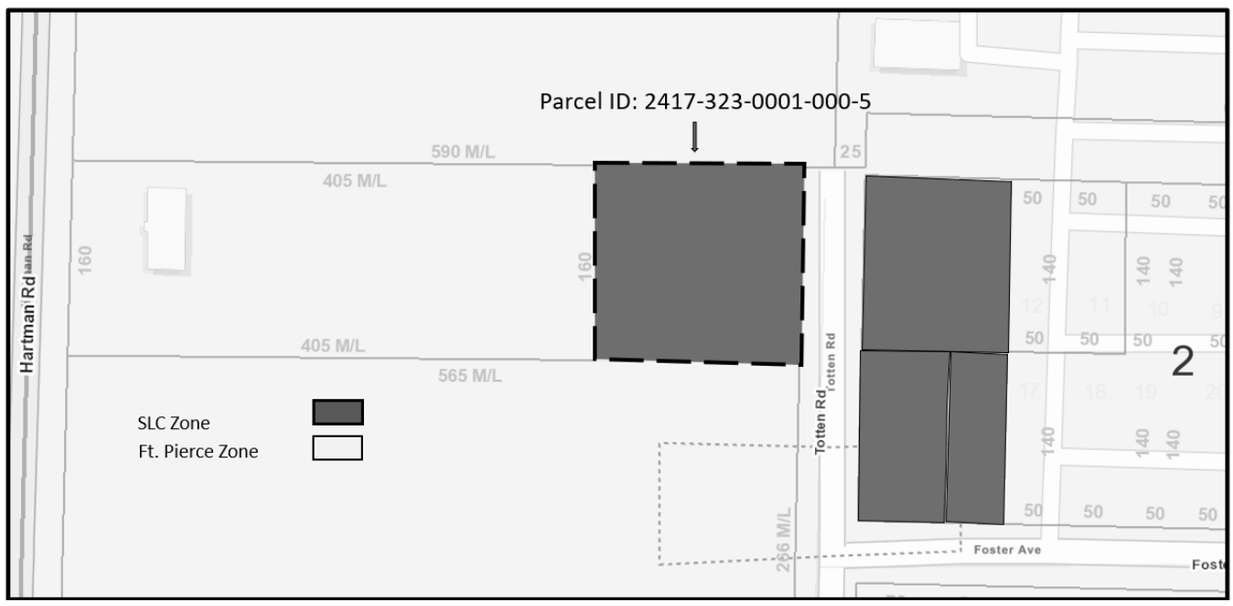
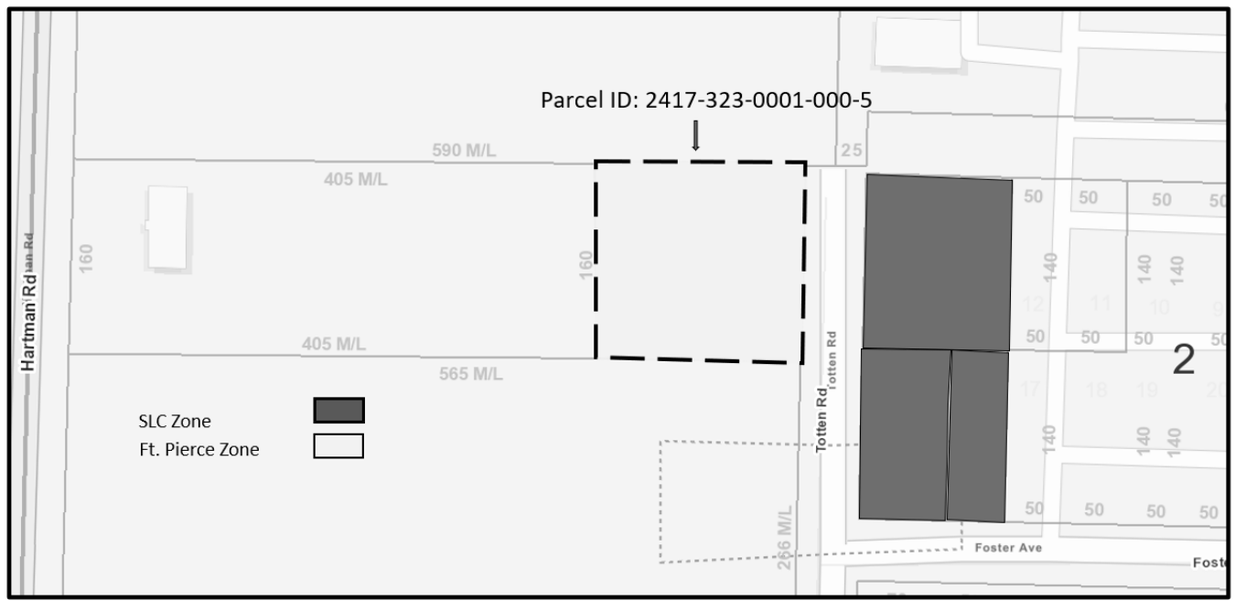


EXHIBIT B
Zoning & Future Land Use Designation Assignment



*The property to be annexed currently has a zoning of CN (Commercial, Neighborhood) and a future land use of COM (Commercial). The property is being requested for the zoning to be modified to C-3 (General Commercial) with a future land use of GC (General Commercial).

CITY OF FORT PIERCE

CITY COMMISSION

November 20th, 2023

Ortiz Annexation

1703 Totten Road

1st Reading

APPLICANT

George Ruiz Ortiz

PROPERTY OWNER(S)

George Ruiz Ortiz

PARCEL ID #(S):
2417-323-0001-000-5

SUMMARY

Request for review of an application for a Voluntary Application for Annexation for one (1) parcel of land at or near 1703 Totten Road.

BACKGROUND

The applicant is requesting a voluntary annexation of one (1) parcel at or near 1703 Totten Road in Fort Pierce, Florida. The parcel ID is 2417-323-0001-000-5.

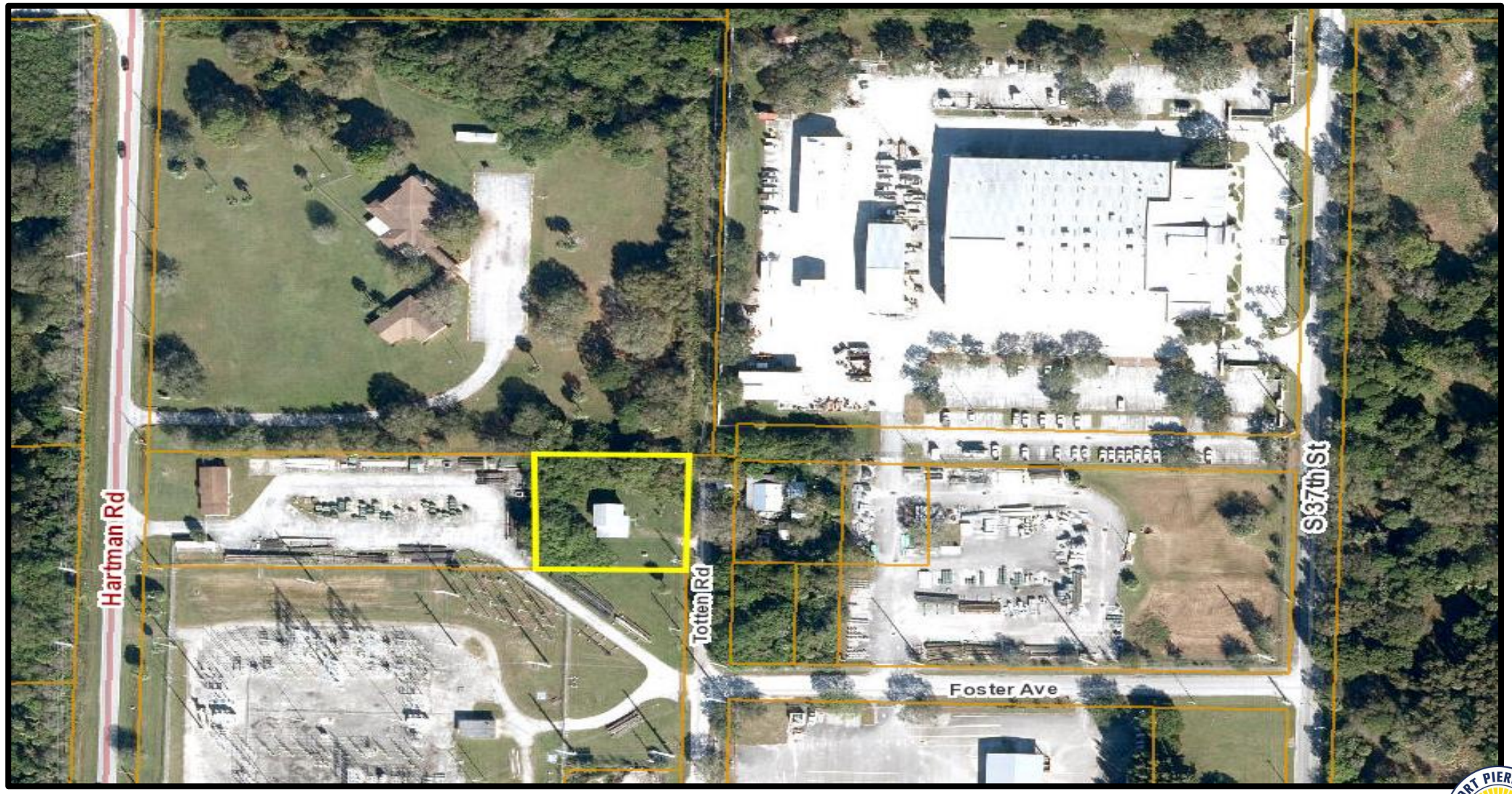
The subject property has St. Lucie County Future Land Use designations of Commercial 0 du (COM) and a St. Lucie County Zoning designation of Commercial, Neighborhood (CN). The applicant is proposing Future Land Use designations of General Commercial 15 du/ac (GC) with a Zoning classification of General Commercial (C-3).

COMPREHENSIVE PLAN

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 value of the property is $186,600. 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. The property has an existing dwelling unit.

SITE LOCATION



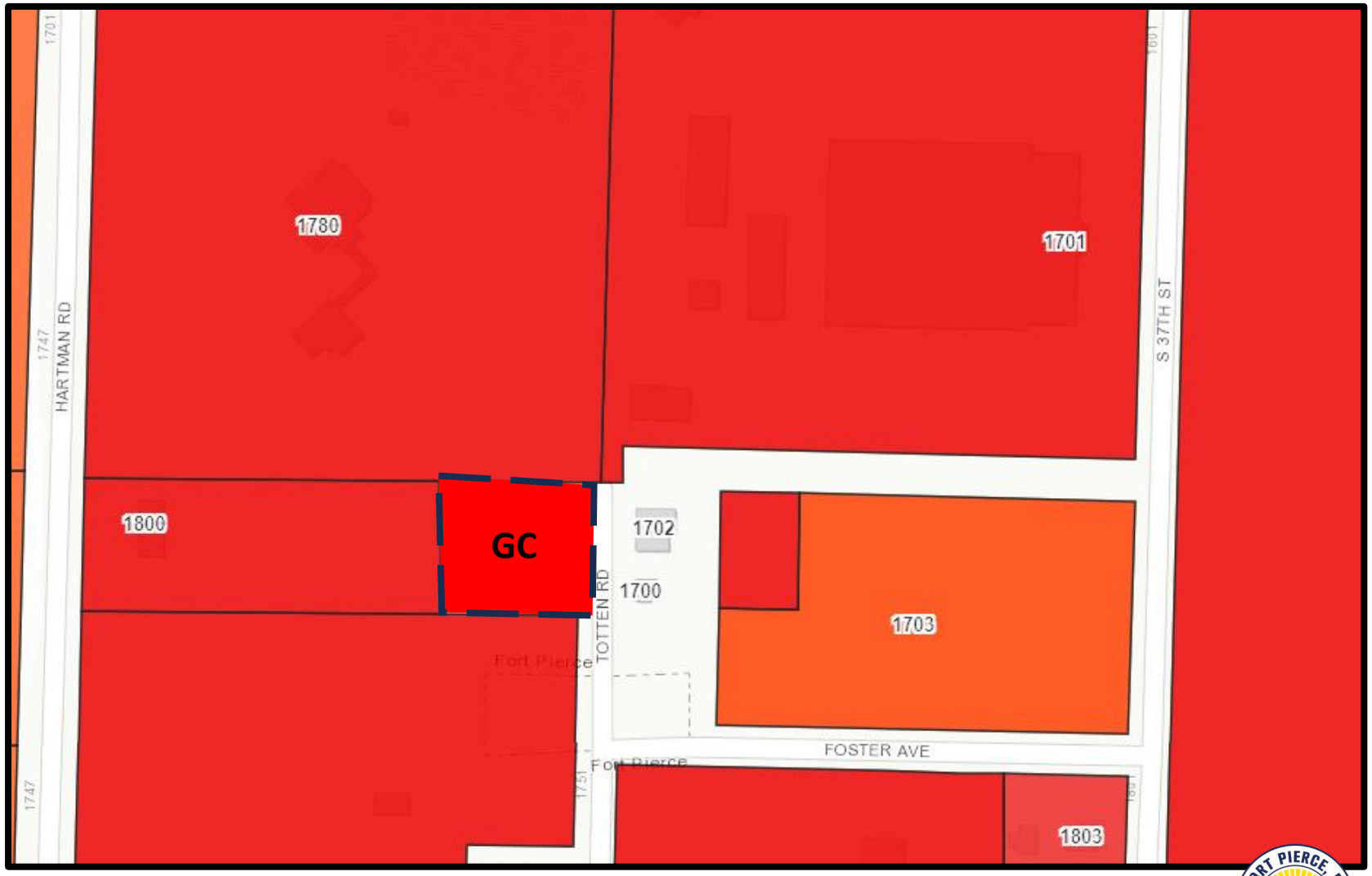
SITE AREA= 0.59 +/- Acres

Ortiz ANNEXATION

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: COM
(Commercial 0 du/ac – St. Lucie County)

Proposed FLU: GC
(General Commercial 15 du/ac – City of Fort Pierce)



Ortiz ANNEXATION

EXISTING/PROPOSED ZONING

Currently Zoned: NC
(Commercial Neighborhood 10 du/ac – St. Lucie County)

Proposed Zoning: C-3
(General Commercial – City of Fort Pierce)



Ortiz ANNEXATION

RECOMMENDATION

Planning Staff recommends Approval of the proposed annexation.

At the October 9th meeting, the Planning Board voted unanimously to approve the annexation.

ALTERNATIVE RECOMMENDATIONS OF THE CITY COMMISSION:

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

CITY COMMISSION

November 20th, 2023

Ortiz Annexation

1703 Totten Road

1st Reading

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Kerry C. Driver, Planner
RE:	**Applications for Voluntary Annexation at Location**
BOARD DATE:	November 20, 2023

STAFF REPORT

Property Owners/ Applicants	George Ortiz
Requested Action:	Approval of a Voluntary Application for Annexation
Site Locations:	1703 Totten Road, Fort Pierce, FL 34947
Parcel ID:	2417-323-0001-000-5
Parcel Area:	**0.59** acres
Current Future Land Use:	Commercial - SLC
Current Zoning:	Commercial, Neighborhood - SLC
Proposed Future Land Use:	General Commercial
Proposed Zoning:	C-3, General Commercial

Utilities: FPUA

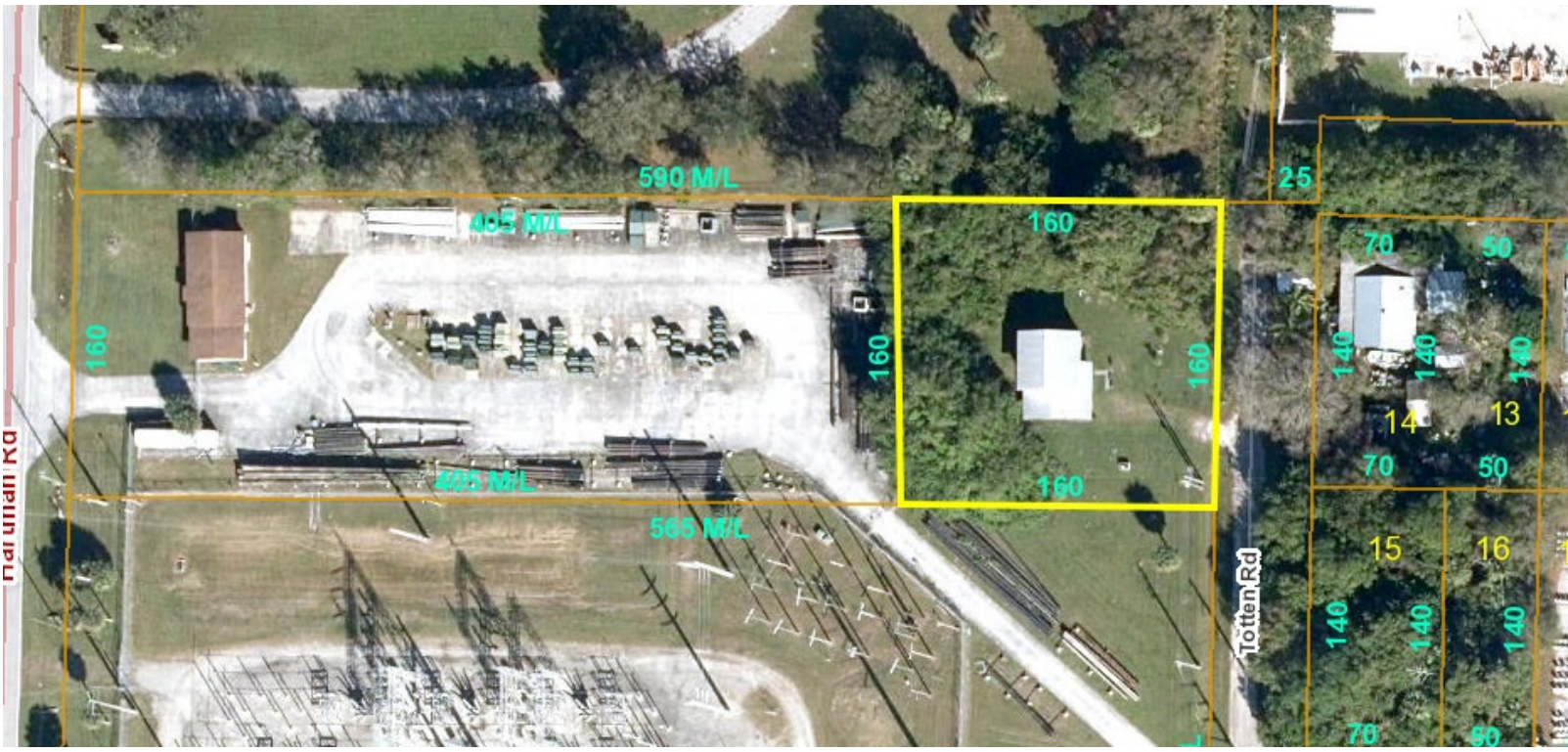
	North	East	South	West
Surrounding FLU:	General Commercial (GC)	Commercial (COM)	General Commercial (GC)	General Commercial (GC)
Surrounding Zoning:	General Commercial (C-3)	Commercial Neighborhood (CN)	General Commercial (C-3)	General Commercial (C-3)

Staff Analysis:

Request

This is a voluntary annexation of Address. The parcel ID is 2417-323-0001-000-5

INSERT LOCATION MAP



The subject properties have a St. Lucie County Future Land Use designation of Commercial 0 du/ac (COM) and a zoning designation of Commercial, Neighborhood, 10 du/ac (NC). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcels is General Commercial (GC), with a zoning classification of Low 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 properties are located within unincorporated St. Lucie County and are contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexations are also consistent with Chapter 171.044, F.S., whereas the properties are contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of an enclave.

The current taxable values of the property is $186,600. Should the Applications for Annexation be approved, they could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000. Currently both of the properties have a single-family home.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexations are 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 properties are 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 properties are in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. These parcels abut properties 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. Staff is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of NC and COM, respectively, 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 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 these annexations by mail to the St. Lucie County Administrator's Office by October 19, 2023, no fewer than thirty (30) days prior to the first reading of these annexations by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and have no objections regarding the proposed voluntary annexation applications based on compliance with the requirements of the City Code and Comprehensive Plan.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, Planning Staff recommends approval of the proposed voluntary annexation, along with the associated Future Land Use designation of GC and the Zoning designation of C-3.

Planning Board

The City of Fort Pierce Planning Board, at their October 9, 2023, meeting, voted 6 to 0 to recommend Approval of the annexation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

George Ruiz Ortiz
265 SE Verada Ave.
Port St. Lucie, FL 34983

Subject: Annexation – One parcel at 1703 Totten Road – Technical Review Committee Comments for September 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

In support of Annexation

Fort Pierce Engineering Department

Recommend Annexation Approval.

Fort Pierce Building Department

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. All new construction or alterations shall meet the requirements of the Florida Budling Code 7th Edition.

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

1. Advisory: The proposed annexation would increase the number of City zoned parcels on Totten Road, a local roadway. The City should consider taking over ownership and maintenance responsibilities of Totten Road.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: FPUA has water and sewer available to serve this site. There is no objection to this annexation request.
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.
- FPUA Gas: Approved. Natural gas is available just north of the parcel in question.
- FPUA Fiber: FPUAnet Approves; Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

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1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, OCTOBER 9, 2023, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Prior to roll call, Chairman Creyaufmiller introduced the new Planning Board member, Justine Carter, and she told the Board a little bit about herself.

Present:	Nichelle Clemons; Anton Kreisl; John Heaning; Alexander Edwards; Justine Carter; Frank Creyaufmiller, Chairman
Absent:	Uline Daniel
Staff Present:	Kev Freeman, Planning Director Ryan Alitzer, Senior Planner Kerry Charles, Planner Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Ms. Daniel was excused.

5. APPROVAL OF MINUTES

a. Minutes from the September 11, 2023 meeting

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to approve the minutes from the September 11, 2023 meeting.

AYE: Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Justine Carter, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Annexation - Hickory Branch Properties (3601, 3605, and 3725 Gordy Road) - Parcel IDs: 2326-413-0001-000-2, 2326-434-0000-000-0 and 2326-413-0000-000-5

Ms. Charles gave an overview of the annexation. She stated the request is for a voluntary annexation of three (3) parcels of land that have existing St. Lucie County Future Land Use designations of Residential Suburban 2 du/ac (RS-2) and a St. Lucie County Zoning designation of Agriculture (AG-1). The applicant is requesting Future Land Use designations of Mixed-Use Development 15 du/ac (MXD), which designates the property for a greater potential development. Ms. Charles said the property will retain the existing zoning classification of Agriculture (AG-1) and the current value of the property is $3,332,942. Ms. Charles noted the application involves a land area of greater than 50 acres which will require transmission to the Department of Commerce and other required State agencies for review. The city should consider how it will ensure that Gordy Road operates with sufficient capacity and safety under a more urbanized condition when the subject properties, and other properties along Gordy Road develop.

Chairman Creyaufmiller requested the city begin having discussions on the 10-mile creek flooding with the South Water Management District before the shovels hit the ground on the project. He said the project will compound the flooding problems.

Mr. Freeman stated that FDOT is allocating funds to construct a Turnpike exchange on Midway Road, which will allow for better traffic flow in the area. Mr. Freeman suggested having innovative drainage systems and on site stormwater and treatment. He said he is trying to incorporate amendments to the landscape code to aid in stormwater, plantings, vegetation and habitat. Mr. Freeman noted that rarely are the Future Land Use numbers met. Mr. Freeman answered questions from the Board on Gordy Road and present zoning. He stated the applicant will have to meet road standards during the technical review. Mr. Freeman explained the applicant requested to secure the agricultural zoning until development of the site and, so they can use the agricultural exemption.

Hoyt Murphy, Applicant Representative, said the property has been owned by the Varn family for a couple of generations. He noted the adjoining mixed-use property owned by Zyntec will have to upgrade Gordy Road. Mr. Murphy stated the owners are currently running cattle on the property, so the agricultural exemption will remain for two to three years. Mr. Murphy noted the applicants are looking for density of four (4) to five (5) units per acre.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval to City Commission with the following conditions:

1. The applicant will provide a traffic analysis of Gordy Road and the cumulative effects of development at the intersection of State Road 70.
2. An application for rezoning of the property shall be submitted in conjunction with any site plan review.

AYE: Alexander Edwards, Nichelle Clemons, Justine Carter, Anton Kreisl, John Heaning, Chairman Frank Creyaufmiller

Passed

b. **Annexation - 1703 Totten Road - Parcel ID: 2417-323-0001-000-5**

Ms. Charles gave an overview of the application and stated the voluntary annexation is for one (1) parcel of land which is +/- .59 acres. The subject property has St. Lucie County Future Land Use designations of Commercial (COM), 0 du/ac, and a St. Lucie County Zoning designation of Commercial, Neighborhood (CN). The applicant is proposing Future Land Use designations of General Commercial (GC) 15 du/ac, with a Zoning classification of General Commercial (C-3). Ms. Charles said the current value of the property is $186,600 and the property has an existing dwelling unit.

George Ruiz Ortiz, Applicant, stated the purpose of the annexation is to get Fort Pierce utilities for a future commercial use. He said the county cannot provide the utilities on the parcel.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Justine Carter, Anton Kreisl, John Heaning, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

c. **Final Plat - Hernando Street Plat - 601 Hernando Street**

Mr. Altizer gave an overview of the application. He stated the request is for review of an application for a final plat to subdivide one (1) parcel, which is 0.81 +/- acres, into six (6) platted lots. The current Future Land Use is HIR, Hutchinson Island Residential and the current Zoning is R-4A, Hutchinson Island Medium Density Residential. Mr. Altizer answered questions from the Board on underground utilities and lot size.

Tod Mowery, Applicant Representative from Redtail Design Group, said the plat process has been going on since 2021. Mr. Mowery stated before the 2004 hurricanes there were 11 apartment units on three (3) lots, and they are lowering the density by platting six (6) lots. He said the plat allows the applicant to sell 45 foot wide lots. Mr. Mowery noted there are no underground utilities only phone lines.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval to the City Commission with the following condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

AYE: Justine Carter, Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

d. **Zoning Text Amendment - Landscape Bond and Landscape Enforcement**

Mr. Freeman gave an overview ot the Zoning Text Amendment. He stated the text amendment pertains to Section 123-6 and 123-7 regarding Landscape Bond and Landscape Enforcement. He said the existing site plan process requires the property owner to provide an estimated landscape bond to ensure that all approved landscaping is maintained. He said there are issues managing the bonds, where the bonds are located and the city landscaping the owner's property. Mr. Freeman said the landscape should be maintained as it was approved and if not the Code Enforcement department will issue a fine. The initial landscaping is inspected at final CO and should be monitored. If the landscape inspection fails, the bond is pulled. Mr. Freeman said during the site plan process, the landscape maintenance agreement will be put in place and if not met, the property will be subject to Code Enforcement action. The city will monitor the approved landscaping on an annual basis. He stated the responsibility is carried through in perpetuity of the site being operated and until such a time that the approved site plan/landscape plan is amended. Mr. Freeman recommended the removal of the requirement for a Landscape Bond and add the requirement for Landscape Maintenance Agreement and an annual city inspection.

Mr. Freeman explained the city was getting complaints about the landscape bond being too expensive, and the amendment will move the responsibility on to the developer and property owner rather than the city to maintain the landscaping. Mr. Freeman answered questions from the Board on Code Enforcement responsibility for failed landscaping and who will be performing the landscape inspection. Mr. Freeman explained the Planning Department wil be aware of what sites needed landscaping and what trees are to be planted and if this is not met by the city arborist inspection, a report will be created and turned over to Code Enforcement.

Motion was made by John Heaning, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Justine Carter, Chairman Frank Creyaufmiller

Passed

e. **Zoning Text Amendment - Preliminary Plat Process**

Mr. Freeman gave an overview of the application. Mr. Freeman said at the beginning of the year an optional preliminary plat process was put in place to save time and to be able to assign addresses to lots and to be able to pull building permits where appropriate. The Property Appraiser will not issue parcel ID#'s to lots delineated by a preliminary plat, which in turn does not allow an address to be allocated or building permit to be applied for. The process has caused confusion and has little benefit to applicants and property owners. Mr. Freeman suggested removing the optional Preliminary Plat process and require a Final Plat to meet State Statute requirements, which will cut down on the expense to the applicant. Mr. Freeman explained the Final Plat answers the questions from the Preliminary Plat and the strikethrough's on the draft are not relevant to the ordinance and are covered by state statute.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission.

AYE: John Heaning, Alexander Edwards, Nichelle Clemons, Justine Carter, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman spoke about three agenda items from the October 9, 2023, Conference Agenda. He stated he got positive feedback from the Commission on looking at density differently for affordable housing. He highlighted in the Comprehensive Plan the developer automatically gets an additional market rate unit. Mr. Freeman said to create more homeownership in the city the developer could have varying units, lower income, different sized units and provide additional density without being counted. Mr. Freeman said he is working on ordinances to allow accessory dwellings on the back of houses and allowing homeowners to split lots to build more homes, which will help regenerate the Lincoln Park area.

The next item discussed was notification and expense involved prior to the Planning Board meetings. Mr. Freeman said the Planning Department will engage with the applicant to mandate site noticing and mail outs prior to the Planning Board meeting date and a report will be sent to the City Manager's office of what is going on.

The final discussion item was increasing the threshold of minor site plans. He said the recommendation was to amend residential minor site plans to less than 50 units and commercial minor site plans to less than 10,000 square feet. Mr. Freeman said he will be bringing the item to Planning Board for discussion with an analysis of what sort of developments the administrative approvals would include.

9. BOARD COMMENTS

Chairman Creyaufmiller asked the Board to watch the City Commission meeting from October 3, 2023, regarding the Olsen Residence Conditional Use on Surfside Drive that was tabled by the Planning Board. He said many of the same questions were asked and answered differently at the commission meeting. Chairman Creyaufmiller said the height of a home should not fall under the category of a Conditional Use because the use of the building is not being changed. He said the height increase should be a Variance and the ordinance should be looked at and amended particularly for the South Beach Overlay District.

Chairman Creyaufmiller said he would like to see the Board of Adjustment absorbed by the Planning Board since they are not bombarded by Variance requests and the Board of Adjustment members are scheduling their life around two meetings a year. Chairman Creyaufmiller asked if all ordinances are met, why do applications need to go to the City Commission. He suggested combining efforts of the Board of Adjustment into Planning Board and making the Planning Board Quasi Judicial for appropriate hearings.

Mr. Kreisl commented on the recently approved Olsen Residence on Surfside Drive. He said the city has no maximum limits on the sizes of lots, only minimum limits and the city is not involved in the Unity of Title process. Mr. Kreisl suggested the side yard setbacks are increased when two properties are combined into one lot, so there is control over the amount of green space. He said there needs to be a fair way to mitigate by applying lot line requirements to lot width and instead of a particular zone, have a scale for lot line

requirements.

Mr. Kreisl stated the Future Land Use on the Mixed-Use application is terrifying. He said the code allows 15 dwelling units per acre, but they state they are going to build four (4) to six (6) units per acre. The road will be expanded to four (4) to six (6) units per acre and by the time the property is built or sold it could be 15 units per acre.

10. ADJOURNMENT

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: 1703 Totten Rd
2. Legal description of real property for which annexation is being requested:
   17 35 40 FROM NW COR OF SW 1/4 OF NW 1/4 OF SW 1/4, RUN E TO INT OF HARTMAN RD, TH S 160 FT, TH E TO W R/W TOTTEN RD FOR POB , TH N 160 FT, TH W 160 FT, TH S 160 FT, TH E 160 FT TO POB (0.59 AC) (OR 518-1158; 1031-2882, 2883; 1052-322; 1076-1568 ; 1918-2280; 2054-1729; 2891-1973; 2895-1634; 3072-1644; 1647; 1649)

   Property Tax ID: 2417-323-0001-000-5
3. Size of described property: 0.59
4. Project description: We would like to annex to the City of Fort Pierce as a C3 General Commercial
5. Current St. Lucie County Future Land Use Designation: 0100
6. Current St. Lucie County Zoning: Commercial Neighborhood
7. Is this a Historic property? No
8. Appraised value: 186,600
9. Name of Owner(s): George Ruiz Ortiz

   Signature of Owner(s):
   Mailing Address: 265 SE Verada Ave
   City Port St Lucie State FL Zip 34983
   Phone 8135164660 Fax

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

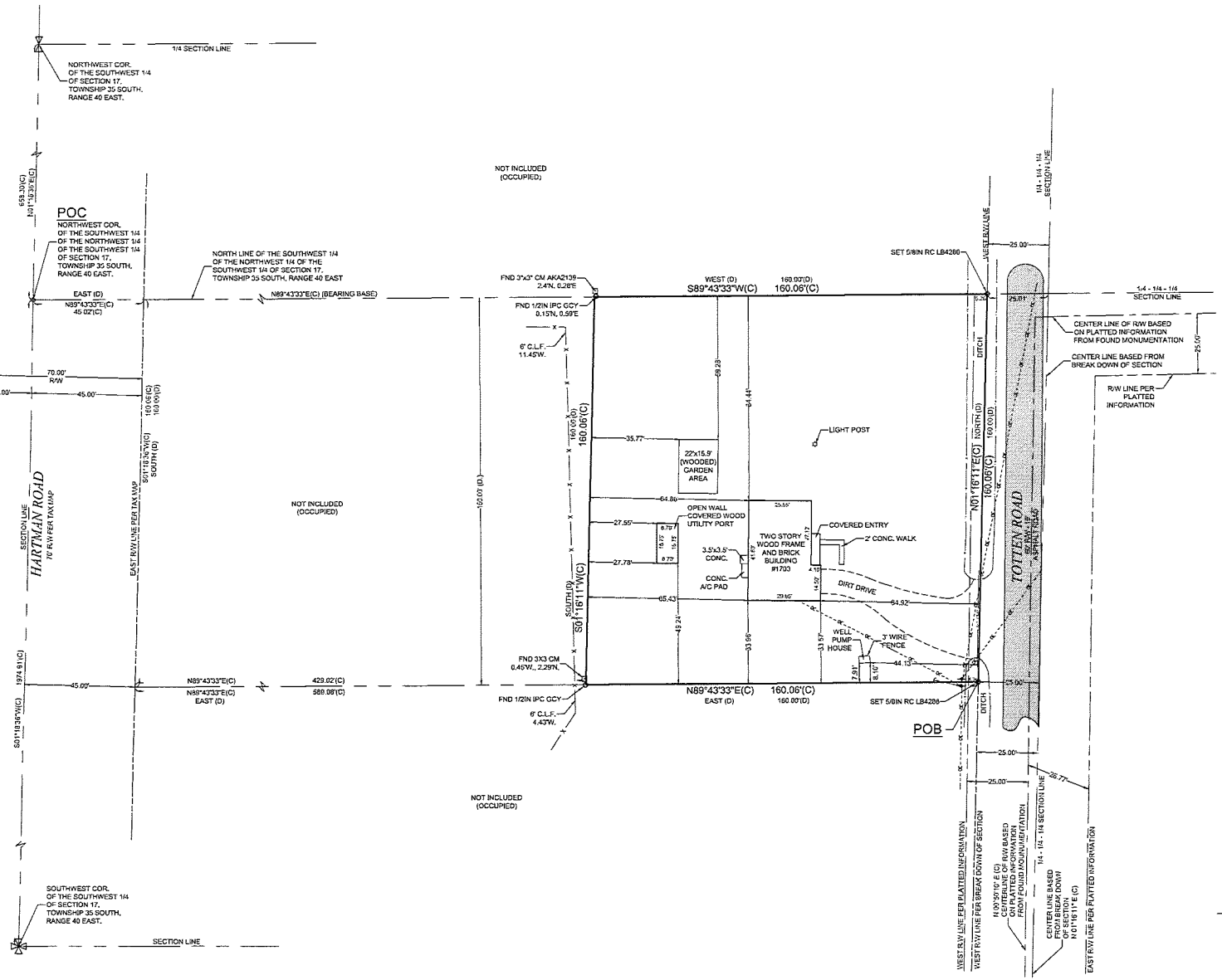
OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____



LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN EAST TO THE INTERSECTION OF HARTMAN ROAD; THENCE RUN SOUTH 160 FEET; THENCE RUN EAST TO THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD FOR POINT OF BEGINNING; THENCE RUN NORTH 160 FEET; THENCE RUN WEST 160 FEET; THENCE RUN SOUTH 160 FEET; THENCE RUN EAST 160 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.5879 ACRES, MORE OR LESS.

SITE ADDRESS

1703 TOTTEN ROAD, FORT PIERCE, FLORIDA 34947

SURVEYORS NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 08-01-23.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. 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.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE ASSUMED. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SHOWN, HAVING A BEARING OF NORTH 89°43'33" EAST PER SECTION BREAKDOWN AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUS AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. OVERALL PARCEL CONTAINS 0.5879± ACRES, MORE OR LESS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
11. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
12. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT OR THE CLIENTS REPRESENTATIVE.
13. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
14. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
15. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
16. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C018h J. MAP REVISED 2/16/2012, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
17. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
18. THERE ARE NO GAPS, GORES OR HIATUSES.

LEGEND

ABBREVIATIONS

B.B.	DENOTES BEARING BASIS
B.F.P.	DENOTES BACKFLOW PIPE
BM	DENOTES BENCHMARK
BST	DENOTES BELLSOUTH
(C)	DENOTES CALCULATED DATA
CB	DENOTES CATCH BASIN
C/L	DENOTES CENTERLINE
C.M.	DENOTES CONCRETE MONUMENT
CONC.	DENOTES CONCRETE
EL.	DENOTES ELEVATION
F.D.O.T.	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	DENOTES FINISHED FLOOR ELEVATION
FND.	DENOTES FOUND
GND.	DENOTES GROUND
HDPE	DENOTES HIGH DENSITY POLYETHYLENE
HH	DENOTES HAND HOLE
ID	DENOTES IDENTIFICATION
INV.	DENOTES INVERT
I.P.	DENOTES IRON PIPE
I.R.	DENOTES IRON ROD
IR / C	DENOTES 5/8" IRON ROD & CAP
L.B.	DENOTES LICENSED BUSINESS
N.A.V.D.	DENOTES NORTH AMERICAN VERTICAL DATUM
No.	DENOTES NUMBER
No.ID	DENOTES NO IDENTIFICATION NUMBER
NW	DENOTES NORTHWEST
OE	DENOTES OVERHEAD ELECTRIC
O.H.U.	DENOTES OVERHEAD UTILITIES
O.R.	DENOTES OFFICIAL RECORDS
P.B.	DENOTES PLAT BOOK
P.C.	DENOTES PAGE
PK&D	DENOTES P.K. NAIL AND DISK
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
PVC	DENOTES POLYVINYL CHLORIDE
RCP	DENOTES REINFORCED CONRETE PIPE
SAN.	DENOTES SANITARY
SW	DENOTES SOUTHWEST
TOB	DENOTES TOP OF BANK
TYP.	DENOTES TYPICAL
VCP	DENOTES VITRIFIED CLAY PIPE
WM	DENOTES WATER MAIN

DENOTES CONCRETE POWER POLE

DENOTES GUY ANCHOR

GRAPHIC SCALE

20 0 20 40

(IN FEET)

Intended display scale: 1 inch = 20 feet

Digitally signed by Thomas P. Kiernan
Date: 2023.09.11 11:24:41 -04'07'

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

COMPUTER FILE REF.	FIELD BK./PG.
23-112	
Boundary Update.dwg	

CULPEPPER & TERPENING INC

2960 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9407 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

– REVISIONS –	BY	DATE
UPDATED BOUNDARY SURVEY	LEH	6/10/23
.	.	.
.	.	.
.	.	.
..	.	.
.	.	.

	BY	DATE
FIELD		
CALCS.		
DRAWN	RD	03/10/09
DETAILED		
CHECKED	BF	03/11/09
APPROVED		

BOUNDARY SURVEY

PREPARED FOR

GEORGE & ANABEL RUIZ

DATE: 03-10-2009
HORIZ. SCALE: 1"=20'
VERT. SCALE:
JOB No. 23-112
SHEET 1 of 1

P:\Proj-2023\23-112 1703 Totten Road\Survey\23-112 - Boundary Update.dwg Plotted: 9/11/2023 8:19 AM By: LARRY HOSTETLER

Prepared by and Return To:
JoAnn Webster
Majesty Title Services, a division of LandCastle Title Group, LLC
705 17th Street
Vero Beach, FL 32960

Order No.: VB082306012

APN/Parcel ID(s): 2417-323-0001-000-5

WARRANTY DEED

THIS WARRANTY DEED dated June 29, 2023, by Cindy Aline Silverstein, as Successor Trustee of The E. Wayne Rogers Revocable Living Trust dated March 9, 2004 as amended, hereinafter called the grantor, to Imperium Construction Company, LLC, a Florida limited liability company, whose post office address is 1703 Totten Road, Fort Pierce, FL 34947, 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:

Beginning at the Northwest corner of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East; thence run East to the intersection of Hartman Road; thence run South 160 feet; thence run East to the West right of way line of Totten Road for Point of Beginning; thence run North 160 feet; thence run West 160 feet; thence run South 160 feet; thence run East 160 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor (s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 31, 2022.

WARRANTY DEED
(continued)

Witness Signature

Stacy King
Print Name

Witness Signature

Print Name

The E. Wayne Rogers Revocable Living Trust dated March 9, 2004

BY: Cindy Aline Silverstein
Cindy Aline Silverstein
Successor Trustee

Address: 1426 32nd Ave
Vero Beach, FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29th day of June, 2023, by Cindy Aline Silverstein, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

JO-ANN WEBSTER
Notary Public - State of Florida
Commission # HH 369026
My Comm. Expires May 31, 2027
Bonded through National Notary Assn.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation – 1703 Totten Road - Parcel ID: 2417-323-0001-000-5

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: November 5th and 19th, 2023

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kerry C. Driver

TITLE: Planner

SIGNATURE:

DATE: October 30, 2023

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning – Annexation

Run Twice: Sunday, November 5, 2023
Sunday, November 19, 2023

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

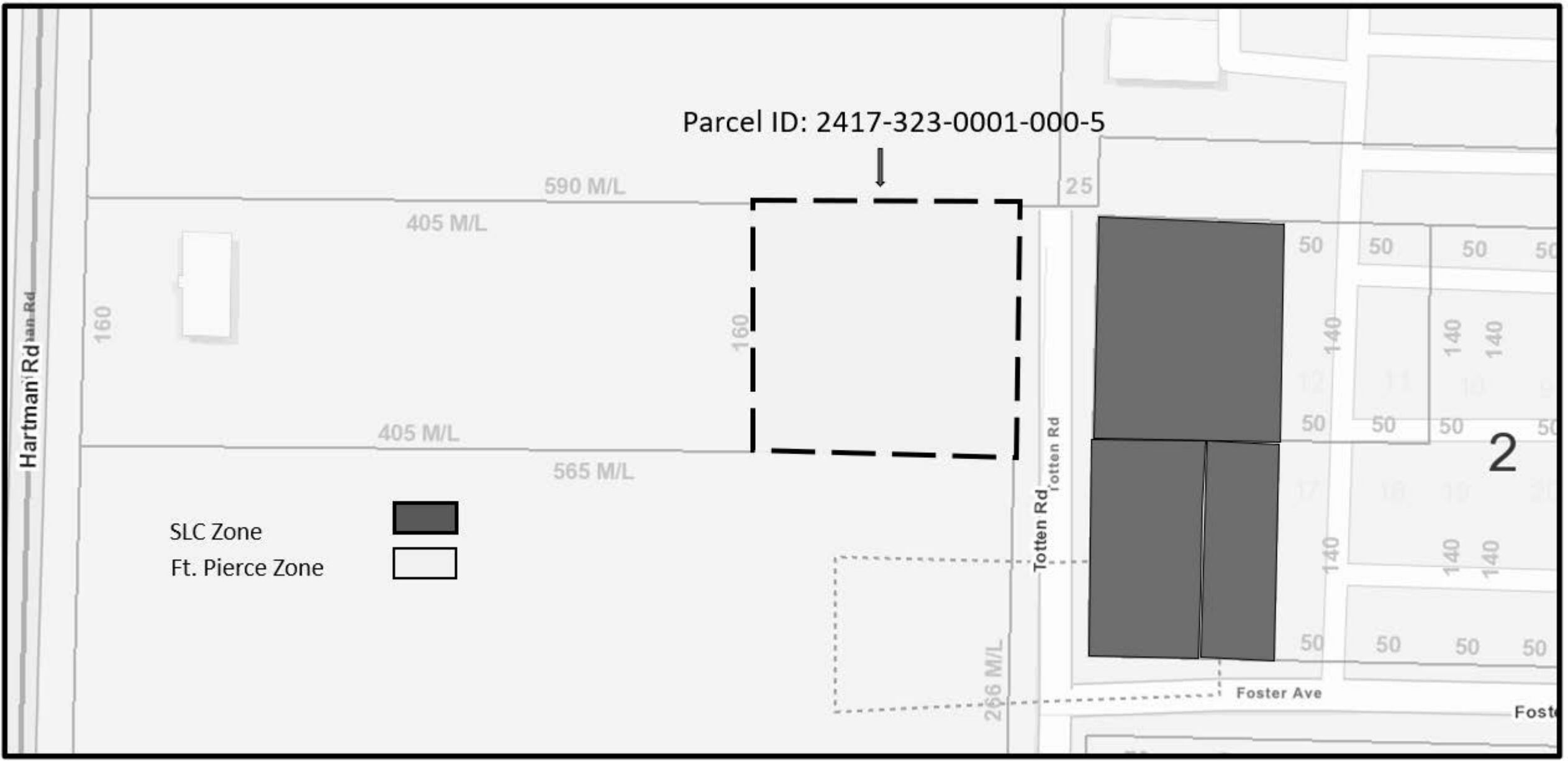
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CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

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, November 20, 2023 at 5:05 p.m., and Monday, December 4, 2023 at 5:05 p.m. hold Public Hearings on the enactment of the following proposed annexation ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 23-061 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY 1703 TOTTEN ROAD, 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, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION GENERAL COMMERCIAL; ESTABLISHING THE LAND USE DESIGNATION GENERAL COMMERCIAL; 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.

(INSERT MAP HERE)


Parcel ID: 2417-323-0001-000-5
590 M/L
405 M/L
160
160
405 M/L
565 M/L
Hartman Rd
Totten Rd
Totten Rd
Foster Ave
266 M/L
25
50
50
50
50
140
140
140
140
2
SLC Zone
Ft. Pierce Zone

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 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.

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: 11/5/23 and 11/19/23

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

October 19, 2023

George Landry, County Administrator
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Landry,

The City of Fort Pierce, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, dated June 6, 2005, is providing written notification, to the Saint Lucie County Administrator and the Saint Lucie County Attorney, of an impending annexation of property located at 1703 Totten Road in Fort Pierce, Florida, Parcel ID: 2417-323-0001-000-5. The first reading of the prospective annexation is scheduled for the City Commission meeting on November 20, 2023.

Please find enclosed copies of the application and Technical Review Committee memo for this voluntary annexation request by the property owner. Feel free to contact Kevin Freeman, Planning Director, at 772-467-3730, or Kerry C. Driver, Planner at 772-467-3739 with any questions you may have.

Respectfully,

Kerry C. Driver
Planner

cc: Daniel S. Mcintyre, County Attorney
Nick Mimms, P.E., City Manager
Linda Cox, MBA, City Clerk & Deputy City Manager
Sara Hedges, Interim City Attorney

ENCLS:
1. Technical Review Committee Memo
2. Application
3. Boundary Survey

October 19, 2023

Daniel S. Mcintyre, County Attorney
Saint Lucie County
2300 Virginia Avenue
Fort Pierce, FL 34982

Dear Mr. Mcintyre,

The City of Fort Pierce, pursuant to Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, dated June 6, 2005, is providing written notification, to the Saint Lucie County Administrator and the Saint Lucie County Attorney, of an impending annexation of property located at 1703 Totten Road in Fort Pierce, Florida, Parcel ID: 2417-323-0001-000-5. The first reading of the prospective annexation is scheduled for the City Commission meeting on November 20, 2023.

Please find enclosed copies of the application and Technical Review Committee memo for this voluntary request by the property owner. Feel free to contact Kevin Freeman, Planning Director, at 772-467-3730, or project manager Kerry C. Driver, Planner at 772-467-3739 with any questions you may have.

Respectfully,

Kerry C. Driver
Planner

cc: George Landry, County Administrator
Nick Mimms, P.E., City Manager
Linda Cox, MBA, City Clerk & Deputy City Manager
Tanya Earley, City Attorney

ENCLS:
1. Technical Review Committee Memo
2. Application
3. Boundary Survey

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: KERRY CHARLES DRIVER, PLANNING DEPARTMENT

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: ANNEXATION - 1703 TOTTEN ROAD - PARCEL ID: 2417-323-0001-000-5

CAO RLS FILE: 23-311

DATE: NOVEMBER 7, 2023

I have reviewed the above Request for Legal Services (RLS). The draft Ordinance is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

cc: Nicholas Mimms, City Manager
Linda Cox, City Clerk

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

City Of Ft Pierce Legals Accounts P
Accounts Payable Dept
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, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

11/05/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/05/2023

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commision expires

Publication Cost:	$506.88		
Order No:	9486332	# of Copies:	
Customer No:	1126026	1	
PO #:			

THIS IS NOT AN INVOICE!

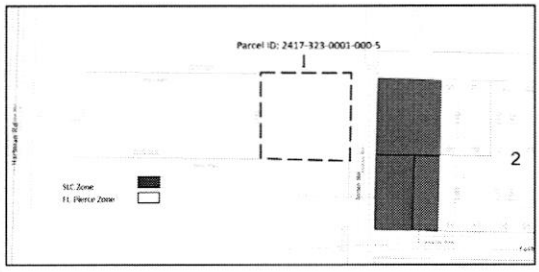
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

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ORDINANCE NO. 23-061 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR APPROXIMATELY 1703 TOTTEN ROAD, 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, 2024; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION GENERAL COMMERCIAL; ESTABLISHING THE LAND USE DESIGNATION GENERAL COMMERCIAL; 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 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.

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: 11/5/23 and 11/19/23

TR-37818049

City Commission Regular Meeting - 5:05 pm **12. c.**

Meeting Date: 12/04/2023

Re: Reestablishing the City's Debt Limit to the Code

Submitted For: City Clerk, Deputy City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 23-062 Re-Establishing the City's Debt Limit in the Code of Ordinances. FIRST READING

SUMMARY:

In 2020, the City used the services of Municode to rewrite the City Charter and Code of Ordinances, and during that process the originally established debt limit was omitted. The ordinance corrects the error and reestablishes the limit of the Code.

RECOMMENDATION:

Approve as Presented

ALTERNATIVES:

Staff shall proceed as directed by the City Commission

RESPONSIBLE STAFF:

Johnna Morris, Director of Finance

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N: n

Fiscal Year: 2024

Account: 0

Amount: 0

OTHER INFORMATION:

N/A

Attachments

23-062

RLS Approval Statement

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	11/27/2023 10:56 AM

City Manager	Nick Mimms	11/27/2023 04:21 PM
Form Started By: Linda Cox		Started On: 11/21/2023 03:38 PM
Final Approval Date: 11/27/2023		

ORDINANCE NO. 23-062

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 2, ARTICLE V**, **FINANCE, CREATING SECTION 2-426 TO CORRECT A SCRIVENER'S ERROR AND REESTABLISH THE CITY DEBT LIMIT**; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission adopted Ordinance K-312 on December 21, 2004 modifying Section 14(2) of the City Charter with regard to the debt limit of the City of Fort Pierce; and

WHEREAS, in 2020, the City undertook a review and recodification of the City Charter and Code of Ordinances using the services of MuniCode Corporation and certain codes and elements of the Charter were removed pursuant to F.S. § 166.021 as a limitation on power or assumed ordinance status; and

WHEREAS, as part of the recodification, adopted via Ordinance 20-014 on July 20, 2020, Section 14(2) of the Charter was removed and assumed ordinance status; and

WHEREAS, Ordinance K-312 was inadvertently, through scrivener's error or oversight, excluded from Ordinance 20-014; and

WHEREAS, to formally reestablish Ordinance K-312, the Code of Ordinances is being amended to properly recodify the City's established debt limit.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 2, Article V - Finance, Section 2-426 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby created and the same shall read as follows:

~~Secs. 2-426-2-436. – Reserved.~~

Sec. 2-426. – City Debt Limit.

The city is authorized to borrow at a rate of interest as allowed by Florida Statutes for municipalities, not exceeding sixty seven million dollars ($67,000,000,00) and to execute negotiable notes therefor.

Secs. 2-427-2-436. - Reserved.

SECTION 2. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 3. 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, which shall remain in effect,

it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage hereof and is nunc pro tunc to July 20, 2020.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges, Esq.
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. 23-062 was duly advertised by title only in the St. Lucie News Tribune on November 24, 2023; 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 December 4, 2023; and was duly introduced, read by title only, and passed on second and final reading on December 18, 2023 by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of December, 2023.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: JUNELLY JIMENEZ-SEBASTIANO, EXECUTIVE ASSISTANT

FROM: SARA HEDGES, INTERIM CITY ATTORNEY *SH*

RE: FORMALLY REESTABLISHING THE CITY'S DEBT LIMIT

CAO RLS FILE: 23-203

DATE: AUGUST 24, 2023

I have reviewed the above Request for Legal Services (RLS) related to an Ordinance to reestablish the City's debt limit. I have made proposed changes to the Ordinance, which has been uploaded as a Track Changes document to Agenda Quick. A Clean Copy document of the same has also been uploaded. Should you agree with the changes, the Clean Copy version is approved as to form and correctness. Please note you will need to obtain an Ordinance number from the City Clerk. You will also need to fill in the highlighted portions for the Ordinance number and applicable dates.

If you desire any further changes to the Ordinance than what has been suggested, please resubmit the Ordinance for further review as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

cc: Nicholas Mimms, City Manager
Linda Cox, City Clerk

City Commission Regular Meeting - 5:05 pm **15. a.**

Meeting Date: 12/04/2023

Re:

SUBJECT:

Reports

Attachments

City Manager's Report

Form Review

Form Started By: Jennifer Robinson Started On: 11/27/2023 08:46 AM

Final Approval Date: 11/27/2023

CITY MANAGER'S REPORT



DECEMBER 2023

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THANKSGIVING Meal Distribution

The City of Fort Pierce and the Treasure Coast Food Bank teamed up again this year to help families who may be struggling and going through a hard time to supplement their family Thanksgiving.

Motorists began lining up early Saturday morning along North 29th Street for the annual Thanksgiving Meal Distribution. By the time the distribution began at 8:00 AM, the line of vehicles stretched for miles.

More than 60 volunteers, City staff from Public Works, Planning, Finance,

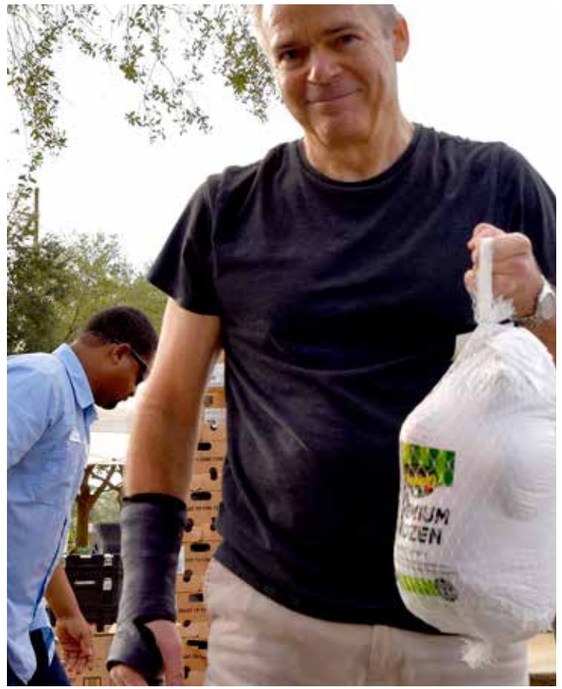


CITY MANAGER'S REPORT



Grants Management, Engineering, Communications, the Police Department, the Golf Course, and the City Manager's Office were on hand giving out food to those who need assistance this holiday season. Within approximately 2 ½ hours, volunteers had served more than 500 families.

The holiday season can bring so much uncertainty for some families. Too often, they don't even know where their next meal will come from, and inflation has made food insecurities much worse. The City of Fort Pierce is grateful for the partnership with Treasure Coast Food Bank and thankful for the many volunteers that joined us in this labor of love for our fellow man. WE LOVE THE FORT!







Recent landscaping improvements at Fort Pierce City Marina





City Marina Financial Report

	AUGUST	SEPTEMBER	OCTOBER
Dockage Reservations	57	50	87
Monthly Dockage	$161,701.44	$144,024.67	$172,511.80
Transient Dockage	$44,842.95	$39,142.24	$61,660.48
Electricity	$4,227.00	$3,799.00	$8,656.13
Retail	$23,834.29	$11,406.86	$12,827.53
Gas Sales	$58,970.91	$43,004.17	$34,726.41
Diesel Sales	$38,004.37	$25,059.22	$54,278.62
TOTALS	**$331,580.76**	**$266,436.16**	**$344,660.97**

5535 OKEECHOBEE ROAD

A stocking permit has been issued for the new Aldi on Okeechobee Rd just east of I-95. A stocking permit allows Aldi to install shelving, stock merchandise, and hire and train employees while finishing construction prior to their opening. All life-safety systems are in place, ensuring the protection of the employees and other occupants. Parking lot striping is being completed and prepared for inspection.





5503 OKEECHOBEE ROAD



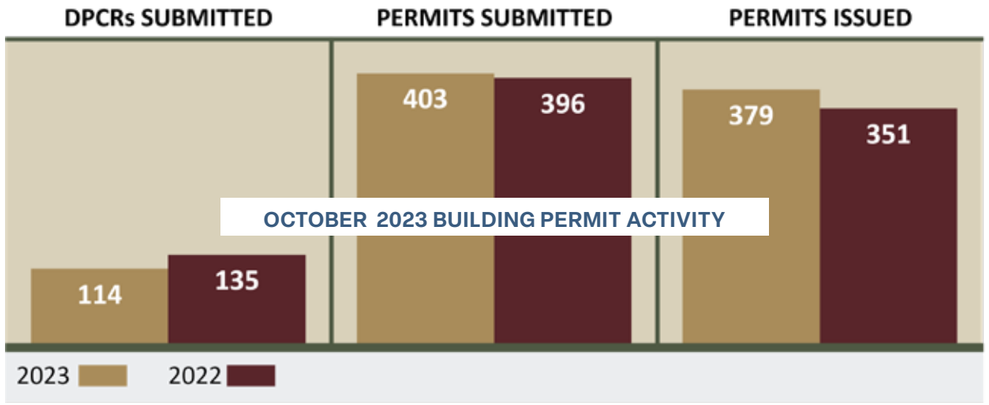
Take 5 Oil Change is nearing completion. All of the rough inspections have been approved. Interior finishes such as drywall, flooring, fixtures and equipment will be inspected shortly after installation is complete.

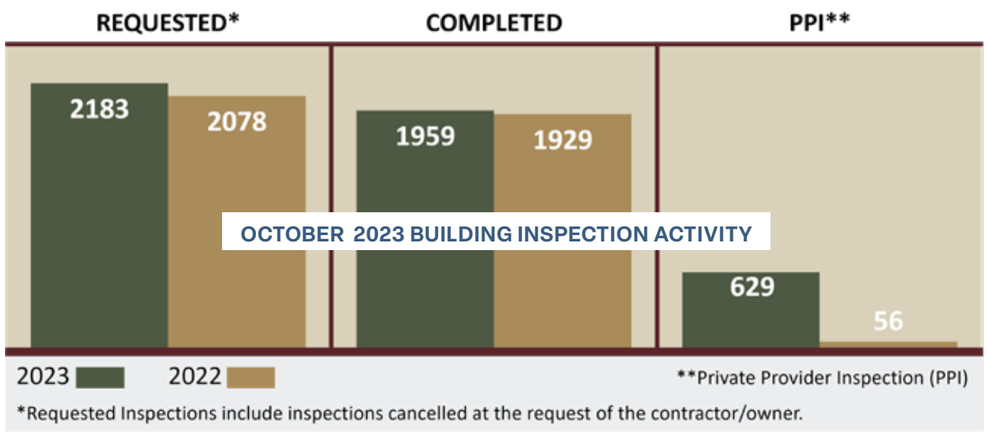


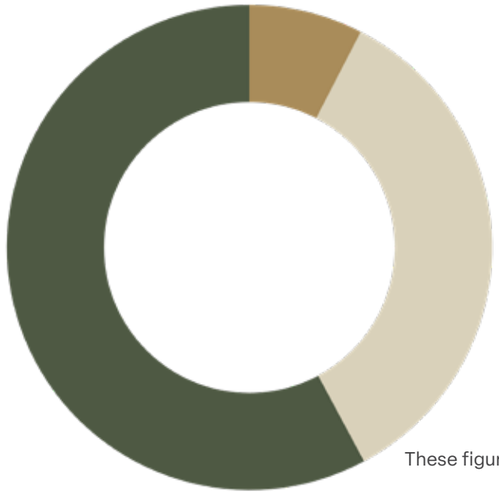
3602 S US HWY 1

A 16,600 square foot warehouse building for U-Haul is being constructed on US Hwy 1 just south of Farmer's Market Rd. With the underground utilities and slab inspections complete, the contractors are preparing for their framing inspection of the installation and placement of red iron. After the sheets of siding are installed, openings for windows and doors will be cut-out and inspected per the approved plans.







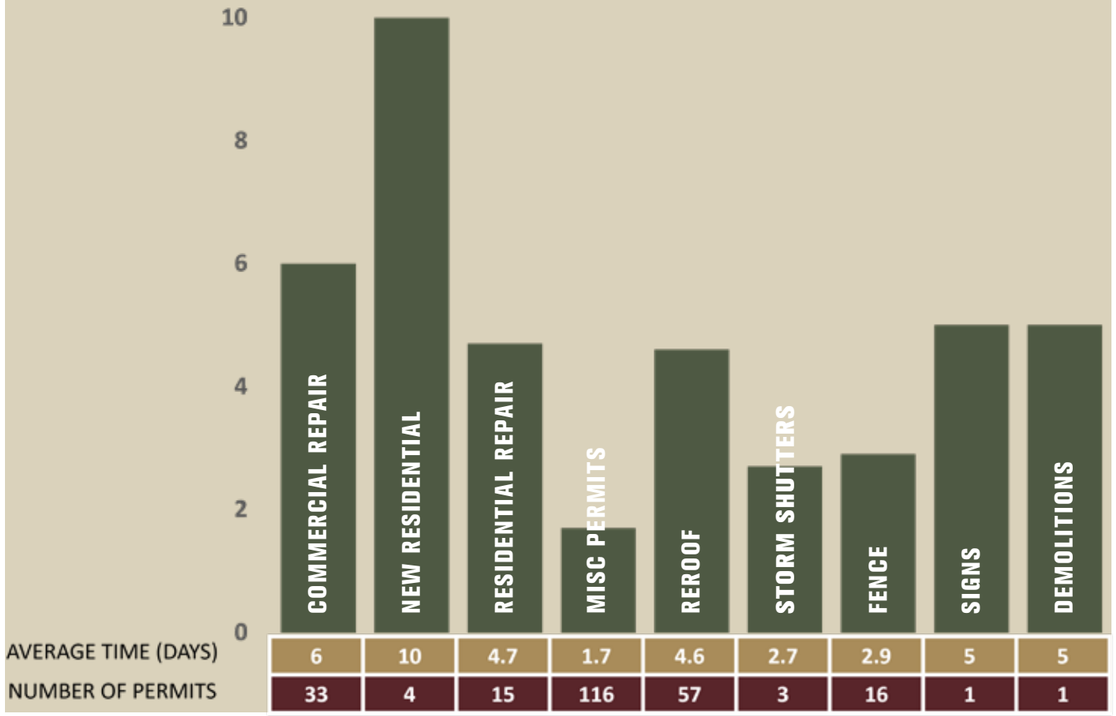


OCTOBER 2023 NEW CONSTRUCTION VALUES

$624,752	NEW COMMERCIAL PERMITS
$2,850,000	NEW SITEWORK PERMITS
$4,764,645	NEW SINGLE FAMILY/DUPLEX PERMITS

These figures are based on permits issued in October 2023 for New Construction

OCTOBER 2023 PLAN REVIEW PROCESSING TIME



Senior Dog Gets a New Lease on Life!



Willow is an 8-year-old Beagle that came to the Fort Pierce Animal Adoption Center as a stray. While the staff immediately fell in love with her, she was not a cute little fluffy puppy that most people come looking to adopt. At 8-years old, she is a senior dog who would require a little extra love and care… little did we know how much extra love and care she would need.

Approximately a year ago, Mary Rowse and David Drew, who had never owned a dog before but wanted to just "look around" to see if they could find one, laid eyes on Willow and fell in love. They knew about Willow's age, did not mind, and agreed to foster Willow pending her sterilization surgery, which was required to finalize the adoption. But when the veterinarian started the surgery, they found cancerous tumors throughout her body and contacted Summer Rulapaugh, Operations Manager, requiring an immediate decision – to either euthanize or remove the tumors with an unknown outcome. Of course, Summer chose the surgery and gave Willow a chance to fight!

The vet estimated that Willow would only live six months to a year. But everyone chipped in – from Willow's new owners, to the staff at the Adoption Center, even to Animal Control who helped transport Willow from the vet to her new home. The healing process for Willow was extensive but according to her new "parents" it was worth all the trouble and extra care they needed to give. They said even if she only lived six months, it would be the best six months of her life.

It is a year later, and Willow is fully healed and is a very happy (definitely extra spoiled!) dog and super playful. She still comes to visit everyone at the Adoption Center and recently joined in the fun at our "Howl-O-Ween" adoption event. We could not be happier for Willow and her happy ending!

We are incredibly thankful to Mary Rowse and David Drew for opening their hearts and home to Willow and encourage everyone looking to add a new member to their family to consider a senior dog or cat and make a difference in their lives.



Veterans Day Ceremony

The Fort Pierce Police Department was honored to take part in Frances K. Sweet Elementary School's Veterans Day ceremony on November 9, 2023. Several military veterans who serve as police officers and civilian staff took part in the wonderful event, which included a parade through the bus loading zone in front of cheering students.

Students at the school prepared letters and written poems to show their appreciation for the veterans' service to our country. Presentations also were made by students from each grade level.

After the ceremony, students served breakfast to the veterans and they were presented with certificates thanking them for their military service.



At the podium - FK Sweet Principal Makeda Brome

Ohio Avenue (US Highway 1 to 11th Street)

Construction underway. The contractor has broken the construction into two (2) phases with the first phase of construction extending between Sunrise Boulevard and 11th Street. Current construction activities include the installation of the potable water system. The roadway improvements include new drainage, potable water, and sanitary sewer collection systems along with a new roadway, curb & gutter, sidewalks, streetlighting, and limited landscaping.



Potable Water Installation at Sunrise

Avenue D (Indian River Drive to 29th Street)

A second coordination meeting was scheduled with FDOT for November 28. One topic for discussion is environmental documentation. A complete bid package is being prepared to send to FDOT for approval. We are awaiting a funding agreement from FDOT for approval and signature.

Avenue B (13th Street to 8th Street)

The roadway construction of Avenue B from 13th Street to 8th Street is essentially complete. Utility work (AT&T) remains and is anticipated to be complete in January. Until utility installations are complete, sidewalk in the locations of existing utility poles has not been constructed.



Avenue B at 11th Street

2023 Annual Pavement Marking Contract

The striping work on Delaware Avenue is being reviewed. Work remains to be completed on Okeechobee Road.

2023 Annual Resurfacing Contract

Staff continues to work to finalize the contract with the selected contractor.



Indian Hills Golf Course

Mother Nature has already been a huge help this Fall, with several days of unexpected rain. It would be extremely beneficial for us to receive continued rain one or two nights per month as we get into the cooler winter season. Coming off our best Revenue in October ever, November has been equally strong! With the much improved course conditions and the new cart fleet, we are excited heading into the winter months with our best product in years.

Our annual "Turkey Shootout" held on Thanksgiving morning each year was SOLD OUT again! With 120 players in attendance, everyone had a great time and we raised a few hundred pounds of food and just over $350 in cash for the Treasure Coast Food Bank!!

We are also a drop site for the "Toys for Tots" program, so if you're looking to donate any toys for children this holiday season please drop off a new, unwrapped toy at the Golf Shop. With so many people struggling this time of year, any donation you can provide goes a long way to helping those in need in our community!



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.

IHGC MONTHLY SALES REPORT

	SEPTEMBER 2023	OCTOBER 2023
Golf Rounds	2,323	3,400
Golf Fees	$52,277.48	$82,626.50
Range Tokens	$1,552.08	$2,503.15
Membership Fees	$510.00	6,800.00
Food & Beverages	$6,921.07	$8,636.06
Merchandise	$2,284.98	$3,861.52
TOTAL	**$63,545.61**	**$104,427.23**



Fallen Heroes Bicycle Ride

On November 1, the Fort Pierce Police Department was honored to join with our colleagues from the Port St. Lucie Police Department, the St. Lucie County Sheriff's Office, the Martin County Sheriff's Office and the Indian River County Sheriff's Office as part of the law enforcement escort for the 2023 Cycling for Fallen Heroes bike ride. The 2023 Ride was dedicated to 28 fallen Florida first responders who died in the line of duty last year while protecting their communities, including local Florida Fish and Wildlife Conservation Commission Senior Investigator Kyle Patterson.

The ride, which included first responders from across the Sunshine State, started in Naples on October 27, 2023, and ended in Miami on November 4, 2023. It covered more than 600 miles and riders averaged about 70-90 miles per day.



Thanksgiving Meals Delivered to Local Families

Fort Pierce Police officers teamed up with Family Meals Inc., members of the St. Lucie County Sheriff's Office and other volunteers on the morning of November 18, 2023, to deliver free Thanksgiving meals to a number of local families. The meals included a turkey or chicken, stuffing, vegetables, cornbread, a tasty dessert and dog or cat food for those with pets.

A huge thank you goes to Officer Elia Velasquez, Officer Alexis Diaz, Officer Mary Stephens, Officer Alix Deneau, Family Meals Inc., St. Lucie County Sheriff's deputies and everyone who helped put smiles on the faces of more than 500 families this holiday season!

Family Meals Inc. helps families that fall between the cracks of traditional social services provide the positive impact of sharing a family meal.





CITY PROJECT UPDATES CITY MANAGER'S REPORT



Police Department Receives $50,000 Grant

The Fort Pierce Police Department was honored to receive a $50,000 grant on November 13, 2023 from the St. Lucie County Education Foundation. The Resiliency Through the Community grant, presented for the Police Department's R.I.C.H. project, will provide local students with opportunities to learn through the use of reading, media and technology rooms and a variety of activities connected to those resources.



Youth Program Activities Update

A truly great season and post season playoff for Fort Pierce Firehawks football has been completed! The Firehawks Football and Cheer Program 10U-Red team won it's Conference Championship game in Okeechobee and received top honors during the post-season activities.

Coach Devarieuv Dickerson and the 10U-Red Firehawks Football team's 11-1 record earned them a spot in the playoff for the 2023 Treasure Coast Football Conference 10U-D2 Championship Title, which they won for the second year in a row. Way to go Firehawks!!

The following week, on November 4, the team advanced to the SE Region Semi-finals 1st round and defeated the New Smyrna Beach Cudas, giving them an overall 12-1 record for the 2023 season.

Unfortunately, on November 11, in the SE Region Semi-finals 2nd round, the Firehawks fell short of maintaining their winning streak, losing to the Belleview Tigers. The coaching staff, through their leadership and mentorship of the team, praised the outstanding efforts of the



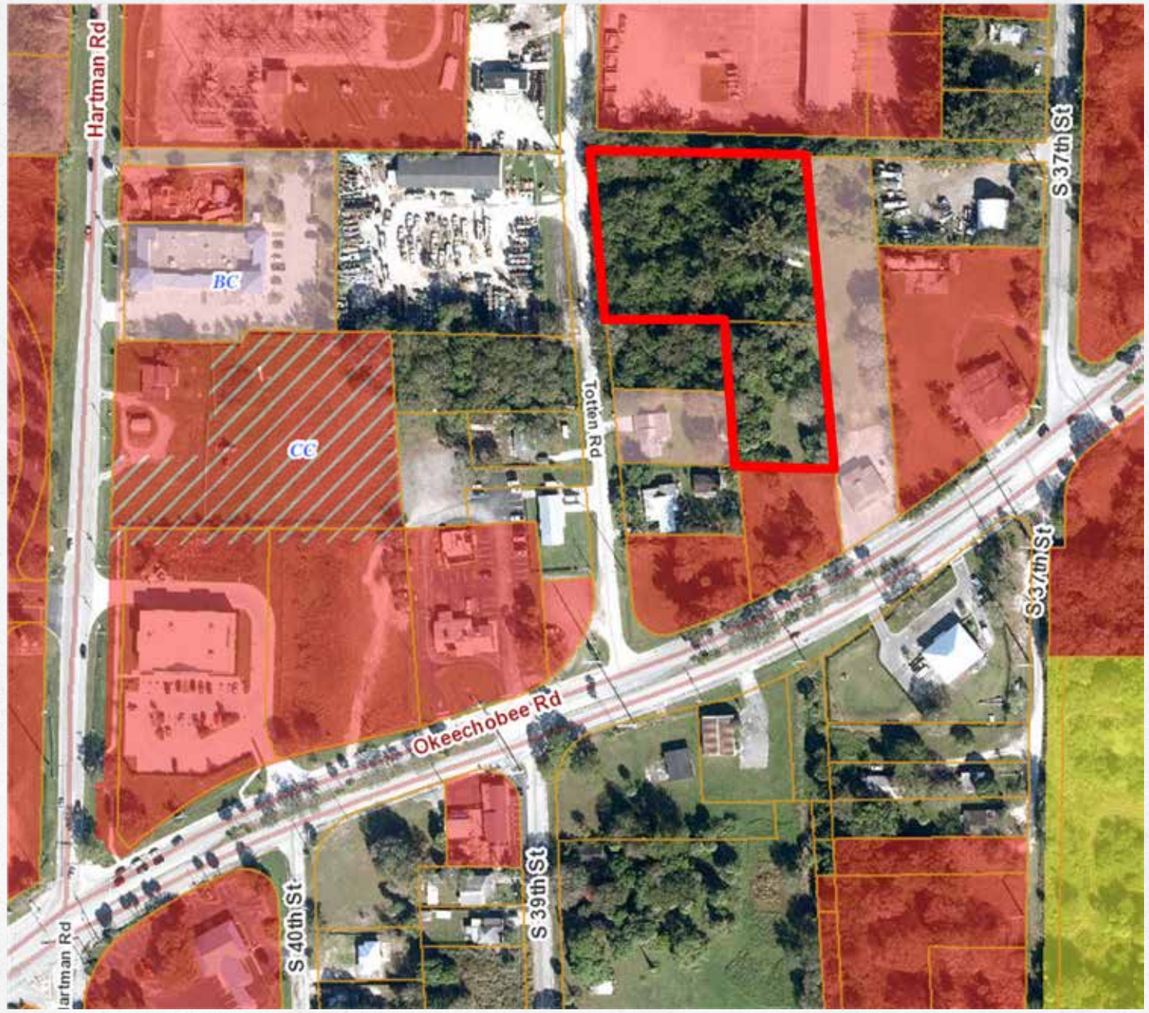
team members as a whole, which helped the players understand the importance of maintaining discipline and team-work on and off the field. 90% of team members have played together with the Firehawks coaching staff since the age of 5 years old.

The resilience of the team and their brotherly bond has the team looking forward to the 2024 season. "Let's Go Hawks!" We'll see them next year!!



PLANNING DETERMINATIONS

The City Commission approved the annexation of three parcels totaling 2.44 acres located off Totten Road into the Fort Pierce city limits. The property was assigned a City Future Land Use of GC, General Commercial, and a City Zoning of C-3, General Commercial.



October 2023 SeeClickFix Summary

CATEGORY	DISTRICT 1				DISTRICT 2			
	CREATED	CLOSED	DTA	DTC	CREATED	CLOSED	DTA	DTC
Unpermitted Construction Activity	1	0	0.0	0.0	1	1	0.0	0.0
General	4	1	0.0	0.9	6	1	4.6	9.1
Outside Storage/Junk/Trash	-	-	-	-	1	0	3.6	0.0
Tall Grass/Overgrown Landscaping	-	-	-	-	1	1	1.0	2.5
Drainage Issues	-	-	-	-	2	1	0.2	0.3
Erosion and Sediment Control	-	-	-	-	2	0	0.0	0.0
Illicit Discharge	-	-	-	-	1	1	0.0	0.0
Roadway Construction	1	0	0.0	0.0	-	-	-	-
Traffic Signal	1	0	0.0	0.0	-	-	-	-
Parks and Playgrounds	-	-	-	-	1	0	0.0	0.0
Pothole	1	1	0.0	0.0	5	1	0.8	0.3
Street Light	1	0	0.0	0.0	3	1	0.5	0.1
Trash and Recycling	4	3	0.3	1.2	5	2	0.5	0.1
TOTALS	**13**	**5**	**0.2**	**0.9**	**28**	**9**	**1.5**	**1.7**

Please use this link to view a map of the Fort Pierce City Commission Election Districts:

https://cityoffortpierce.com/DocumentCenter/View/22378/City-Election-Distircts-Map-2022

- BUILDING DEPARTMENT
- COMMUNITY RESPONSE
- ENGINEERING DEPARTMENT
- PUBLIC WORKS



WELCOME NEW BUSINESSES

AE ENGINEERING, INC
AMERICAN MEMORIAL LIFE INSURANCE
BATT ENTERPRISES LLC
BERNAL,YOHESMIRA
COASTAL CONSTRUCTION SERVICES, LLC
COLDWELL BANKER PARADISE
DIANASHOP
DORADO HEATING & AIR CONDITIONING
DWYER, LINDA
EXTRAVAGANT TOUCH "L.L.C."
GARCIA PLANTATION SHUTTERS, LLC
GONANO LAW, PLLC
GOULD, ALYSSA
GREEN THUMBS UP SEEDS
JCF CONCRETE INC
LEAL, VERONICA
LIVE OAK DETOX
LONG, ERIN
LUCKY CEE VEE INC
LYLYJUSTLYLY
RADIOLOGY IMAGING ASSOCIATES
SAINT LOUIS, KAHISA
SCALES, CHRISTOPHER
SECURITY MUTUAL LIFE INS CO. OF NEW YORK
SERGEYEVA, LARISA
SIERRA HEALTH AND LIFE INSURANCE CO INC
SOLIS QUALITY PAINTING LLC
SUN LIFE FINANCIAL DBA RYAN LLC
SUNSHINE GAS LLC
TACKLE BOX HOLDINGS LLC
THE CHESAPEAKE LIFE INSURANCE COMPANY
THE NASSAU COMPANIE OF NEW YORK
TREASURE COAST BAGEL BAKERY
TREASURE COAST DUSTLESS LLC
TREASURE COAST HVAC DBA ONE HOUR AIR
TREASURE COAST ROOFING, LLC
UNITED STATES LIABILITY INSURANCE CO
VIET BOWL LLC
YCV CARPENTRY INC
YELLOWSTONE DUMPSTER RENTAL LLC



Educational Children's Performance

Thanks to the Sunrise Theatre Foundation approximately 550 children from 8 different schools enjoyed an educational school-time performance by Steve Trash Science in November. The Foundation provided bus transportation to the students so they could enjoy the performing arts. The goal of the Sunrise Theatre Foundation is to bring the theater experience of the performing arts to the children of the Treasure Coast and to support improvements to the Sunrise Theatre, which will fulfill its purpose within the community.



The Foundation also co-sponsored summer camps, which were performed on the Sunrise Theatre's stage. During summer camps, campers rehearsed and presented their plays on a professional stage. The children enjoyed an exceptional experience and gained true working knowledge of the theater.

The Sunrise Theatre Foundation also played a huge role in this year's 100-year centennial celebration, the Sunrise Theatre Speakeasy. The partnership between the theatre and the foundation continues to grow strong as they work to bring in more children to enjoy the historic theatre and the performing arts.



River Walk Center Sales Report October 2023

Classes	$950.91
Park Permits	$1,675.00
Special Events	$1,925.00
Facility	$4,868.48
TOTAL	$9,419.39

www.cityoffortpierce.com | 772.467.3000

CITY OF FORT PIERCE MISSION STATEMENT:

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