

# CITY OF FORT PIERCE

## CITY COMMISSION AGENDA

Regular Meeting - Monday, November 18, 2024 - 5:05 p.m.

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

1. **CALL TO ORDER**

2. **OPENING PRAYER** - Pastor Delores Williams with Kingdom Word Network Ministry

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

- a. Approval of Minutes from the November 04, 2024 Regular Meeting.

6. **PROCLAMATIONS**

- a. Hospice and Palliative Care Month
- b. Recognition of Commissioner Jeremiah Johnson for his years of elected service to the City of Fort Pierce.

7. **LETTERS TO COMMISSION**

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. Update from Fort Pierce Utilities Authority regarding the inventory of leaded copper pipes within the City.

11. **CONSENT AGENDA**

- a. Approval of two blanket Purchase Orders for Golf Course Fertilizers in an amount not to exceed \$150,000.
- b. Approval of an Agreement between the City of Fort Pierce and the Economic Council of St. Lucie County, Inc. to provide services from October 1, 2024, to September 30, 2025, for an amount not to exceed \$62,500.
- c. Approval of a proposal from Beemats LLC, New Smyrna Beach, FL, in the amount of \$171,072.00 for the annual harvesting, maintenance, and re-nourishment of vegetated mats at the Indian Hills Recreation Area.
- d. Approval of the Memorandum of Understanding between the City of Fort Pierce and the Fort Pierce Utilities Authority relating to the Interpretation of the Charter Provisions Governing the FPUA Distribution to the City.

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 24-040 - Review and approval for a Voluntary Annexation by applicant and owner Guillermo Claure, to extend the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels at or near the intersection of S. Ocean Drive and Blue Heron Blvd., establishing The request is to annex Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3, located at or near the intersection of S. Ocean Drive and Blue Heron Blvd. - FIRST READING
- b. Legislative Hearing - Ordinance 24-043 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125, Zoning, Article VII, Supplementary Regulations, Division 1 - Generally, Section 125-314 Design Review, to provide for General Design Review updates and allow for architectural Design Standards, which shall be adopted by Resolution; providing for a severability clause, repealing all Ordinances or parts thereof in conflict, and providing an effective date. - FIRST READING.

13. **CITY COMMISSION**

- a. Resolution 24-R57 Adoption of the Fort Pierce Architectural Design Standards
- b. Resolution 24-R58 Certifying General Election Results
- c. Resolution 24-R59 Continuing the Acting City Manager Designation

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:** 11/18/2024

**Re:** Approval of Minutes from the November 04, 2024 Regular Meeting.

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Approval of Minutes from the November 04, 2024 Regular Meeting.

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**Attachments**

11.04.2024 Minutes

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**Form Review**

Form Started By: Latoya Ransom

Started On: 11/13/2024 02:59 PM

Final Approval Date: 11/13/2024

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 04, 2024.

**1. CALL TO ORDER**

Mayor Hudson called the November 04, 2024, Regular Meeting of the City Commission to order at 5:05 P.M.

**2. OPENING PRAYER - Devoshay Johnson, Deputy City Manager, EmPowered in Christ (E.P.I.C.) Ministries**

**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 the Minutes of the October 21, 2024 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the October 21, 2024 Regular Meeting.

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

Passed

**6. PROCLAMATIONS**

- a. National Apprenticeship Week

**7. LETTERS TO COMMISSION**

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

Motion was made by Commissioner Jeremiah Johnson, 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**

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Kim Johnson

**10. MISCELLANEOUS REPORTS**

- a. Solid Waste Debris Removal Plan and On-Line Mapping System launch

Solid Waste Manager, Leroy Lewis, provided an update on debris removal and introduced the new on-line mapping system.  
The Commission inquired on cleaning up and how to report problematic debris locations.

**11. CONSENT AGENDA**

- a. Approval of the Amendment to the grant agreement between the State of Florida, the Department of State and the City of Fort Pierce extending the grant period for the Highwaymen Museum project to June 30, 2025.
- b. Approve Public Works to piggyback Florida Sheriff's Association Contract No. FSA23-VEH21.0 Specification No 46, for the purchase of two (2) Crew Cab-Flatbed Trucks from Rechten International, Riviera Beach, FL in accordance with the attached quote, for the amount not to exceed \$273,430.00.
- c. Approval to piggyback Florida Sheriff's Association Contract No. FSA23-VEH21.0: Heavy Trucks and Buses (bid effective from October 1, 2024 through September 30, 2025), Specification No. 86, for purchase of a Peterbuilt model 520 with Heil ASL and chassis, in accordance with the attached quote, for the amount not to exceed \$423,860.00.
- d. Approval of Blanket Purchase Orders for the Police Department for Fiscal Year 2024-2025 in the total budgeted amount of \$734,769.
- e. Approval of Security Enhancements, City Hall, Securitas Electronic Security, Inc. Uniontown, OH, in the amount of \$195,380.24.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the Consent Agenda.

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

Passed

**12. PUBLIC HEARINGS**

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- a. Legislative Hearing - Ordinance 24-041 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. SECOND READING.

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 24-041

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 Jeremiah Johnson to approve Ordinance No. 24-041.

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

Passed

### 13. CITY COMMISSION

- a. Resolution 24-R56 expressing support for Project Hammy as a Qualified Economic Development Ad Valorem Tax Exemption applicant.

Records Management Coordinator, Tina Rel, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 24-R56

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, EXPRESSING SUPPORT FOR PROJECT HAMMY AS A QUALIFIED ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION APPLICANT SUBJECT TO THE REQUIREMENTS OF SECTION 195.1995, FLORIDA STATUTES; ALLOWING IMPROVEMENTS AND/OR TANGIBLE PERSONAL PROPERTY ADDITIONS TO BE MADE BY PROJECT HAMMY SUBJECT TO THE ADOPTION OF AN EXEMPTION ORDINANCE; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Wes McCurry, Senior Vice President, EDC, and Micheal Rossman provided a presentation on the proposed expansion of Sports Life Distribution and Project Hammy as a qualified economic development ad valorem tax exemption applicant.

The Commission inquired on job opportunities for residents, hiring model and statistics, benefits of the program, and the location.

Mr. Rossman commented on job opportunities, hiring model and expectations, benefits of the program, and the location.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Resolution 24-R56.

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

Passed

b. Follow up discussion and direction regarding the following:

1. Status of City Manager, Nick Mimms.
2. Status of the appointment of Linda Cox as Acting City Manager.

City Attorney Sara Hedges provided a brief summary of the September meeting with the addition of Mr. Mimms request that the car allowance be considered. The Commission discussed at length the details of the contract, employment scenarios, severance, and allowable benefits.

Johnna Morris, Finance Director, explained that rehiring is not an option as Mr. Mimms had entered the drop, and it is irrevocable, and all benefits are allowable; however some require payment in full by the employee. In addition, she clarified the terms for reemployment.

Ms. Hedges clarified the amendment of the contract and what that would entail.

Commissioner Broderick made a motion to proceed with Mr. Mimms termination without cause and that all benefits remain intact.

The motion failed.

Jared Sorenson, Human Resources Manager, clarified the terms and use of FMLA.

Ms. Hedges explained the protection of FMLA, and referenced outside counsel's referendum.

Ms. Morris commented on the cap, and his entitlement to FMLA benefits.

Ms. Cox clarified the utilization of sick time and the date it ends.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to proceed with the termination of Mr. Mimms without cause, continue to provide health insurance and pay car allowance, and FMLA until exhausted February 17, 2025.

AYE: Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr.

Passed

As to 13b item number 2

The Commission discussed Ms. Cox's appointment as City Manager, qualifications, support of appointment to the position, advertising the position, and revisiting the discussion after February 17, 2025 based on the previous vote.

Ms. Cox commented that Mr. Sorenson come back to the Commission with a timeline for the City Manager position.

Ms. Hedges commented that Mr. Mimms termination coincides with the February 18th Regular Commission meeting, a directive could be given to align the City Manager search with it., and set a status for the process.

Mr. Sorenson inquired if the Commission would like to revisit the compensation for Ms. Cox as Acting City Manager as he requires direction.

Commissioner Broderick made a motion to continue Ms. Cox as the Acting City Manager until February 18, 2025 when she will transition to City Manager.

The motion failed.

Mr. Sorenson commented that he had concern with the time required to vet applicants.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to continue Ms. Cox as the Acting City Manager until further deliberation.

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

Passed

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to advertise the City Manager position November 15, 2024, to December 15, 2024, and to readdress the process at the January 21, 2025, Regular Meeting.

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

Passed

#### **14. COMMENTS FROM THE PUBLIC**

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Mario Wilcox

Debra Johnson

#### **15. COMMENTS FROM THE CITY MANAGER**

##### **a. Reports**

Acting City Manager Linda Cox thanked the Commission for the process and affirmed her commitment to the City, provided an update on the Indian River Drive Mural, The Kiwanis playground at Jaycee Park, the November 12th Day meeting canceled, the swearing in ceremony for the new Commissioner will take place on December 2nd at 4 p.m., commented on Project Hammy, and encouraged citizens to get out and vote.

Records Management Coordinator, Tina Rel – No comments

City Attorney, Sara Hedges - No comments

#### **16. COMMENTS FROM THE COMMISSION**

Commissioner Gaines encouraged citizens to get out and vote.

Commissioner Broderick commented on completing the Elected Municipal Officials phase two.

Commissioner Jeremiah Johnson requested department heads be available to answer questions on the cleanliness of the City at an upcoming meeting.

**17. ADJOURNMENT**

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ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER

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

**6. a.**

**Meeting Date:** 11/18/2024

**Re:** Hospice and Palliative Care Month

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Hospice and Palliative Care Month

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**Form Review**

Form Started By: Latoya Ransom

Started On: 10/28/2024 09:33 AM

Final Approval Date: 10/28/2024

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

**6. b.**

**Meeting Date:** 11/18/2024

**Re:**

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**SUBJECT:**

Recognition of Commissioner Jeremiah Johnson for his years of elected service to the City of Fort Pierce.

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**Attachments**

Proclamation

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**Form Review**

Form Started By: Linda Cox

Started On: 11/12/2024 03:52 PM

Final Approval Date: 11/12/2024

# CITY OF FORT PIERCE, FLORIDA

## PROCLAMATION

**WHEREAS,** Commissioner Jeremiah Johnson attended University of Central Florida where he earned his Bachelor of Science degree in Civil/Environmental Engineering. He is a state certified contractor and is a professional in the construction/engineering field. Commissioner Johnson is a lifelong resident of Fort Pierce and St. Lucie County and has a long history of dedicated service to various boards and committees since that time; and

**WHEREAS,** while serving as a City Commissioner, Jeremiah worked as the Assistant Director of Facilities Management for St. Lucie County before re-entering into the private sector with Paul Jacquin & Sons, Inc. Jeremiah is married to his lovely wife Kelly, and has 2 awesome children; and

**WHEREAS,** Jeremiah was first elected as a City Commissioner District 2 for the City of Fort Pierce in 2016, and was re-elected in 2020. Jeremiah is proud to have served on various regional committee's in the benefit of the historic City of Fort Pierce through redevelopment, Tourism, transportation, clean water initiatives, the Downtown Business Alliance, Main Street Fort Pierce, the St Lucie County Chamber of Commerce, Treasure Coast Regional Planning, and the Council of Local Governments in a continuous effort to enhance the city's beauty, quality of life, and its economic viability and sustainability; and

**WHEREAS,** Jeremiah is a civic leader and volunteer in many areas of Fort Pierce and St. Lucie County involving its citizens, its youth and the environment; and

**WHEREAS,** Commissioner Jeremiah Johnson is humbled to have received the trust of its great citizens while faithfully serving with devotion, transparency, and accessibility while pledging to maintain an overall commitment to work cohesively and respectfully of all citizens, fellow Commissioners and community partners; whereby during his tenure as City Commissioner, Jeremiah is most proud of the city's approach in protecting our most precious environmental resources and conservatively managing growth while expanding its economic base on behalf of the residents and small businesses through vision, accountability, fiscal management, planning, and sound engineering in conjunction with the City's structured approach to mission-driven objectives and strategic planning; and

**WHEREAS,** Commissioner Johnson chose to retire from elected office in 2024 after 8 years of faithful, dedicated service to the City of Fort Pierce.

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

### ***Commissioner Jeremiah Johnson***

in appreciation and recognition of his many years of honorable and dedicated service to the City of Fort Pierce.

**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 18<sup>th</sup> day of November 2024.

\_\_\_\_\_  
MAYOR/COMMISSIONER



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

**10. a.**

**Meeting Date:** 11/18/2024

**Re:** FPUA Update Leaded Copper Pipes

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Update from Fort Pierce Utilities Authority regarding the inventory of leaded copper pipes within the City.

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**Attachments**

Presentation

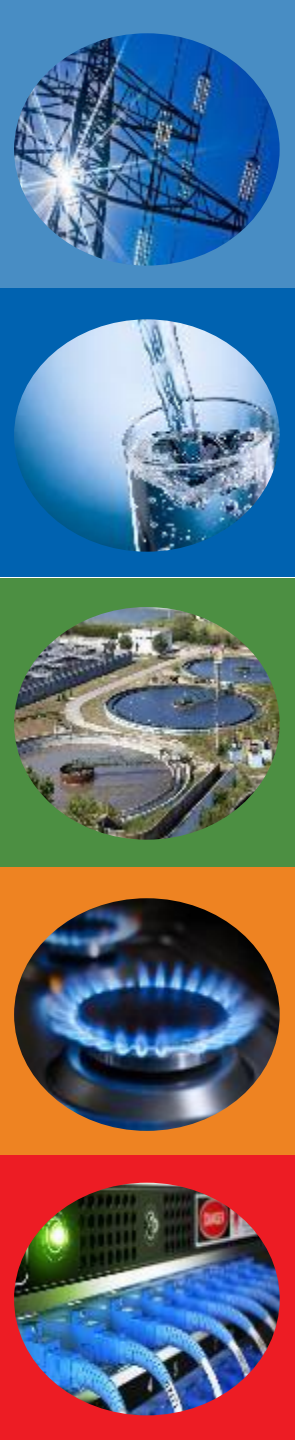
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**Form Review**

Form Started By: Linda Cox

Started On: 11/06/2024 01:11 PM

Final Approval Date: 11/06/2024



**FPUA**  
COMMUNITY PROUD

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# Lead & Copper Rule Revision

Presented by:

**John Biggs, PE**  
LCRR Project Manager  
Environmental Engineer  
Water/Wastewater Engineering

**Rachel Tennant, JD**  
LCRR Communications  
Public Affairs & Sustainability Director

# Today's Presentation

- **Introduction to the Lead & Copper Rule**
- **FPUA Implementation of the Lead & Copper Rule**
- **Next Steps & Some Common Questions Answered**
- **Communications with FPUA customers**
  - Notification letters (due Nov. 16, 2024)
  - New Lead & Copper Resource Page on FPUA.com
    - Interactive Map
    - Surveys
  - E-mails, Social Media

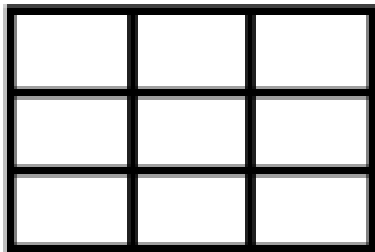
# Introduction to the Lead & Copper Rule

Purpose: The Lead and Copper Rule (LCR) is the National Primary Drinking Water Regulation first circulated in 1991 that requires actions by public water systems to reduce levels of lead and copper in drinking water.

Updates: In accordance with White House initiatives for a “lead-free nation” in 2021, the LCR was updated in 2021, and again in October 2024.

## Requirements:

INVENTORY  
AND ONLINE MAP



10/16/24

SERVICE LINE  
REPLACEMENT PLAN



10/16/24

NOTIFICATION LETTER



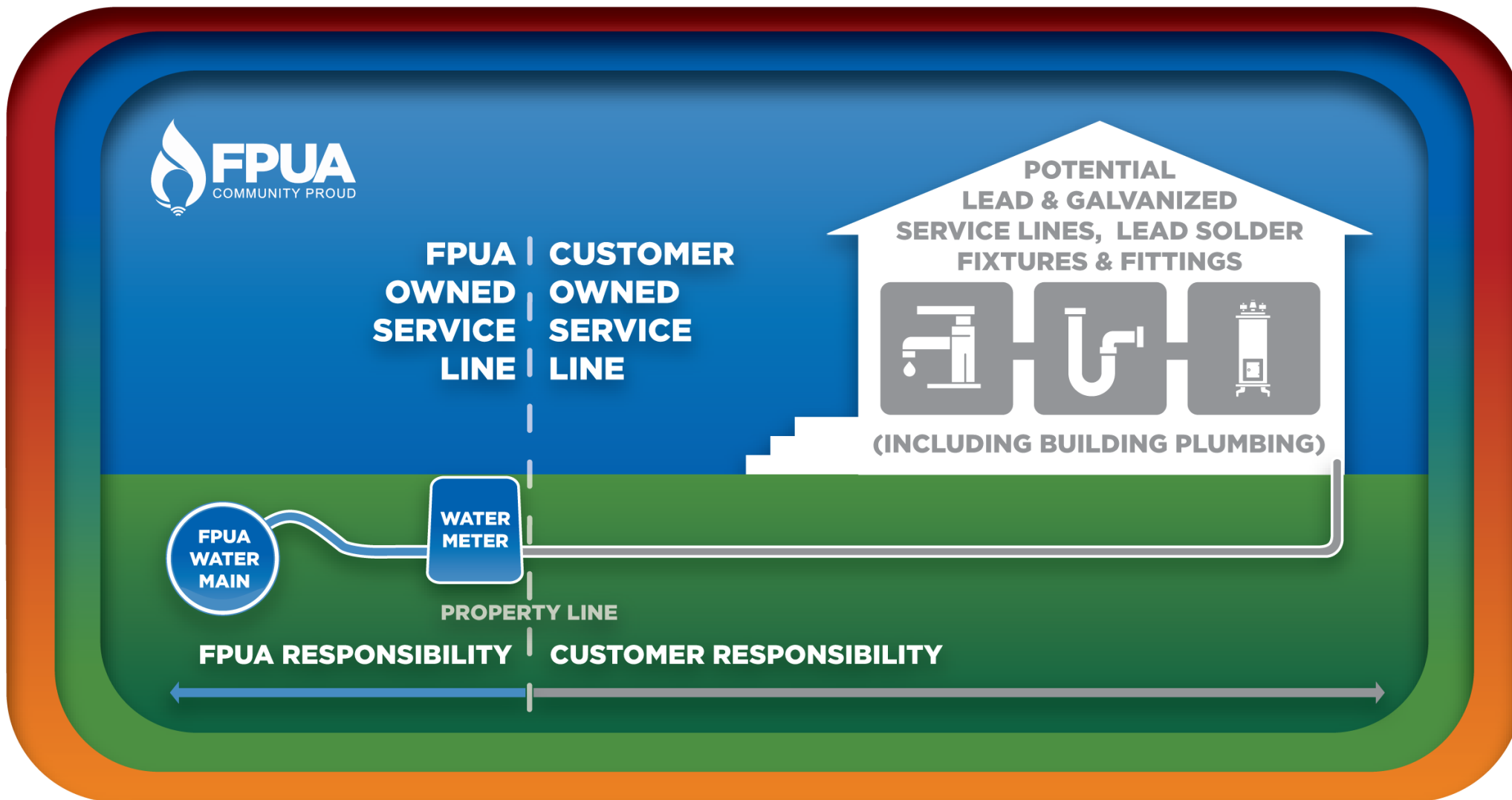
11/16/24

REPLACE PUBLIC PIPES



2034 (ten years)

# Example of Service Line Ownership



# Classification of Service Lines in Inventory

GRR

(52 identified)

Lead

(126 identified)

Unknown

(12,590 identified)

Non-Lead

(12,726 identified)

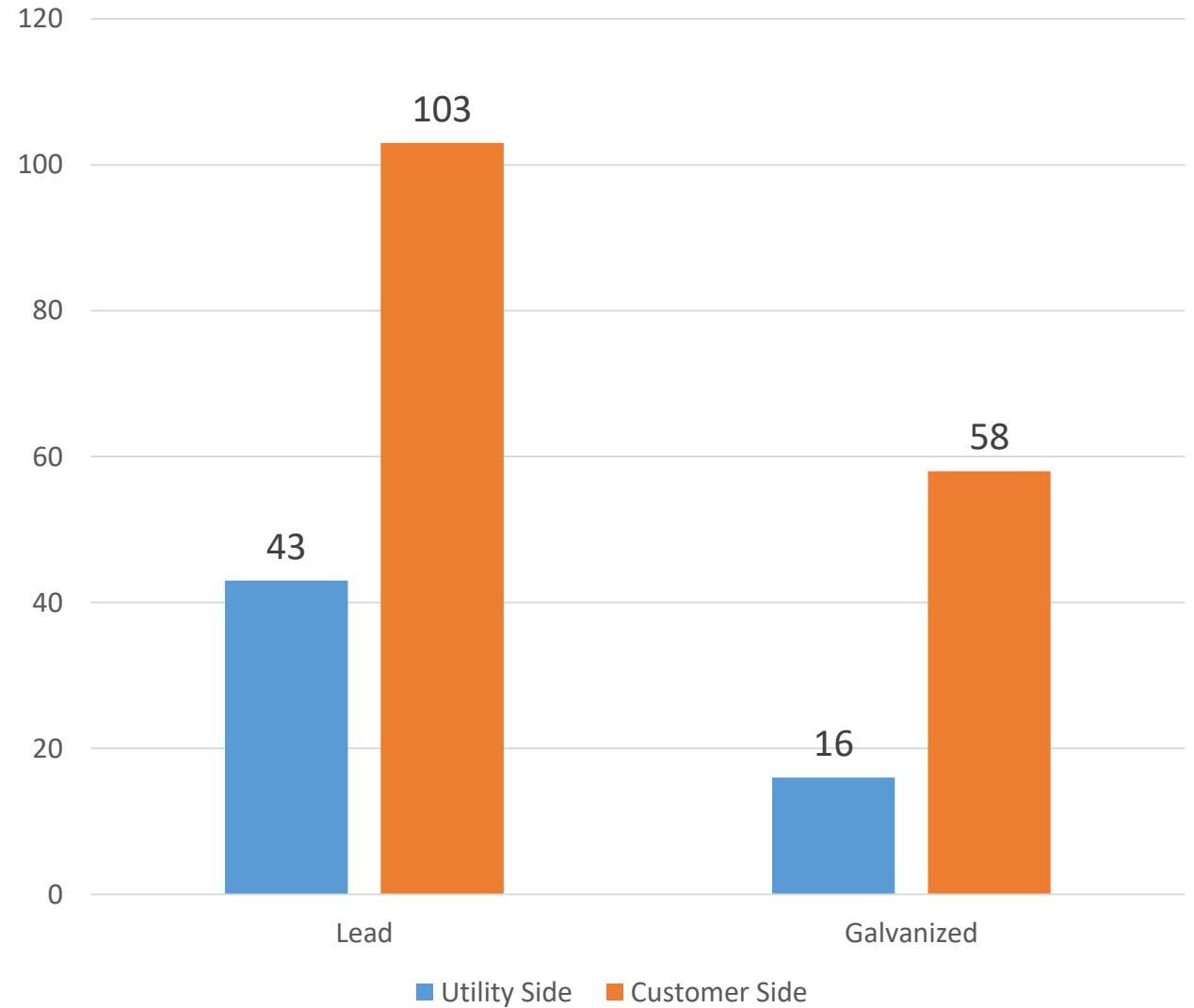
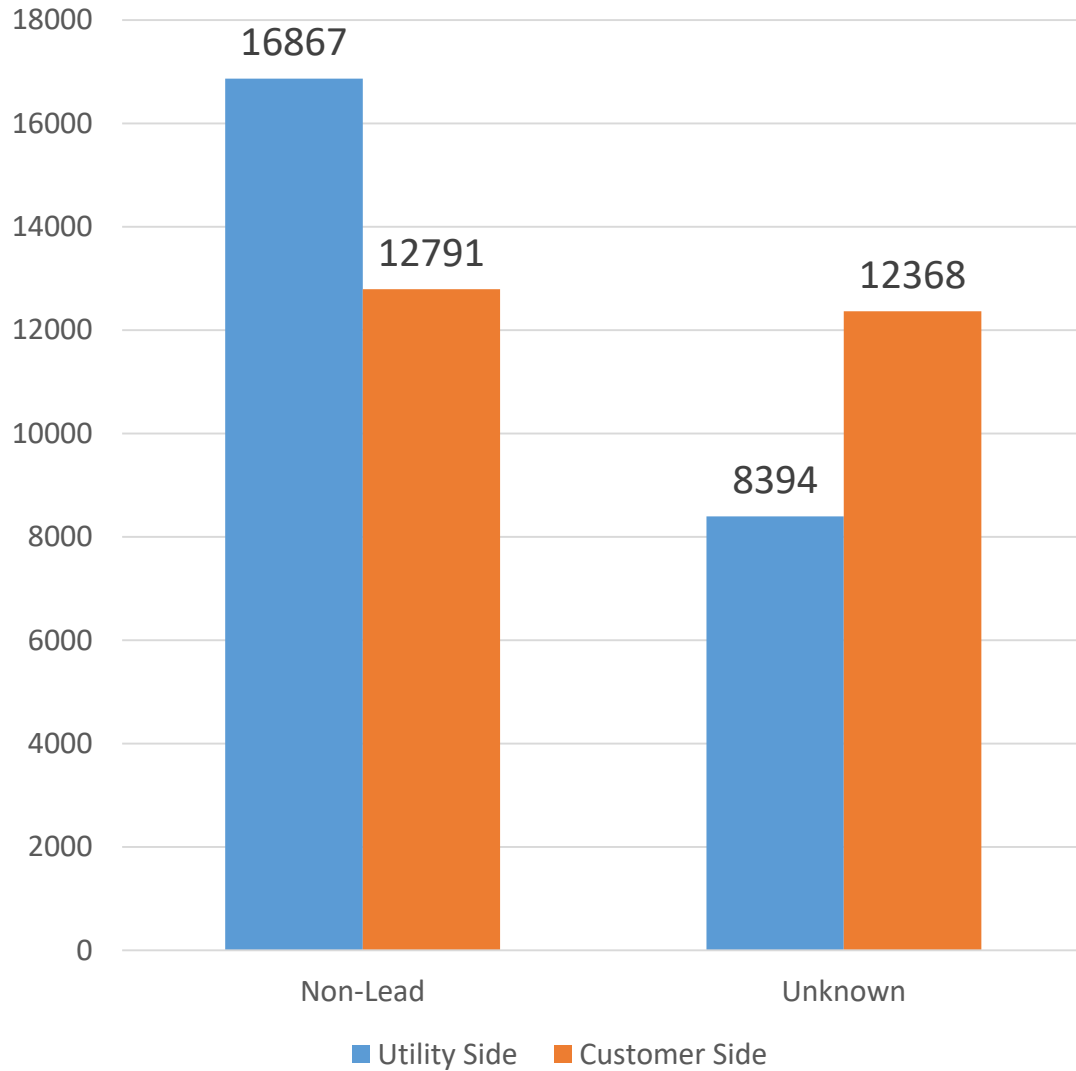
**Galvanized Requiring Replacement (GRR)** – where a galvanized service line is or was at any time downstream of a lead service line service line.

**Lead:** Lead Service line

**Unknown:** service line material is not known

**Non Lead:** No letter was sent out.

# Initial Results of Inventory



# Next Steps for Implementation

- Continue inventory with public support
- Proceed with replacement of lead or galvanized pipe on public side
- Funding this initiative and private pipe replacements
  - In the process of acquiring \$1,320,000 State Revolving Loan Fund for public side replacement
  - FPUA and the City of Fort Pierce grants teams are working together to identify possible funding opportunities to assist property owners with the expense of replacing privately owned pipes
    - There is no mandate for private property owners to replace their pipes, though we hope to find support for property owners who are interested.



# Community Messaging for LCRR

- Raise awareness of the task ahead of us
  - And the uniqueness, due to Fort Pierce being one of the oldest and most historic communities on the Treasure Coast
- Invite customers and community members to assist in completion of inventory
- Invite customers and community members to explore our new, dedicated Resource Page for FAQs
- Pursue and communicate our efforts to find support for private-side replacements
- **Adapt as needed to ensure we are meeting the needs of our community**



# Some Common Questions Answered

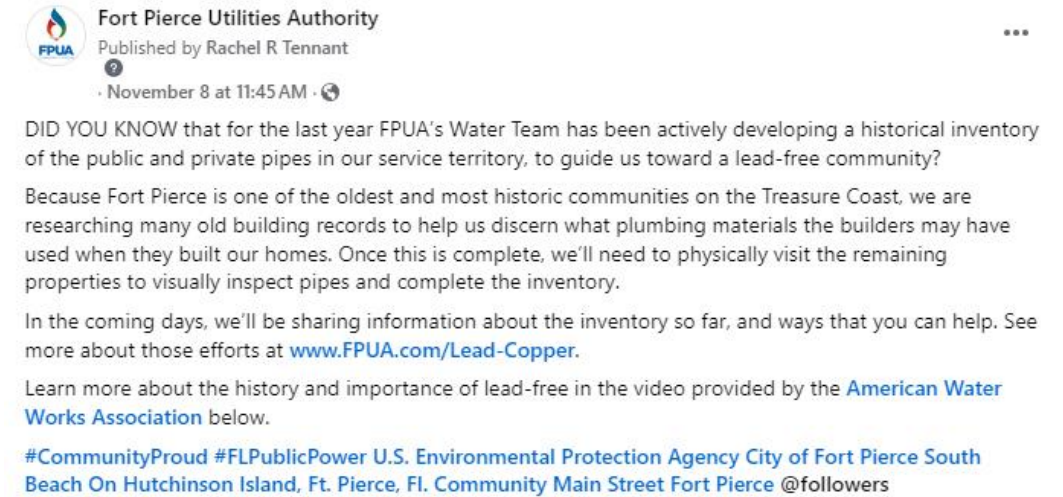
- I received a letter, what should I do?
  - Unknown Status – no action is needed while we continue the survey. Customers may visit [www.FPUA.com/lead-copper](http://www.FPUA.com/lead-copper) to complete a customer survey and help finalize the inventory.
  - Known Lead or Galvanized – please visit [www.FPUA.com/lead-copper](http://www.FPUA.com/lead-copper) to determine whether the known lead or galvanized material is on the public or private side.
    - Public – FPUA has been replacing lead/galvanized pipes for 35 years and will continue replacing any public pipes identified as such in its inventory.
    - Private – Customers may, but are not required to, replace private pipes to eliminate the risk of lead in their drinking water. **FPUA and City of Fort Pierce are searching for grant funding to assist with this expense.**
- I did not receive a letter, what should I do?
  - This should indicate that your property has been deemed non-lead.
  - Customers may visit [www.FPUA.com/lead-copper](http://www.FPUA.com/lead-copper) to confirm in the interactive map.

# Additional Questions Answered

- Is my water contaminated?
  - FPUA water is free of lead when it leaves the Water Treatment Plant, but lead or galvanized pipes can leach lead into the water while it is traveling to your tap.
  - Lead in pipes can be managed while we proceed with this inventory and seek funding to assist with private side replacements. Please see the FAQ for additional guidance.
- Can I schedule FPUA to come complete my inventory now?
  - Our crews are working diligently to verify service lines throughout the service territory and are not able to take requests to schedule specific service line verifications at this time.
  - One way to help speed up the process is by completing the Customer Survey located at [www.FPUA.com/Lead-Copper](http://www.FPUA.com/Lead-Copper), and submit a photo of your service line with that survey. Your photo and survey results will be submitted directly to one of our Lead & Copper staff specialists, who will verify the image. If you are not able to complete the survey, a certified plumber may also be able to assist.

# Customer Communications

- Facebook
- Customer e-mails
- Direct customer letters mailed to properties
- New resource page dedicated to Lead & Copper
  - Interactive Inventory Map
  - Customer Survey (inventory support)



**Fort Pierce Utilities Authority**  
Published by Rachel R Tennant  
November 8 at 11:45 AM

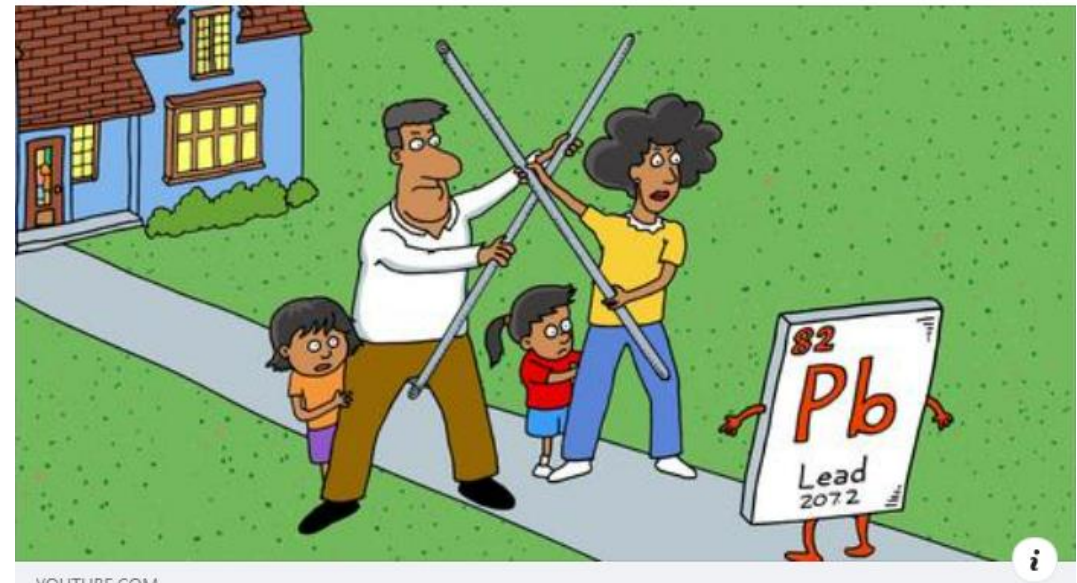
DID YOU KNOW that for the last year FPUA's Water Team has been actively developing a historical inventory of the public and private pipes in our service territory, to guide us toward a lead-free community?

Because Fort Pierce is one of the oldest and most historic communities on the Treasure Coast, we are researching many old building records to help us discern what plumbing materials the builders may have used when they built our homes. Once this is complete, we'll need to physically visit the remaining properties to visually inspect pipes and complete the inventory.

In the coming days, we'll be sharing information about the inventory so far, and ways that you can help. See more about those efforts at [www.FPUA.com/Lead-Copper](http://www.FPUA.com/Lead-Copper).

Learn more about the history and importance of lead-free in the video provided by the [American Water Works Association](#) below.

#CommunityProud #FLPublicPower U.S. Environmental Protection Agency City of Fort Pierce South Beach On Hutchinson Island, Ft. Pierce, Fl. Community Main Street Fort Pierce @followers





# Presentation: Visit Webpage

[www.FPUA.com/lead-copper](http://www.FPUA.com/lead-copper)



# Questions?

## Project Manager

John Biggs, P.E.

Environmental Engineer

Water/Wastewater Engineering

[biggs@fpua.com](mailto:biggs@fpua.com)

772 466 1600 x3474

## Customer Communications

[LCRR@fpua.com](mailto:LCRR@fpua.com)

772-466-1600 ext. 3309

[www.FPUA.com/Lead-Copper](http://www.FPUA.com/Lead-Copper)

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

**11. a.**

**Meeting Date:** 11/18/2024

**Re:** Approval of Blanket Purchase Orders for Fertilizers not to exceed \$150,000

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

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**SUBJECT:**

Approval of two blanket Purchase Orders for Golf Course Fertilizers in an amount not to exceed \$150,000.

**SUMMARY:**

We are requesting approval of two Blanket Purchase Orders with opening amounts of \$60,000 each, and a total not to exceed \$150,000.

Both Helena Chemical, and Legacy Turf are local companies which we've used for the past two years with excellent results.

They collectively provide almost all of our Granular and Liquid Fertilizers for the health of the golf course's Turf Grass.

**RECOMMENDATION:**

Staff's Recommendation is to approve the request.

**ALTERNATIVES:**

No other local vendors offer the variety of fertilizers currently provided by Legacy Turf or Helena Chemical.

**RESPONSIBLE STAFF:**

Danny Visconti, Golf Course Manager

**COORDINATED WITH:**

Gelencia Carter, Purchasing Manager

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**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2024-2025  
**Account:** 405-4502-552440  
**Amount:** 150,000

**OTHER INFORMATION:**

The Two Blanket Purchase Orders will have an opening amount of \$60,000 each and a total amount not to exceed \$150,000.

These two companies provide almost all of our granular and liquid fertilizers.

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**Attachments**

# Commission Approval List

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## Form Review

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Linda Cox	11/04/2024 11:37 AM
Finance Department	Johnna Morris	11/13/2024 10:04 AM
City Manager	Linda Cox	11/13/2024 01:21 PM
Form Started By: Danny Visconti		Started On: 10/25/2024 10:08 AM
Final Approval Date: 11/13/2024		

**Indian Hills Golf Course**

**FY 2024/25**

**P.O. List in Excess of \$50,000**

**Helena Chemicals- (Fertilizer)**

Ft. Pierce, FL

\$60,000.00

**Acct# 405-4502-552440**

**Legacy Turf- (Fertilizer)**

Jupiter, FL

\$60,000.00

**Acct# 405-4502-552440**

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

**11. b.**

**Meeting Date:** 11/18/2024

**Re:** Proposed EDC Agreement

**Submitted For:** Linda Cox, City Clerk, City Clerk

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**SUBJECT:**

Approval of an Agreement between the City of Fort Pierce and the Economic Council of St. Lucie County, Inc. to provide services from October 1, 2024, to September 30, 2025, for an amount not to exceed \$62,500.

**SUMMARY:**

The EDC will develop and implement economic development strategies, support business initiatives, facilitate partnerships, secure funding, conduct studies, to include the King’s Highway Jobs Corridor, and provide quarterly reports to the City on progress and outcomes.

This is a sole source commodity.

**RECOMMENDATION:**

Staff recommends the approval of the agreement.

**ALTERNATIVES:**

Staff will proceed as directed by the City Commission.

**RESPONSIBLE STAFF:**

Linda W. Cox, Acting City Manager

**COORDINATED WITH:**

Sara Hedges, City Attorney

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**Fiscal Impact**

**Budgeted Y/N:** N  
**Fiscal Year:** 2025  
**Account:** 0016000-554100  
**Amount:** \$62,500

**FISCAL IMPACT:**

Funds are available in line item 0016000-554100 BOOKS,EDUC,SUBSC,MEMB

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**Attachments**

City Attorney's Memo re: Request for Legal Services  
Proposed Agreement Executed by EDC  
Affidavit Executed by EDC

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## Form Review

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Linda Cox	10/28/2024 12:26 PM
Finance Department	Johnna Morris	11/13/2024 10:19 AM
City Manager	Linda Cox	11/13/2024 01:21 PM
Form Started By: Jennifer Robinson		Started On: 10/28/2024 10:05 AM
Final Approval Date: 11/13/2024		



TO: JENNIFER ROBINSON, EXECUTIVE ASSISTANT TO THE CITY MANAGER  
FROM: ANDREA H. DUENAS, ASSISTANT CITY ATTORNEY  
THROUGH: SARA HEDGES, CITY ATTORNEY  
RE: REVIEW EDC AGREEMENT (ANNUAL FEE/PARTNERSHIP)  
CAO RLS FILE: 24-389  
RELATED RLS: 24-310 - EDC DRAFT AGREEMENT-KINGS HIGHWAY JOB CORRIDOR (NOT APPROVED)  
DATE: OCTOBER 25, 2024

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I have reviewed the above Request for Legal Services (RLS) which asks the City Attorney's Office to approve an agreement between the City of Fort Pierce and the Economic Development Council of St. Lucie County.

It is my understanding that:

- Since 2002, the City has paid the EDC an annual partnership fee (see ledger attached).
- The fee for this fiscal year is due in the amount of \$62,500.

**CHANGES MADE BY THIS OFFICE:** I uploaded a redline version of the Agreement so you can see the changes made by this Office. Substantive changes include:

- The amount of the agreement has been adjusted based on the Acting City Manager's direction.
- The additional Service related to the economic development studies and the King's Highway jobs corridor has been added based on the Acting City Manager's direction.
- I added several paragraphs to the Agreement submitted. These are standard in City contracts (right to audit; non-discrimination; sovereign immunity; public records; severability; no waiver; compliance with laws).
- I added an exhibit containing the Sex Trafficking Affidavit the EDC must execute per Florida law.
- I added whereas clauses to provide context and satisfy the legal requirement that the legislative body find that the services performed serve a valid public purpose.
- **Duration:** The term of the agreement cannot be perpetual. The agreement has been changed to a one (1) year agreement to coincide with the budgetary approvals. A new agreement will need to be entered each year.

**MISSING DETAILS:** The Agreement is missing important details which must be supplied by you, the Department, and the EDC:

Scope of Services: This Office recommends that this section be as specific as possible. *Subpart C* requires the EDC to conduct events, workshops and seminars. More details should be provided about the promised activities and who's invited to participate.

I uploaded a Changes Accepted version for your convenience. Once you have filled in the missing details, the Changes Accepted version of the Agreement is approved to form and correctness.

**\*\* NOTE: Please use this agreement as your template for services agreements.**

Please do not hesitate to contact this office if you have any questions as to how to proceed.

/ahd

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VENDOR/SEQ#/NAME/STATUS										
ACCTG ---TRANSACTION---										
BATCH	P.O.#	PER.	CD	DATE	NUMBER	INVOICE NUMBER	DESCRIPTION	ACCOUNT NUMBER	ENCUMBRANCE AMOUNT	TRANSACTION AMOUNT
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50822	00	ECONOMIC DEVELOPMENT COUNCIL OF SLC								A
00996	220574	3/22	EN	12/20/21	220574		PO ENTRY	001-6000-513.82-30	40000.00	
01030	220574	1/22	AP	10/01/21	0283088	2021-01-894	NVSTMNT PRTRNSHP FEE FY22	001-6000-513.82-30	40000.00-	40000.00
05174	210088	12/21	EN	9/30/21	210088		LIQUIDATE FY 21 PO'S	001-6000-513.82-30	22500.00-	
00120	210088	1/21	EN	10/13/20	210088		PO ENTRY	001-6000-513.82-30	22500.00	
05050		12/20	AP	8/27/20	0278425	2020-01-668	OCTOBER 2020-SEPT 2021	001-6000-513.82-30		22500.00
00132	200158	1/20	EN	10/14/19	200158		PO ENTRY	001-6000-513.82-30	25000.00	
00208	200158	1/20	AP	9/25/19	0273317	2019-01-459	INVESTMENT PRTRNSHP FEE	001-6000-513.82-30	25000.00-	25000.00
01813	190754	5/19	EN	2/06/19	190754		PO ENTRY	001-6000-513.82-30	25000.00	
02005	190754	5/19	AP	1/31/19	0270384	2019-01-247	INVSTMNT PARTNERSHIP FEE	001-6000-513.82-30	25000.00-	25000.00
02464		6/18	AP	7/28/17	0265771	2017-01-362	INVESTMENT PARTNERSHIP	001-6000-513.82-30		25000.00
00045		1/17	AP	8/05/16	0259344	2016-01-136	INVESTMENT PARTNERSHIP	001-6000-513.82-30		25000.00
00013		1/15	AP	10/01/14	0250068	2014-05-76	LEADERSHIP OCT 14-SEPT 15	001-6000-513.82-30		5000.00
06385		12/12	AP	10/04/12	0241418	2012-07-232	PARTNESHIP ECONOMIC DEVL	001-6000-513.82-30		15000.00
00024		1/12	AP	10/04/11	0236891	3101	PARTNERSHIP FEE-10/11-12	001-6000-513.82-30		15000.00
00011		1/11	AP	10/04/10	0232476	2220	ECONOMIC DEVELOPMENT	001-6000-513.82-30		15000.00
00033		1/10	AP	10/06/09	0227483	1965	ECONOMIC DEVELOPMENT	001-6000-513.82-30		15000.00
00386		1/09	AP	10/31/08	0221560	612	ECONOMIC DEVL. COUNCIL	001-6000-513.82-30		15000.00
00232		1/08	AP	10/23/07	0214798	436	ECONOMIC DEVL. COUNCIL	001-6000-513.82-30		15000.00
00369		2/07	AP	11/06/06	0208300	2006-2007	ECONOMIC DEVL. COUNCIL	001-6000-513.82-20		15000.00
00458		2/06	AP	11/18/05	0201364	2005-2006	ECONOMIC DEVL. MEMBERSHIP	001-6000-513.82-20		15000.00
00805		3/05	AP	12/07/04	0195056	OCT '04-'05	MEMBERHSIP	001-6000-513.82-30		15000.00
00352		2/04	AP	11/06/03	0187109	2003-2004	ECONOMIC DEVL. MEMBERSP.	001-6000-513.82-30		15000.00
01811		5/03	AP	2/05/03	0181333	1122023	'02-'03 INVESTMENTS	001-6000-513.82-30		15000.00
03988		10/02	AP	7/22/02	0177603	07120204	ANNUAL INVEST. PARTNERSHIP	001-6000-513.82-55		15000.00
00846		3/02	AP	12/11/01	0173218	3131086204	ECONOMIC DEVL. COUNCIL	103-9000-554.40-30		160.00
VENDOR TOTAL -									.00	347,660.00

**AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND  
THE ECONOMIC DEVELOPMENT COUNCIL OF ST LUCIE COUNTY, INC.**

**THIS AGREEMENT** ("Agreement") is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the CITY OF FORT PIERCE, FLORIDA, a municipal corporation, whose address is 100 N. U.S. Highway 1, Fort Pierce, Florida 34950 ("City"), and the ECONOMIC DEVELOPMENT COUNCIL OF ST. LUCIE COUNTY, INC., a Florida not-for-profit corporation, with its principal office located at 1790 S.W. Gatlin Boulevard, Suite 202, Port St Lucie, FL 34953 ("EDC") (collectively, "Parties").

**WITNESSETH:**

**WHEREAS**, the City seeks to promote and facilitate economic development within its jurisdiction to enhance the overall prosperity, job creation, and quality of life for its residents;

**WHEREAS**, the EDC has expertise, resources, and a mission aligned with fostering economic development and is willing to assist the City in achieving these goals; and

**WHEREAS**, since 2002, the EDC has performed the Services defined below in exchange for an annual "partnership" fee paid by the City; and

**WHEREAS**, the parties wish to formalize their understanding and to outline the EDC's specific deliverables and the City's expectations; and

**WHEREAS**, the City Commission finds that the Services performed by the EDC under this Agreement substantially serve a valid public purpose.

**NOW THEREFORE**, the Parties do hereby agree as follows:

1. **SCOPE OF SERVICES.** The EDC agrees to perform the following services (collectively referred to as the "Services"):
  - A. Develop and implement economic development strategies and programs that align with the City's goals.
  - B. Provide recommendations and support for business attraction, retention, and expansion initiatives. Facilitate partnerships between the City and private sector entities, non-profit organizations, and other stakeholders.
  - C. Assist in securing funding and resources for economic development projects.
  - D. Organize and conduct studies related to economic development, to include the King's Highway Jobs Corridor.
  - E. Provide regular written reports to the City on the progress and outcomes of economic development activities. Reports will be provided quarterly to City staff.

2. **DURATION.** The term of this Agreement shall be for one (1) year beginning on October 1, 2024.
3. **COMPENSATION.** The City agrees to compensate the EDC for the services rendered a total amount of SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$62,500).
4. **REPORTING AND ACCOUNTABILITY.** In addition to the reports required above, the EDC shall provide the City Commission with an annual report at a public meeting on or before September 30, 2025, detailing the progress of the economic development activities, project updates, and any other relevant information.
5. **AUDIT.** The EDC agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three years, or as otherwise applicable under law, to include Public Records Laws, after receipt of any Payment under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the EDC involving transactions related to this Agreement. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved.
6. **NON-DISCRIMINATION.** The EDC covenants and agrees that it 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 race or color; or, except where based on a bona fide occupational qualification, because of religion, sex, condition of pregnancy, national origin, age, handicap, or marital status.
7. **INDEPENDENT CONTRACTOR.** The EDC is and shall be an independent contractor and not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent contractor between the City and the EDC, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement.
8. **INSURANCE REQUIREMENTS.** The EDC shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Agreement, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by the EDC are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the EDC under the Agreement.

The parties agree and recognize that it is not the intent of the City that any insurance policy/coverage that it may obtain pursuant to any provision of this Agreement will

provide insurance coverage to any entity, corporation, business, person, or organization, other than the City and the City shall not be obligated to provide any insurance coverage other than for the City or extend its immunity pursuant to Section 768.28, Florida Statutes, and as may be amended from time to time, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, and/or any obligation to name the City as an additional insured under any other insurance policy or otherwise protect the interests of the City as specified in this Agreement.

Workers' Compensation Insurance & Employer's Liability: The EDC shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with Section 440, Florida Statutes, and as may be amended from time to time. Employers' Liability must include limits of at least \$100,000.00 each accident, \$100,000.00 each disease/employee, and \$500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by the EDC qualify its employee for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

Commercial General Liability Insurance: The EDC shall agree to maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000
General aggregate	\$2,000,000
Fire damage	\$100,000 any 1 fire
Medical expense	\$10,000 any 1 person

Additional Insured: An Additional Insured endorsement must be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to independent consultants and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

Except as to Workers' Compensation and Employers' Liability insurance, Certificates of Insurance and policies shall clearly state that coverage required by the Agreement

has been endorsed to include the City of Fort Pierce, a municipality of the State of Florida, its officers, agents and employees as Additional Insured for Commercial General Liability and Business Auto Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read **"City of Fort Pierce, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and include [Agreement Name] and [Number]."** Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) day written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Fort Pierce, 100 N. US Highway One, Fort Pierce, FL 34950, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Agreement to exceed the above limits, the EDC shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

Business Automobile Liability Insurance: The EDC shall agree to maintain Business Automobile Liability at a limit of liability not less than \$1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event, the EDC does not own any automobiles, the Business Auto Liability requirement shall be amended allowing the EDC to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage shall apply on a primary and non-contributory basis.

Professional Liability Insurance: The Contractor shall agree to maintain Professional Liability, or equivalent Errors & Omissions Liability, at a limit of liability not less than \$2,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds \$10,000, the City reserves the right, but is not obligated, to review and request a copy of the EDC's most recent annual report or audited financial statement. For policies written on a "Claims-Made" basis, Independent Contractor warrants that the retroactive date equals or precedes the effective date of this Agreement. In the event the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this Agreement, the EDC shall agree to purchase a SERP with a minimum reporting period not less than four (4) years. If policy contains an exclusion for dishonest or criminal acts, defense coverage for the same shall be provided.

Waiver of Subrogation: By entering into this Agreement, the EDC agrees to a Waiver of Subrogation for each required policy. When required by the insurer or should a policy condition not permit an Insured to enter into a pre-loss Contract to waive

subrogation without an endorsement then the EDC shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent.

Deductibles: All deductible amounts shall be paid for and be the responsibility of the EDC for any and all claims under this Agreement. Where an SIR or deductible exceeds \$5,000, the City reserves the right, but is not obligated, to review and request a copy of the bidder's most recent annual report or audited financial statement.

It shall be the responsibility of the EDC to ensure that all independent contractors and/or subcontractors comply with the same insurance requirements referenced herein. It shall be the responsibility of the EDC to obtain Certificates of Insurance from all independent contractors and subcontractors listing the City as an Additional Insured without the language "when required by written contract". If the EDC, independent contractor and/or subconsultant maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the EDC/independent contractor/subcontractor.

The EDC may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

The City by and through its Risk Management Division reserves the right, but is not obligated, to review, modify, reject or accept any required policies of insurance, including limits, coverages or endorsements, herein from time to time throughout the term of this Agreement. All insurance carriers must have an AM Best rating.

A failure on the part of the EDC to execute the Agreement and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

9. **INDEMNIFICATION.** The EDC shall, to the maximum extent permitted by law, indemnify the City and its officials, officers, agents, and employees from and against any and all liability, claims, demands, penalties, court costs, judgments, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the EDC and persons employed by or utilized by the EDC in its performance of this Agreement.

The EDC's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon the EDC whether such injury or damage shall accrue, or may be discovered, before or after termination of this Agreement.

The EDC's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

10. **E-VERIFY SYSTEM.** All requirements of Section 448.095, Florida Statutes, shall be complied with by the EDC.

In accordance with, Section 448.095, Florida Statutes, the EDC shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If the EDC enters into a contract with a subcontractor performing work or providing services on its behalf, the EDC shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: <http://www.dhs.gov/E-Verify>. The EDC shall, upon request, provide evidence of compliance with this provision to the City. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this Agreement with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. The EDC is liable for any additional costs incurred by the City as a result of the termination of this Agreement under Section 448.095, Florida Statutes.

11. **SOVEREIGN IMMUNITY.** Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

12. **PUBLIC RECORDS.** The EDC shall abide by all public records laws, and specifically:
- a. Keep and maintain public records required by the public agency to perform the service.
  - b. Upon request from the public agency's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

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

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 772-467-3065, LCOX@CITYOFFORTPIERCE.COM, 100 N. US HIGHWAY 1, FORT PIERCE, FL 34950.**

13. **SUCCESSORS AND ASSIGNS, ASSIGNMENT.** The City and the EDC each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement.

Neither the City nor the EDC shall assign, sublet, convey or transfer its interest in this Agreement without the written consent of the other.

Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the City and the EDC.

14. **AMENDMENTS.** Any amendments or modifications to this Agreement must be made in writing and signed by authorized representatives of both parties.
15. **NOTIFICATION.** 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 or mailed certified mail (postage prepaid) return receipt requested, addressed to:

CITY:  
City of Fort Pierce  
City Manager's Office  
100 North US Highway 1  
Fort Pierce, FL 34950

WITH COPIES TO:  
City Attorney's Office  
100 North US Highway 1  
Fort Pierce, FL 34950

EDC:  
Economic Development Council of St. Lucie County, Inc.  
1790 SW Gatlin Blvd, Suite 202  
Port St. Lucie, FL 34953

Either party may change the above-listed address at which it receives written notices by so notifying the other Party in writing. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

16. **JURISDICTION; VENUE; AND WAIVER OF JURY TRIAL.** EACH OF THE PARTIES IRREVOCABLY AND UNCONDITIONALLY: (A) AGREES THAT ANY SUIT, ACTION, OR OTHER LEGAL PROCEEDING ARISING FROM OR RELATING TO THIS AGREEMENT SHALL BE BROUGHT IN THE STATE COURT SITUATED IN ST. LUCIE COUNTY, FLORIDA; AND (B) WAIVES ANY OBJECTION WHICH IT MAY HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION, OR PROCEEDING IN ANY OF SUCH COURTS. EACH PARTY KNOWINGLY AND VOLUNTARILY WAIVES ALL RIGHTS TO A TRIAL BY JURY IN ALL LITIGATION RELATING TO OR ARISING FROM THIS AGREEMENT.
17. **SEVERABILITY.** If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
18. **NO WAIVER.** No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach of the same, or any other, provision, or the enforcement thereof. City's consent to or approval of any act by the EDC requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent

act by the EDC requiring consent or approval, whether or not similar to the act so consented or approved.

19. **COMPLIANCE WITH LAWS.** The EDC, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise the EDC, upon request, as to any such laws of which it has present knowledge.

Before beginning services under this Agreement, the EDC shall complete, execute, and deliver the Affidavit Regarding the Use of Coercion for Labor or Services (Exhibit A) to the City.

20. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the City and the EDC and supersedes all prior agreements, understandings, or negotiations, whether written or oral.

[Signature Page to Follow]

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed by their duly authorized representatives, as of the date first above written.

**ATTEST:**

**CITY OF FORT PIERCE:**

\_\_\_\_\_  
Linda Cox, City Clerk

\_\_\_\_\_  
Linda Hudson, Mayor

**APPROVED AS TO FORM  
AND CORRECTNESS:**

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Sara Hedges, City Attorney

**WITNESSES:**

**ECONOMIC DEVELOPMENT COUNCIL  
OF ST. LUCIE COUNTY, INC.**

By: *Rachel Savela*  
Name: Rachel Savela  
Address: 302 NE Gulfstream Ave.  
Port St. Lucie, FL 34983

*Peter J. Tesch*  
Peter J. Tesch, President

By: *Alexi Garcia*  
Name: Alexi Garcia  
Address: 190 SW Ridgecrest Dr  
Port St. Lucie, FL 34953

11/01/24  
Date:

# Exhibit A

## CITY OF FORT PIERCE

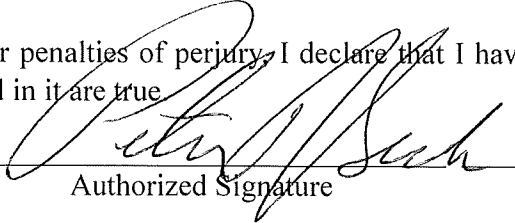
### Affidavit Regarding the Use of Coercion for Labor or Services

Vendor Name: Economic Development Council of St. Lucie County  
Authorized Representative's Name and Title: Pete Tesch, President  
Address: 1790 SW Gatlin Blvd Suite 202  
City: Port St Lucie State: Florida Zip Code: 34953  
Phone Number: 772 324 2014 Email Address: ptescha@youredc.com

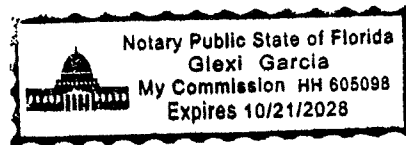
Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By:  Peter J. Tesch, Pres. 11/02/24  
Authorized Signature Printed Name and Title Date

STATE OF FLORIDA  
COUNTY OF St. Lucie



Sworn (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 1 day of November, 2024 by Peter Tesch, who is  personally known or  produced identification (ID produced: \_\_\_\_\_).

Notary Public Signature:  (Seal)

Print Name: Glaxi Garcia My Commission Expires: 10/21/2028

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

**11. c.**

**Meeting Date:** 11/18/2024

**Re:** Annual Maintenance of Floating Vegetated Mats at Indian Hills Recreation Area, Single Source

**Submitted For:** Tracy Telle, Assistant City Engineer, Engineering

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**SUBJECT:**

Approval of a proposal from Beemats LLC, New Smyrna Beach, FL, in the amount of \$171,072.00 for the annual harvesting, maintenance, and re-nourishment of vegetated mats at the Indian Hills Recreation Area.

**SUMMARY:**

The Indian Hills Recreation Area stormwater treatment utilizes a vegetated floating wetland system to improve the water quality prior to discharging excess stormwater into the Indian River Lagoon. This system consists of mats made of a buoyant material fitted with perforated pots which are planted with specific aquatic plants to absorb and store excess nitrogen and phosphorus from the water column. A total of twelve (12) islands will be maintained every four (4) months, which consists of trimming the plants, collecting and composting the plant biomass, collecting samples for laboratory testing and reporting results of removed nutrients.

These floating mats have been in use for over seven (7) years and exceeded their life expectancy. A replacement program has been implemented to replace all the islands within the next three (3) years. This proposal includes the complete replacement of four (4) of the mats and the refurbishment of each anchoring system.

It is on this basis that the Purchasing Manager recommend that competitive procurement be waived and that the above item be treated as a "Single Source" commodity.

**RECOMMENDATION:**

Engineering recommends approval of the proposal.

**ALTERNATIVES:**

Train in-house staff on harvesting and replanting of the wetland system.

**RESPONSIBLE STAFF:**

Engineering Department

**COORDINATED WITH:**

Beemats LLC

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**Fiscal Impact**

**Budgeted Y/N:** Y

**Fiscal Year:** 24/25  
**Account:** 4034300-534900  
**Amount:** \$171,072.00

**FISCAL IMPACT:**

The annual maintenance cost of \$171,072.00 will be funded from SMU Revenue Account number 4034300-534900.

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**Attachments**

Beemats Estimate

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Finance Department	Johnna Morris	11/13/2024 10:19 AM
City Manager	Linda Cox	11/13/2024 01:20 PM
Form Started By: Venetia Barnes		Started On: 10/30/2024 01:42 PM
Final Approval Date: 11/13/2024		

# ESTIMATE

**Beemats LLC**  
3637 State Road 44  
New Smyrna Beach, FL 32168-8888

beemats@gmail.com  
+1 (386) 428-8578  
www.beemats.com



**Bill to**  
City of Fort Pierce  
PO Box 1480  
Fort Pierce, FL 34954-1480

**Ship to**  
City of Fort Pierce  
PO Box 1480  
FL  
Fort Pierce, FL 34954-1480

## Estimate details

P.O. Number: Heathcote

Estimate no.: 1002  
Estimate date: 10/03/2024

#	Product or service	Description	Qty	Rate	Amount
1.		2024-2025			\$0.00
2.					\$0.00
3.	<b>A1-fl-Maintenance-1</b>	Maintenance of Mats, per sq.ft. @	42240	\$4.05	\$171,072.00
4.		** All islands will be harvested by trimming every 4 months, with lab samples and interim report.  ** Annual report - October 2025  ** Each harvest will be billed @ \$1.35 per sq. ft. = \$57,024.00  ** 5 islands have been replaced with new islands this year and the remaining island will be replaced at no additional charge in February 2025			\$0.00
				<b>Total</b>	<b>\$171,072.00</b>

Accepted date

Accepted by

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

**11. d.**

**Meeting Date:** 11/18/2024

**Re:** Memorandum of Understanding with FPUA Regarding Distribution to the City

**Submitted For:** Linda Cox, City Clerk, City Clerk

---

**SUBJECT:**

Approval of the Memorandum of Understanding between the City of Fort Pierce and the Fort Pierce Utilities Authority relating to the Interpretation of the Charter Provisions Governing the FPUA Distribution to the City.

**SUMMARY:**

The City Commission directed City staff to work with FPUA staff to review the annual FPUA distribution to the City pursuant to Section 178 of the Charter. Following the review and discussions between staff, a Memorandum of Understanding outlining the distribution categories has been prepared.

**RECOMMENDATION:**

Staff will proceed as directed.

**ALTERNATIVES:**

Staff will proceed as directed.

**RESPONSIBLE STAFF:**

Sara Hedges, City Attorney

**COORDINATED WITH:**

Linda Cox, Acting City Manager  
Javier Cisneros, FPUA Director of Utilities  
FPUA Counsel

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**Attachments**

MOU

INLA Conflict Res Issues

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**Form Review**

**Inbox**

City Manager

Form Started By: Linda Cox

Final Approval Date: 11/12/2024

**Reviewed By**

Linda Cox

**Date**

11/12/2024 01:25 PM

Started On: 11/06/2024 01:15 PM

**Memorandum of Understanding between  
City of Fort Pierce and Fort Pierce Utilities Authority  
relating to the  
Interpretation of the Charter Provisions Governing the FPUA Distribution to the City**

**THIS MEMORANDUM OF UNDERSTANDING (“MOU”)** is made this \_\_\_\_ day of \_\_\_\_\_, 2024 by and between the City of Fort Pierce, hereinafter referred to as “City,” and Fort Pierce Utilities Authority, hereinafter referred to as “FPUA.”

**WHEREAS**, the FPUA was created and established by the City Commission of the City of Fort Pierce, Florida, through a referendum election held in said City on May 30, 1972; and

**WHEREAS**, the Charter of the City of Fort Pierce, Florida, Article XII (“Charter”), grants to the FPUA the powers and duties possessed by the city to construct, acquire, expand and operate utility systems, and to do any and all acts or things that are necessary, convenient or desirable in order to operate, maintain, enlarge, extend, preserve and promote an orderly, economic and businesslike administration of the utility systems; and

**WHEREAS**, Section 178 of the Charter requires that the FPUA transfer to the City 6% of “gross revenue” as defined therein (“City Distribution”); and

**WHEREAS**, the City Commission requested that City and FPUA staff review the FPUA distribution to the City to ensure that it was made in accordance with provisions of Section 178 of the Charter; and

**WHEREAS**, during the course of review by staff, it was determined that it would be beneficial to memorialize a mutual understanding of certain categories of “gross revenue” as set forth in Section 178 of the Charter; and

**WHEREAS**, the City Commission and FPUA Board desire to enter into this MOU to set forth the agreed understanding of the definition of “gross revenue” and the calculation of the City Distribution pursuant to Section 178 of the Charter beginning with the City Distribution for FY2024.

**NOW, THEREFORE**, the City and FPUA agree to the following:

**1. Incorporation of Recitals.** The foregoing recitals are true and correct and are hereby ratified and confirmed by the parties and made an integral part of this MOU; as such, the recitals shall be used in any construction of this Agreement, especially as it relates to the intent of the parties.

**2. Definition of Gross Income for Purposes of the Distribution.**

**A.** Both parties have concluded that “gross revenue”, as defined by Section 178 of the Charter, is comprised of the following categories:

1. Retail sales of electricity, gas, wastewater disposal, and water;
  2. Wholesale sales of water;
  3. Gains on sales of assets;
  4. Interest;
  5. Rents;
  6. Royalties;
  7. Dividends; and
  8. Management fees
- B.** The Charter’s definition of “gross revenue” is different than the Uniform System of Accounting for public utilities (“USOA”) and generally accepted accounting principles (“GAAP”), which the FPUA follows pursuant to sections 176(12) and 178(a) of the Charter.
- C.** Because of the specific definition set forth in the Charter, the FPUA excludes some categories of revenue as defined by the USOA and GAAP from gross revenue for purposes of calculating the City Distribution.

**3. Revenue Currently Included and to be Included in Gross Revenue for Purposes of Calculating the City Distribution.**

- A. Definition Categories.** The following are currently and will continue to be included in the calculation of “gross revenue” pursuant to the Charter definition:
1. Retail sales of electricity, gas, wastewater disposal, and water;
  2. Wholesale sales of water;
  3. Gains on sales of assets;
  4. Interest;
  5. Rents;
  6. Royalties;
  7. Dividends; and
  8. Management fees
- B. Florida Municipal Power Agency O&M Contract Income.** The Treasure Coast Energy Center (“TCEC”) is owned by the Florida Municipal Power Agency (All-Requirements Power Supply Project) (“FMPA”). When the King Power Plant closed, the FPUA positions were relocated to the TCEC instead of eliminated. As a result, some of FPUA’s employees still work at the TCEC. As FPUA employees separate employment or retire, these positions will likely be filled by FMPA employees. FMPA reimburses the FPUA for its personnel costs and miscellaneous out-of-pocket expenses. The FMPA reimbursement currently includes a 4% fee reimbursement. The parties agree the 4% fee reimbursement could be categorized in multiple different ways, but for purposes of the City Distribution only, the 4%, or as it may be amended hereafter, fee reimbursement shall be considered a management fee by City and shall be included in “gross revenue” for purposes of calculating the City Distribution. The parties agree that once all TCEC employees

are fully replaced by FPUA employees, no reimbursement will occur and no City Distribution will occur at that time for the 4% fee reimbursement. The parties also agree that this characterization of the 4% fee reimbursement is made for purposes of entering into this MOU only, and will not establish a precedent for any other type of FPUA revenue or internal transfer (including shared services costs) that City could characterize, now or in the future, as a management fee.

**C. Wholesale Sale of Wastewater.** Wholesale sale of wastewater has been included as “gross revenue” for purposes of the City Distribution since 2012 and shall continue to be included in the calculation as “gross revenue” for purposes of calculating the City Distribution.

**D. Manatee Observation and Education Center (MOEC) Sales of Assets.** Any gains on the sales of assets distributed to the MOEC as non-operating revenue shall be included in “gross revenue” for purposes of calculating the City Distribution. However, any gains on the sale of gift shop inventory shall not be included in “gross revenue” for purpose of calculating the City Distribution until MOEC operating income is greater than \$0.

**E. Retails Sales of FPUAnet.** FPUAnet Operating Income is not currently included as “gross revenue” for purposes of the City Distribution, but both parties agree that the likely intent of the Charter language was to include retail sales of all utilities as part of the calculation.. The City agrees to waive distribution of 6% of these fees pursuant to Section 178(c) of the Charter until the operating income for FPUAnet exceeds \$5 million dollars or at the maturity date of the Series 2022 B bonds, whichever occurs sooner.

**F. Gas Piping and Appliance Gains on the Sale of Assets.** FPUA’s gas utility system provides a service to customers by installing piping and natural gas appliances that ultimately become the customer’s property. The parties agree to include any gains on the sale of assets associated with this program as “gross revenue” for purposes of calculating the City Distribution.

**G. Revenue for City Billing.** Revenue for City Billing represents the fee the FPUA receives for billing and collecting payment for the City’s solid waste services. The solid waste services are provided by the City and are unrelated to the FPUA’s business. Both parties agree that said revenue should be classified as a management fee and will be included in “gross revenue” for purposes of calculating the City Distribution.

**4. Revenue Excluded from Gross Revenue for Purposes of Calculating the City Distribution.** The following categories of revenue as defined by the USOA and GAAP are excluded from the calculation of “gross revenue” for purposes of calculating the City Distribution:

**A. Capital Contributions.** Capital Contributions include:

1. Water/wastewater capital improvement charges (“CIC”),
2. Electric/gas contribution-in-aide of construction (“CIAC”), and
3. Non-cash asset contributions for local infrastructure from developers.

**B. Grant Revenue.**

**C. Power Cost Adjustments and Purchase Gas Adjustments.** The Charter further provides: “Where a power cost adjustment or purchase gas adjustment is utilized, ‘gross income’ shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment.” City Charter § 178(d)(ii). An Interlocal Agreement dated May 2, 2011 was entered into between the City and FPUA and recorded at Official Records Book 3289, Page 1243 of St. Lucie County, which addressed the Power Cost Adjustment. The Purchase Gas Adjustments have historically been treated the same as the Power Cost Adjustments and not included in the distribution calculation. The parties hereby agree that the Power Cost Adjustments and Purchase Gas Adjustments are not included as “gross revenue” for purposes of the City Distribution under the current wording of the Charter.

7. **Term and Termination.** The effective date of this Agreement shall be the date the Agreement is last executed and shall remain in effect until terminated by either party. Either party may terminate this MOU with or without cause upon 30 days’ written notice to the other party.

8. **Notices.** All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified mail, return receipt requested, and addressed as follows:

If to City:  
 City Manager  
 100 North US Highway 1  
 Fort Pierce, FL 34950

With copy to:  
 City Attorney  
 100 North US Highway 1  
 Fort Pierce, FL, 34950

and

City Clerk  
 100 North US Highway 1  
 Fort Pierce, FL 34950

If to Fort Pierce Utilities Authority:  
 Director of Utilities  
 206 South 6<sup>th</sup> Street  
 Fort Pierce, FL 34950

With copy to:  
 FPUA Attorney  
 206 South 6<sup>th</sup> Street  
 Fort Pierce, FL, 34950

9. **Counterparts.** This MOU may be executed in counterparts, each of which shall

be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

**IN WITNESS WHEREOF** this MOU has been signed and sealed by the respective parties hereto as of the dates set forth below.

**ATTEST:**

\_\_\_\_\_  
CITY CLERK

**CITY OF FORT PIERCE**

BY: \_\_\_\_\_  
MAYOR

DATE: \_\_\_\_\_

**APPROVED AS TO FORM AND  
CORRECTNESS:**

BY: \_\_\_\_\_  
CITY ATTORNEY

**ATTEST:**

\_\_\_\_\_  
SECRETARY

**FORT PIERCE UTILITIES AUTHORITY**

BY: \_\_\_\_\_  
CHAIRMAN

DATE: \_\_\_\_\_

**APPROVED AS TO FORM AND  
CORRECTNESS:**

BY: \_\_\_\_\_  
FPUA ATTORNEY

THIS MEMORANDUM IS A COMMUNICATION FROM COUNSEL TO AGENTS AND REPRESENTATIVES OF THE CITY OF FORT PIERCE IN AN ATTORNEY/CLIENT RELATIONSHIP AND IS THEREFORE CONFIDENTIAL AND IS FURTHER PROTECTED BY FLORIDA STATUTE SECTION 119.07 AS IT CONTAINS WORK PRODUCT OF THE ATTORNEY PREPARED IN ANTICIPATION OF, OR IN CONNECTION WITH, POTENTIAL OR PENDING ADVERSARIAL ADMINISTRATIVE PROCEEDINGS AND/OR CIVIL LITIGATION.

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Fort Pierce Mayor and Commissioners  
FROM: Robert V. Schwerer, City Attorney  
SUBJECT: City/FPUA Conflict Resolution Issues  
DATE: August 5, 2011

I received the attached email and a copy of the Conflict Resolution Interlocal Agreement with Section 2(b) highlighted. Questions have been raised concerning Paragraph 2(b) of the agreement. Please accept the following as an explanation of what Paragraph 2(b) means.

At the time of this agreement, the City had a claim pending with the FPUA seeking to have the Power Cost Adjustment (PCA) included in "gross revenues". The City would be receiving substantially more money from the FPUA if the PCA were included. The City's Finance Director believed very strongly that since the PCA was being "billed" to customers and subsequently paid as revenues, it should be included when calculating the City's 6% annual transfer. The FPUA did not agree. The FPUA took the position that the PCA was not intended to be included in "gross income", and relied upon the following language in the charter, to wit:

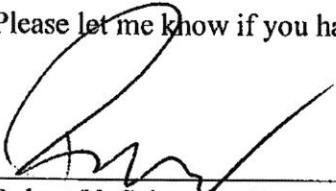
Where a power cost adjustment or purchase gas adjustment is utilized, "gross income" shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment.

The City and FPUA were therefore at an impasse over this language. To resolve this issue, the City and the FPUA simply agreed that the language was unclear and the City would withdraw its claim under the current wording of the City Charter. In doing so, the City did not agree the charter language could not be clarified or changed in the future.

Fort Pierce Mayor and Commissioners  
August 5, 2011  
Page 2

Under Paragraph 2(b) of the agreement, the City is precluded from making a claim for the PCA to be included in gross revenues at this time but is not precluded in the future from proposing a change in the language of the charter to clarify that it is being included, or alternatively, changing the percentage amount of the annual transfer.

Please let me know if you have any questions concerning the above.



---

Robert V. Schwerer, Esq.  
City Attorney

/mlp  
Attachment

cc: David L. Recor, City Manager  
Gloria Johnson, Director, Finance  
William G. Thiess, Director, FPUA  
R.N. Koblegard, Esq.

RECEIVED City Attorney  
AUG 11 2011



Bill Thiess  
<bthiess@fpua.com>  
08/05/2011 09:31 AM

To "Bob Benton (AngelaWilkinson@city-ftpierce.com)"  
<AngelaWilkinson@city-ftpierce.com>  
cc "CommEddieBecht@bechtlaw.com"  
<CommEddieBecht@bechtlaw.com>  
bcc  
Subject Conflict Resolution Interlocal Agreement

1 attachment



Interlocal for Conflict resolution.pdf

Angela,

Bob Benton asked me to send this to you for forwarding to the City Commissioners. He said that he would like Section 2(b) regarding inclusion of the PCA in the transfer calculation highlighted.

**Bill Thiess, P.E.**

**Director of Utilities**

Fort Pierce Utilities Authority

206 South 6th Street

Fort Pierce, FL 34950

Telephone (772) 466-1600, Ext. 3200

Fax (772) 468-2412

E-mail: [bthiess@fpua.com](mailto:bthiess@fpua.com)

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to [http://www.fpua.com/important\\_information/privacy.php](http://www.fpua.com/important_information/privacy.php))

OFFICE OF CITY CLERK  
CITY OF FT. PIERCE  
100 N. U.S. 1  
P.O. BOX 1480  
FT PIERCE FL 34954

INTERLOCAL AGREEMENT BETWEEN CITY OF FORT PIERCE, FLORIDA  
AND FORT PIERCE UTILITIES AUTHORITY  
(CONFLICT RESOLUTION ISSUES)

THIS AGREEMENT ("AGREEMENT") made and entered into this 2<sup>ND</sup> day of  
MAY 2011, by and between the CITY OF FORT PIERCE ("CITY"),  
a Florida Municipal Corporation, and FORT PIERCE UTILITIES AUTHORITY ("FPUA"), a  
municipal utility authority created as part of the government of the City of Fort Pierce,  
Florida under the City Charter.

WHEREAS, there exists a dispute between the CITY and FPUA concerning the  
following specified matters and issues; to-wit:

- (a) FY 2006 Distribution to the City. The amount of the distribution according to the "6% of Gross Revenue" formula was \$4,760,109 and by the "40% of Net Revenue" formula it was \$4,208,790. The difference is \$551,319, which the CITY contends that FPUA owes, and that the same is a carry-forward debt;
- (b) TECO Easement. FPUA was paid \$54,886 for an easement containing the gas supply line for the Treasure Coast Energy Center on property owned by the City. The CITY contends the easement payment belongs to the CITY;
- (c) Including the Power Costs Adjustment (PCA) in the Distribution Calculation. The CITY contends that the PCA should be included in

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3988915 05/03/2011 at 01:52 PM  
OR BOOK 3289 PAGE 1243 - 1247 Doc Type: AGR  
RECORDING: \$44.00

the distribution calculation and payment to the CITY pursuant to the Charter; and

- (d) North 25<sup>th</sup> Street FDOT Delay Damages. Certain costs were incurred by FPUA as a result of the CITY transferring right-of-way to FDOT, including \$131,570 in utility relocation costs and \$90,000 for a delay claim, for a total of \$221,570. FPUA contends that the CITY should be responsible for these costs.

WHEREAS, the CITY adopted Resolution No. 11-10 initiating conflict resolution as provided by Florida Statute 164.1052, pertaining to said matters in disputes; and

WHEREAS, the CITY and FPUA commenced statutory conflict resolution procedures and have reached agreement on the matters specified above; and

WHEREAS, the parties desire to enter into this Interlocal Agreement evidencing their agreement with respect to these issues and matters.

NOW, THEREFORE, the CITY and FPUA hereby agree and covenant on the terms and conditions hereinafter stated:

1. General. This Agreement is entered into pursuant to Section 163.01, Florida Statutes, known as the Florida Interlocal Cooperation Act of 1969. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained therein, and this Agreement shall supersede all previous telecommunications, representations, and/or agreements, either verbal or written, between the parties hereto.

2. **Conflict Resolution.** It is the intent of the parties by this Agreement that the above issues and matters be resolved as follows:

(a) As a full and complete settlement of any amounts owed either of the parties with respect to the FY 2006 Distribution to the City, the TECO Easement, and the North 25<sup>th</sup> Street FDOT Delay Damages claim, FPUA shall pay, after agreed set-off, the total sum of Two Hundred Thousand (\$200,000) Dollars to the CITY within thirty (30) days of the date of this Agreement; and

(b) Concerning the issue of *Including the Power Cost Adjustment (PCA) in the Distribution Calculation*, the CITY hereby agrees to withdraw said claim, and forbear any claim to the same under the current wording of the City Charter.

3. **General Release.** To the extent permissible by law, and in full and final settlement of only the issues and matters specified above, each party further agrees to remise, release, acquit, satisfy, and forever discharge the other party, of and from all, and all manner of action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which either party ever had, now has, or which any successor, or assign of either party, hereafter can, shall or may have, against the other party, for upon or by reason of these specific matters and issues hereinabove specified.


4. Entire Agreement. This Agreement constitutes the entire Agreement between the parties with respect to the specific subject matter hereof and supersedes all prior verbal and/or written agreements between the parties with respect thereto. This Agreement may only be amended by a written document, properly authorized, executed and delivered by the parties hereto. This Agreement shall be interpreted as a whole unit. All interpretations shall be governed by the laws of the State of Florida.

5. Filing. This Agreement and any subsequent amendments thereto shall be filed with the Clerk of the Circuit Court of St. Lucie County pursuant to Section 163.01(11), Florida Statutes, prior to becoming effective.

IN WITNESS WHEREOF, the parties have caused the execution by their duly authorized officials.

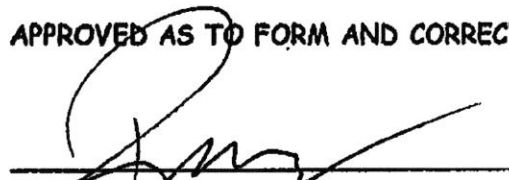
ATTEST:

CITY OF FORT PIERCE

  
Cassandra Steele, City Clerk

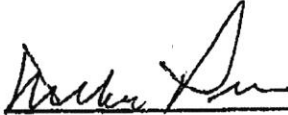
  
Robert J. Benton, III, Mayor

APPROVED AS TO FORM AND CORRECTNESS

  
Robert V. Schwerer, Esquire  
City Attorney


ATTEST:

FORT PIERCE UTILITIES AUTHORITY

  
Secretary

  
Chair

APPROVED AS TO FORM AND CORRECTNESS

  
R.N. Koblegard, Esquire  
FPUA Attorney

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

**12. a.**

**Meeting Date:** 11/18/2024

**Re:** Annexation - Guillermo C. Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**SUBJECT:**

Legislative Hearing - Ordinance 24-040 - Review and approval for a Voluntary Annexation by applicant and owner Guillermo Claire, to extend the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels at or near the intersection of S. Ocean Drive and Blue Heron Blvd., establishing The request is to annex Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3, located at or near the intersection of S. Ocean Drive and Blue Heron Blvd. - FIRST READING

**SUMMARY:**

PROJECT#: PZANN2024-00001

A voluntary application for annexation was submitted by applicant/owner Guillermo Claire. The request is to annex Parcel IDs:2413-501-0176-000-6 and 2413-501-0288-000-3, located at or near the intersection of S. Ocean Drive and Blue Heron. The subject properties have a County Future Land Use designation of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Low Density (R-1).

**RECOMMENDATION:**

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, the Planning Staff recommends approval of the proposed voluntary annexation, along with the associated Future Land Use designation of RL and the Zoning classification of R-3.

**ALTERNATIVES:**

1. Recommend approval with conditions
2. Recommend disapproval

**RESPONSIBLE STAFF:**

Kerry C. Driver - Planner

**COORDINATED WITH:**

1. Technical Review Committee
2. Planning Board

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**Fiscal Impact**

**OTHER INFORMATION:**

N/A

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### **Attachments**

Ordinance 24-040  
Staff Presentation  
Staff Report  
Applicant File  
Staff Supporting Documents  
Legal Memo  
Public Notice  
Business Impact  
Proof of Publication

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### **Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Linda Cox	10/30/2024 09:56 AM
Form Started By: Kerry Driver		Started On: 09/23/2024 02:00 PM
Final Approval Date: 10/30/2024		

**ORDINANCE NO. 24-040**

**AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR THE INTERSECTION OF S OCEAN DRIVE AND BLUE HERON BOULEVARD 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, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING ZONING DESIGNATION; ESTABLISHING LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

**WHEREAS**, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

**WHEREAS**, the properties are contiguous to the municipality of the City of Fort Pierce; and

**WHEREAS**, the properties are located within an enclave and Section 171.046 of the Florida Statutes states that it is the policy of the state to eliminate enclaves; and

**WHEREAS**, the estimated population of the annexation is zero (0); and

**WHEREAS**, the owner(s) have petitioned for voluntary annexation to the municipality of the City of Fort Pierce; and

**WHEREAS**, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their September 9, 2024, meeting voted 7 to 7 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 via certified mail to the St. Lucie County Administrator's Office on October 5, 2024, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

**WHEREAS**, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie

County Board of County Commissioners on October 5, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

**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 properties are hereby annexed into the City:

a) PARCEL ONE:

Parcel ID: 2413-501-0177-000-3

LEGAL DESCRIPTION:

SURFSIDE HARBOR BLK 11 LOT 5

Containing 0.19 acres (more or less)

b) PARCEL TWO:

Parcel ID: 2413-501-0176-000-6

LEGAL DESCRIPTION:

SURFSIDE HARBOR BLK 11 LOT 4

Containing 0.19 acres (more or less)

Said properties containing approximately 0.38 acres and being generally located at near the intersection of S. Ocean Drive and Blue Heron Blvd., Fort Pierce, FL.

**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, 2025, 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 lands herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single-Family Low Density Residential (R-1) and assigned a Future Land Use Designation of Low Density Residential (RL), 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:**

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**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. **24-XXX** was duly advertised accordance with Section 171.044(2) of the Florida Statutes by display advertising St. Lucie News Tribune on Sunday, November 3, 2024 and Sunday, November 17, 2024; 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 18, 2024**; and was duly introduced, read by title only, and passed on second and final reading **December 2, 2024**, 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 \_\_\_\_ 2024.

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**Linda Hudson**  
**Mayor Commissioner**

ATTEST:

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**Linda W. Cox**  
**City Clerk**

(CITY SEAL)

**EXHIBIT A**  
Territorial Limits Extension



**PARCEL ONE: 2413-501-0177-000-3**

SURFSIDE HARBOR BLK 11 LOT 5

**PARCEL TWO: 2413-501-0176-000-6**

SURFSIDE HARBOR BLK 11 LOT 4

**Said properties containing 0.38 acres, more or less**

**EXHIBIT B**  
Zoning & Future Land Use Designation Assignment



ZONING DESIGNATION OF **SINGLE-FAMILY LOW DENSITY RESIDENTIAL (R-1)** AND  
LAND USE DESIGNATION OF **LOW DENSITY RESIDENTIAL (RL)**



# CITY OF FORT PIERCE

## CITY COMMISSION

November 18th, 2024

Guillermo C. Annexation

Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3

## **APPLICANT**

Guillermo Claire

## **PROPERTY OWNER(S)**

Guillermo Claire

## **PARCEL IDs:**

**2413-501-0176-000-6 and 2413-501-0288-000-3**

Guillermo C. ANNEXATION



## **SUMMARY**

Request to review a Voluntary Application for Annexation for two (2) parcels of land at or near the intersection of S. Ocean Dr. and Blue Heron Blvd.

## **BACKGROUND**

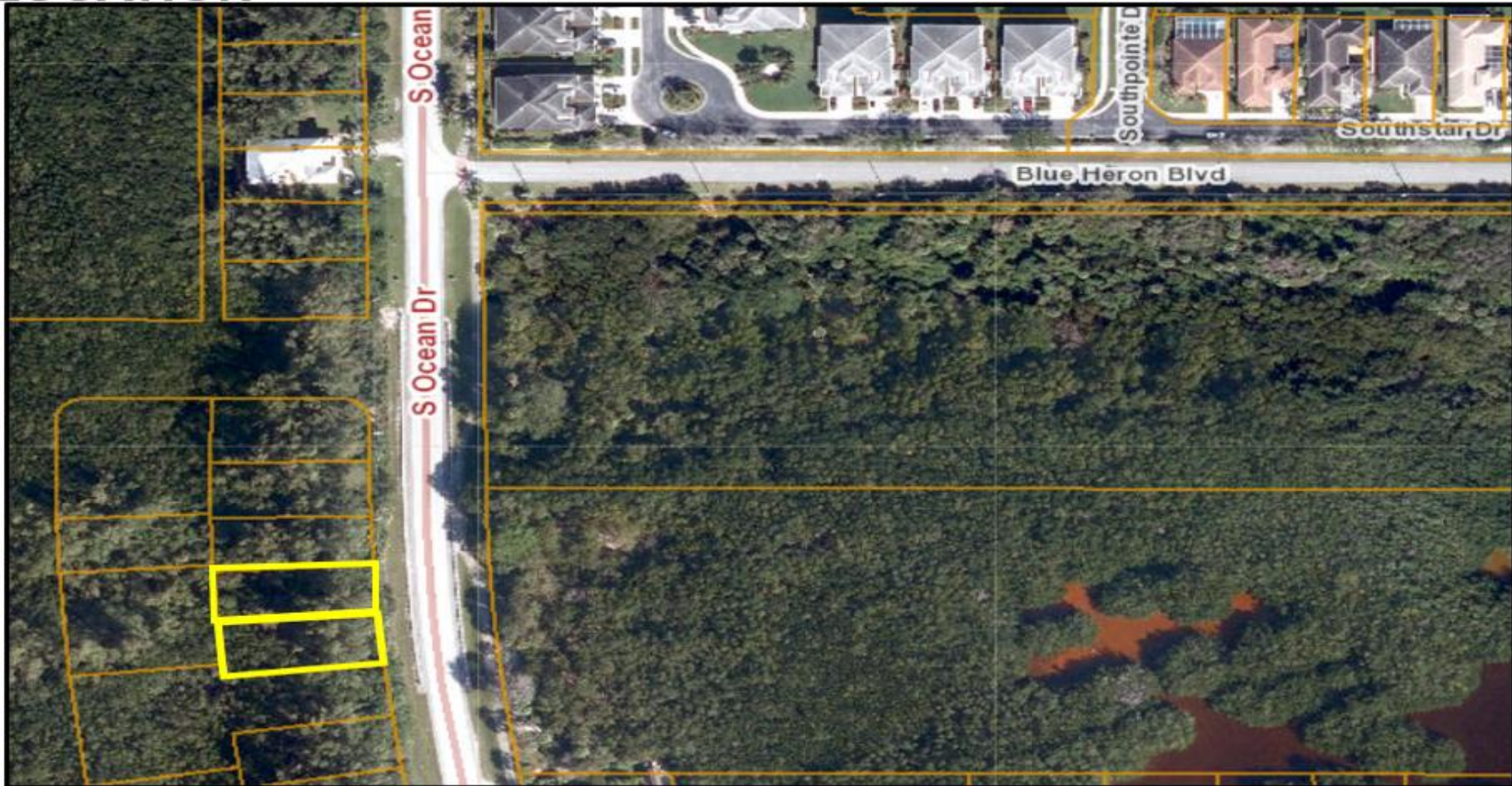
The applicant is requesting a voluntary annexation of two (2) parcels at or near S. Ocean Dr. and Blue Heron Blvd., in Fort Pierce, Florida. The parcel IDs are 2413-501-0176-000-6 and 2413-501-0288-000-3.

The subject properties has St. Lucie County Future Land Use designations of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning classification of Single-family Low Density (R-1).

Guillermo C. ANNEXATION



# SITE LOCATION



SITE AREA= 0.38 +/- Acres

Parcel 1: 0.19 acres

Parcel 2: 0.19 acres

Guillermo C. ANNEXATION



## 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.

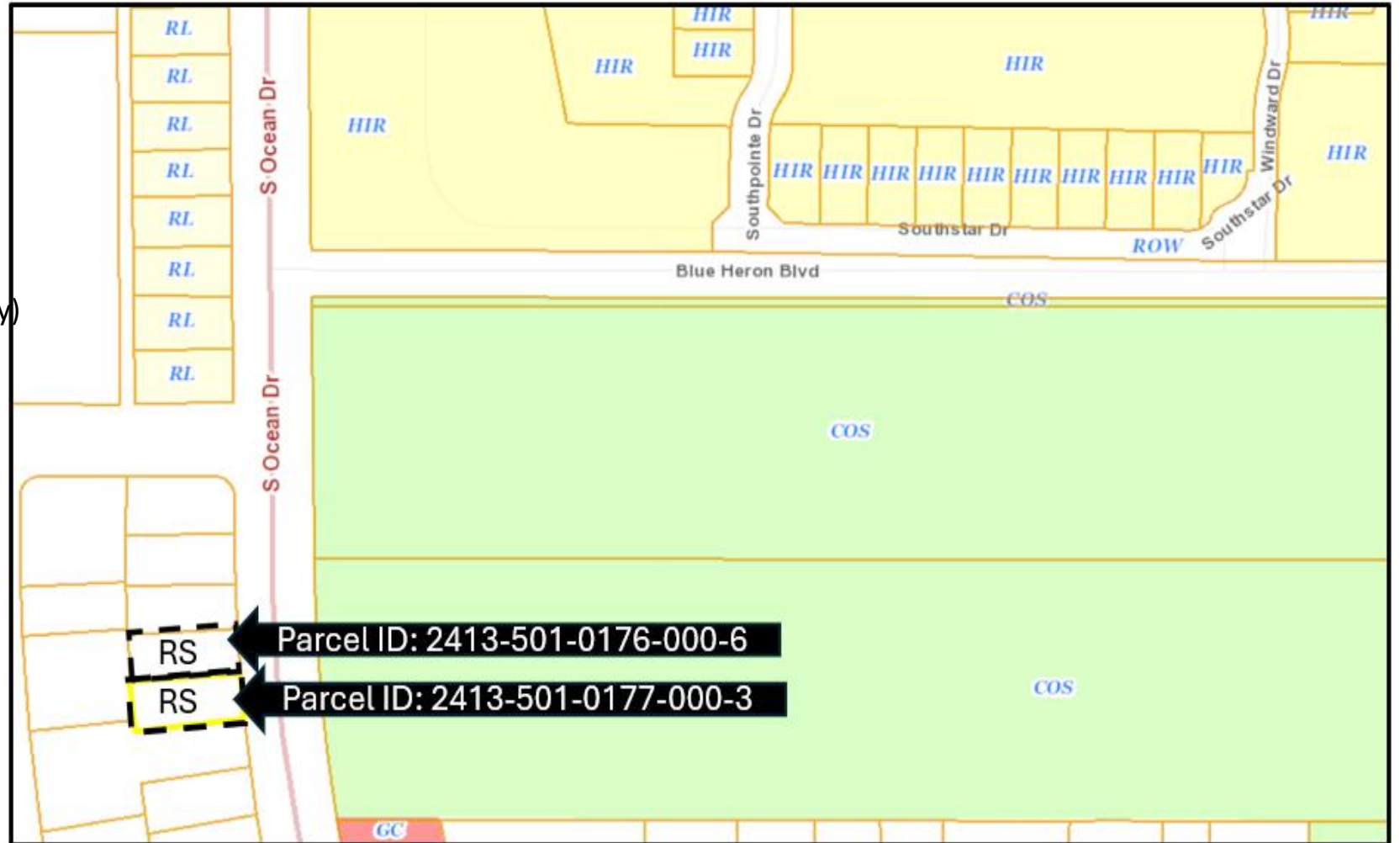
The current value of the properties is \$37,400 per parcel. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

Guillermo C. ANNEXATION



# EXISTING FUTURE LAND USE: County

**Current FLU: RS**  
Residential Suburban– St. Lucie County



Guillermo C. ANNEXATION

# PROPOSED FUTURE LAND USE: City

**Proposed FLU: RL**  
(Residential Low Density—City of Fort Pierce)

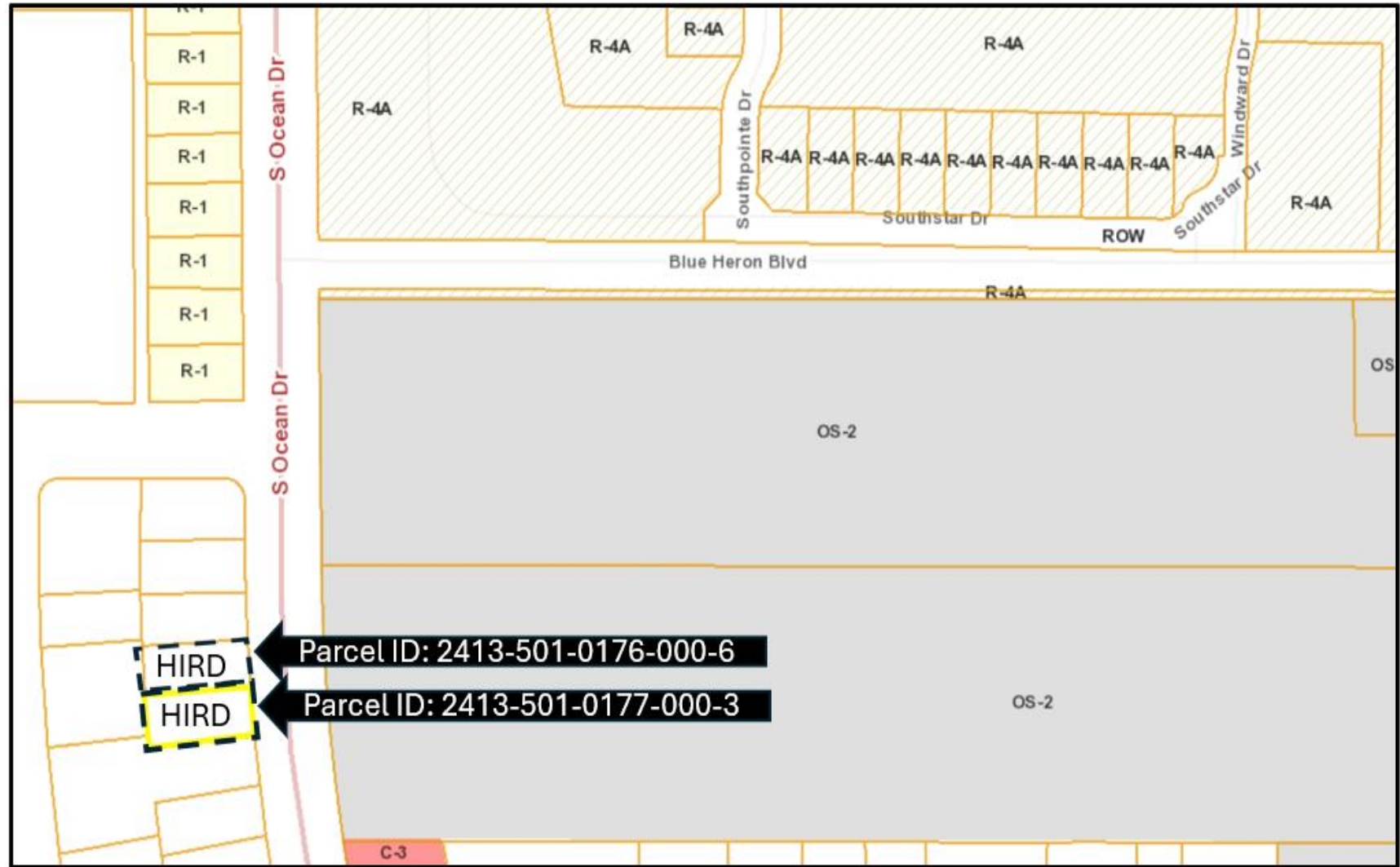


Guillermo C. ANNEXATION



# EXISTING ZONING: County

**Currently Zoned:** HIRD  
(Hutchinson Island Residential District—(St. Lucie County))

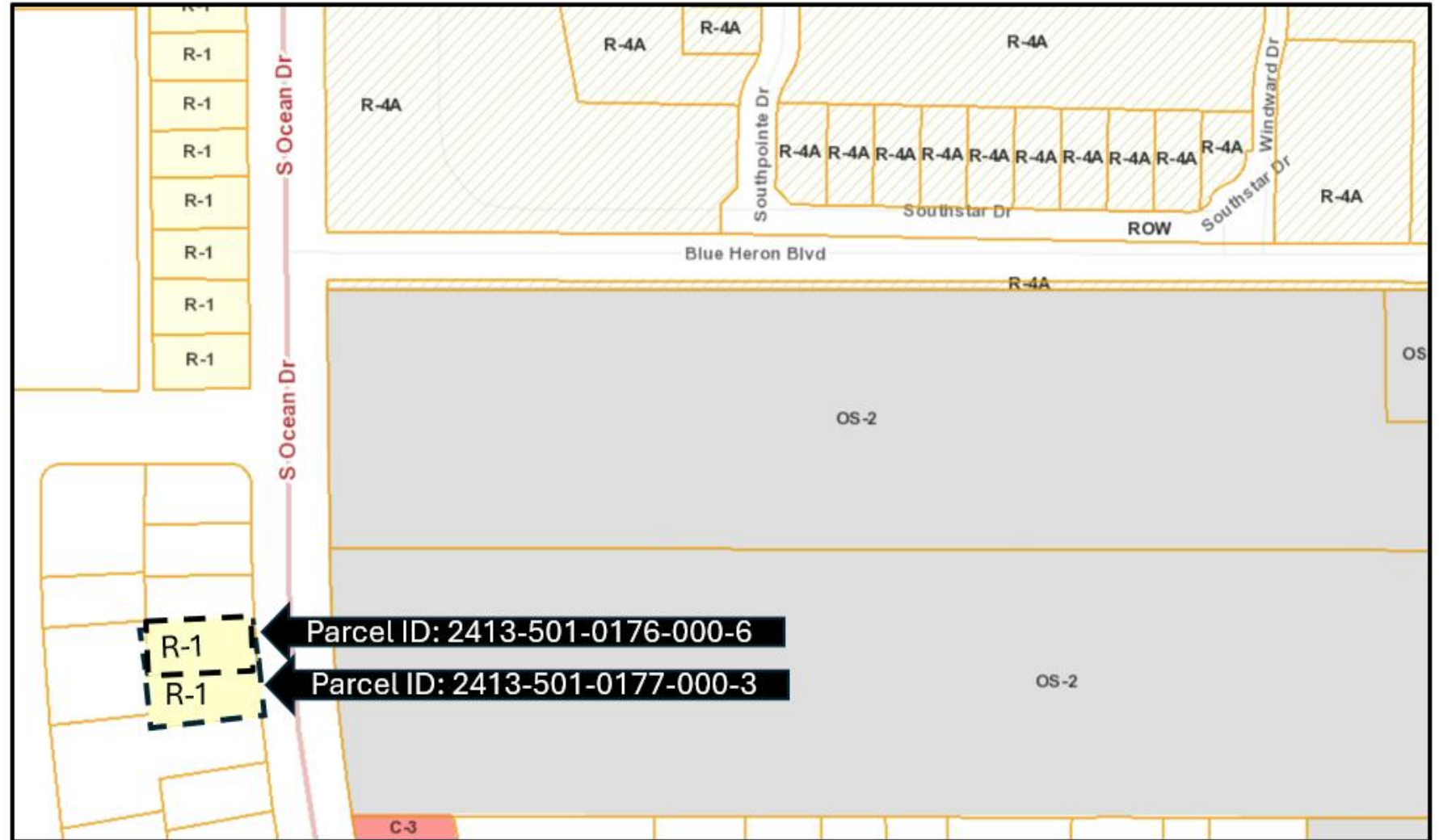


Guillermo C. ANNEXATION



# PROPOSED ZONING: City

**Proposed Zoning: R-1**  
(Single-family Low  
Density—City of Fort Pierce)



Guillermo C. ANNEXATION



## RECOMMENDATION

At the September 9<sup>th</sup> meeting, the Planning Board voted unanimously to approve the annexation.

Staff recommendation is for City Commission to **Approve** the submitted application for annexation.

## ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.

Guillermo C. ANNEXATION





# CITY OF FORT PIERCE

## CITY COMMISSION

November 18th, 2024

Guillermo Annexation

Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3



**TO:** Linda Cox, Acting City Manager

**FROM:** Kerry C. Driver, Planner

**RE:** **Application for Voluntary Annexation  
for Parcel IDs: 2413-501-0176-000-6 and  
2413-501-0288-000-3**

**BOARD DATE:** November 18, 2024

---

**STAFF REPORT**

**Property Owners/  
Applicant** Guillermo Claure

**Requested Action:** Approval of a Voluntary Application for Annexation

**Site Locations:** N/A

**Parcel ID:** 2413-501-0176-000-6 and 2413-501-0288-000-3

**Parcel Area:** 0.38 acres

**Current  
Future Land Use:** Residential Suburban (RS)

**Current Zoning:** Hutchinson Island Residential District (HIRD)

**Proposed  
Future Land Use:** Residential Low (RL)

**Proposed Zoning:** Single-family Low Density (R-1)

**Utilities:**

FPUA

**Surrounding FLU:**

**Surrounding Zoning:**

**Staff Analysis:**

**Request**

	North	East	South County	West
	Residential Suburban (RS) County	Residential Suburban (RS) County	Conservation & Open Space (COS)	Residential Suburban (RS) County
	Hutchinson Island Residential District (HIRD) County	Hutchinson Island Residential District (HIRD) County	Conservation Open Space Zone (OS-2)	Hutchinson Island Residential District (HIRD) County

This is a voluntary annexation on parcel IDs 2413-501-0176-000-6 and 2413-501-0177-000-3

INSERT LOCATION MAP



\*highlighted parcels are located within the City's jurisdiction

The subject properties have a St. Lucie County Future Land Use Designation of Residential Suburban 2 du/ac and a Zoning classification of Hutchinson Island Residential District (HIRD). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed City Future Land Use designation for the parcel will be changed to Residential Low Density (RL) 1-6.5 du/ac and the Zoning classification of Single-family Low Density (R-1).

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 current taxable value of the property is \$37,400 per parcel. Should the Application 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 one of the properties lots is vacant and the other has a dwelling structure.

### ***Comprehensive Plan***

Staff has reviewed the Comprehensive Plan and finds the proposed annexation 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. The parcels are surrounded by properties that are within both the City and County limits. The properties are owned by the same owner. The annexation of the 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 be modified to Residential Low Density (RL) and Single-family Low Density (R-1), respectively, and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Classifications of RL and R-1, 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 provided notice of the annexation by mail to the St. Lucie County Administrator's and Attorney's office on October 5, 2024, no fewer than thirty (30) days prior to the first reading of these annexations by the City Commission. Notice by newspaper was submitted for Sundays November 3rd and 17th, 2024 publication.

### ***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.

### ***Planning Board***

The City of Fort Pierce Planning Board, at their September 9, 2024, meeting, voted 7 to 7 to recommend Approval of the annexation.

### ***Staff Recommendation***

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Therefore, the Planning Staff recommends approval of the proposed voluntary annexation, along with the associated Future Land Use designation of RL and the Zoning classification of R-1.

Return to:  
Florida Title & Guarantee Agency  
14050 NW 14th Street, Suite 110  
Sunrise, FL 33323

This Instrument Prepared  
under the supervision of:

Karene Anderson  
Florida Title & Guarantee Agency  
14050 NW 14th Street, Suite 110  
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:  
2413-501-0177-000-3 and 2413-501-0176-000-6

Our File No.: 84-23-0240

### WARRANTY DEED

This Warranty Deed made this 8th day of August, 2023 by Jonathan Horner and Mary E Horner, a married couple, whose mailing address is 118 Forest Lake Way, Newport, TN 37821, hereinafter called the grantor(s), to Guillermo Claure, a married person, whose post office address is 5705 SW 56 ST, Miami, FL 33155, 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(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Lots 4 and 5, Block 11, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
First Witness Signature

Ionel Gutierrez  
Printed Signature

Cameron Manton  
Second Witness Signature

Cameron Manton  
Printed Signature

State of Tennessee

County of Hamblen

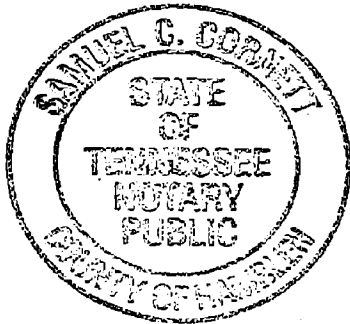
[Signature]  
Jonathan Horner

[Signature]  
Mary E Horner

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of August, 2023, by Jonathan Horner and Mary E Horner, who has produced TN Driver License as identification or is personally known to me to be the persons therein.

[Signature]  
Notary Public, State of Tennessee

My commission expires: 09/09/2023  
Seal



# XXXX SOUTH OCEAN DRIVE, FORT PIERCE, FL. 34949 BOUNDARY SURVEY

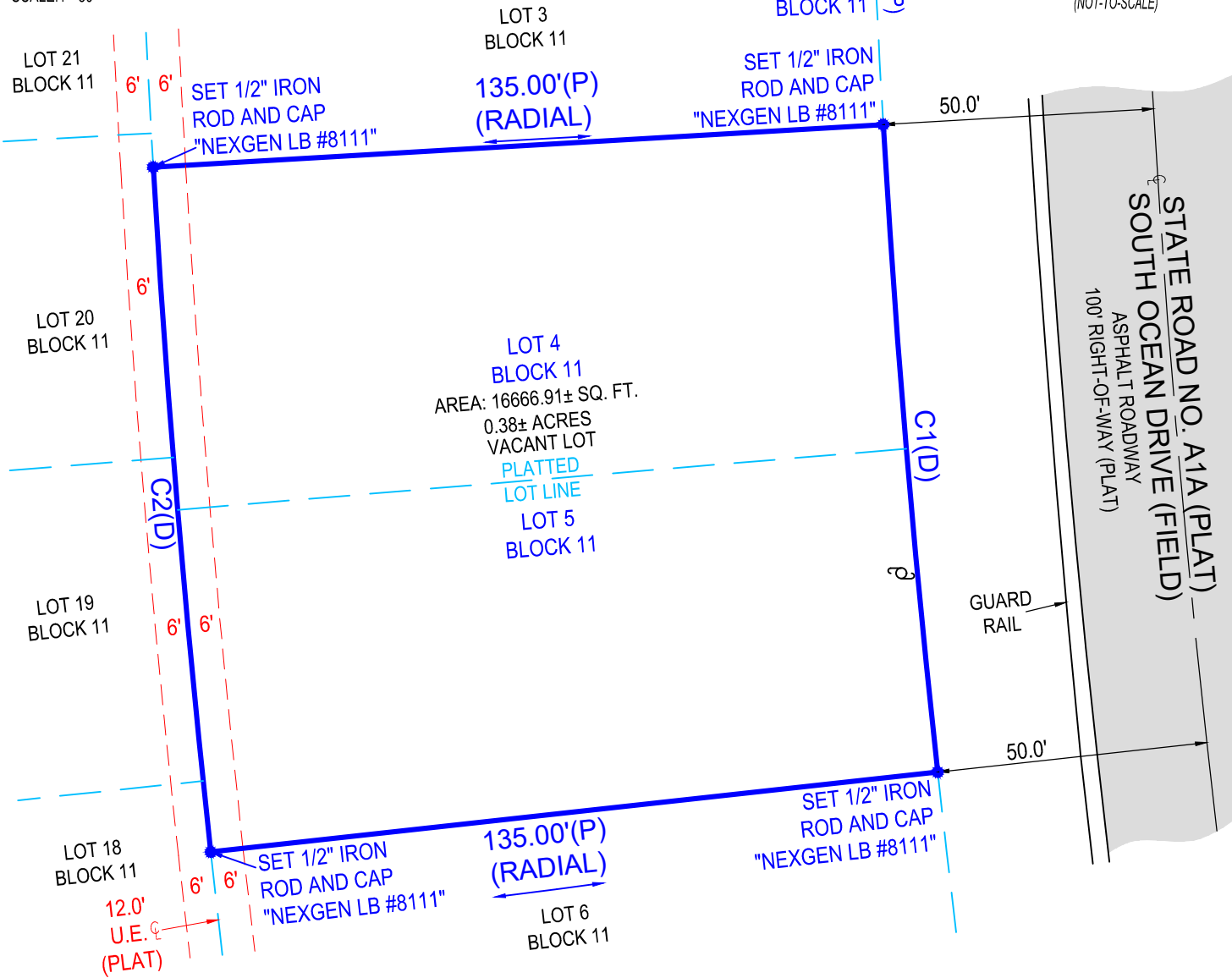


CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	120.00'	2342.01'	02°56'09"
C2	126.92'	2477.01'	02°56'09"
C3	83.31'	2342.01'	02°02'17"



**AERIAL PHOTOGRAPH**  
(NOT-TO-SCALE)

SCALE: 1"=30'

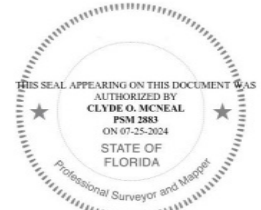


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-24-2024  
 Drawn By: Oleg  
 Order #: 246385  
 Last Revision Date: None  
 Boundary Survey prepared by: LB 8111  
 NexGen Surveying, LLC.  
 5615086272  
 1547 Prosperity Farms  
 Lake Park FL, 33403



**LEGAL DESCRIPTION OF: 2413-501-0176-000-6 AND 413-501-0177-000-3, FORT PIERCE, FLORIDA, 34949**

LOTS 4 AND 5, BLOCK 11, SURFSIDE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**CERTIFIED TO:**

GUILLERMO CLAURE

**FLOOD ZONE:**

12111C0191K  
ZONE: AE  
ELEV: 04 FT  
EFF: 02/19/2020

**SURVEY NOTES:**

- NO NOTABLE CONDITIONS FOUND.

**LEGEND**

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - -FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- -PAVER/BRICK
- -WOOD
- ☼ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- -CATCH BASIN
- ⊕ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊕ -MANHOLE
- XXX -ELEVATION

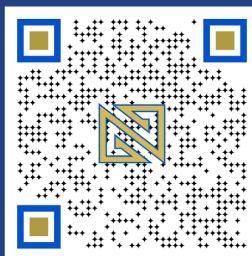
SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. THIS SURVEY IS NOT MEANT FOR SUBMITTAL FOR PERMITTING WITHOUT THE EXPRESS CONSENT OF NEXGEN SURVEYING, LLC.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111

info@nexgensurveying.com



5615086272

1547 Prosperity Farms  
Lake Park  
FL,33403



Guillermo Claure  
5705 SW 56<sup>th</sup> St.  
Miami, FL 33155

**Project #: PZANN2024-00001: Annexation**– Voluntary Application for Annexation Parcel IDs:  
2413-501-0177-000-3 and 2413-501-0176-000-6– **Technical Review Committee Comments for August  
15, 2024, TRC Meeting**

**City of Fort Pierce Planning Department**

Advisory Comments:

1. Please specify if lots will be combined or remain separate lots
2. Any future development plans for lots

**Fort Pierce Engineering Department**

Annexation approved.

**Fort Pierce Building Department**

Building Official or his representative has no comment at this time to this meeting but reserves the submission of comments upon completion of the official plan review.

**Fort Pierce Police Department**

No comments at this time.

**St. Lucie County Planning Department**

Advisory Comments:

- Wetland Delineation/Minimize Impacts, beginning with an Environmental Consultant
- FPUA Inquiry – Water/Wastewater Service potential, exploring whether the new plan has any bearing only policy limiting service availability here.
- FDOT Permitting – Their ROW (right-of-way), their process/requirements.
-



- Mosquito Control – Inquiry into their data and qualitative considerations of proximity to a known and controlled breeding ground

**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**

- W/WW Engineering: Water is available to serve these parcels. Sewer is not currently available at this location; will have an update on this in the next month or so
- Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**
- Gas: N/A
- FPUA Fiber: N/A

**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.



October 5, 2024

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 properties located near the intersection of S. Ocean Drive and Blue Heron Boulevard in Fort Pierce, Florida, Parcel IDs: 2413-501-0177-000-3 and 2413-501-0176-000-6. The first reading of the prospective annexation is scheduled for the City Commission meeting on Monday, November 18, 2024.

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 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  
Linda Cox, MBA, City Clerk and Active City Manager  
Sara Hedges, City Attorney

ENCLS:

1. Technical Review Committee Memo
2. Boundary Survey



October 5, 2024

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 properties located near the intersection of S. Ocean Drive and Blue Heron Boulevard in Fort Pierce, Florida, Parcel IDs: 2413-501-0177-000-3 and 2413-501-0176-000-6. The first reading of the prospective annexation is scheduled for the City Commission meeting on Monday, November 18, 2024.

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 Kerry C. Driver, Planner at 772-467-3739 with any questions you may have.

Respectfully,

Kerry C. Driver  
Planner

cc: George Landry, County Administrator  
Linda Cox, MBA, City Clerk and Active City Manager  
Sara Hedges, City Attorney

ENCLS:

1. Technical Review Committee Memo
2. Boundary Survey

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 9, 2024**, 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**

Present: Gloria Baxevanis; John Hening; Nichelle Clemons; Justine Carter; Alexander Edwards; Uline Daniel; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director  
Vennis Gilmore, Assistant Planning Director  
Kerry Charles, Planner  
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 12, 2024 meeting.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the August 12, 2024, meeting.

AYE: Nichelle Clemons, Justine Carter, Alexander Edwards, Uline Daniel, Gloria Baxevanis, John Hening, Chairman Anton Kreisl

Passed

**6. NEW BUSINESS**

**a. Annexation - Guillermo Annexation - Parcel IDs: 2413-501-0176-000-6 and 2413-501-0288-000-3**

Ms. Driver gave an overview of the annexation. She stated the applicant is requesting a voluntary annexation of two (2) parcels at or near S. Ocean Drive and Blue Heron Boulevard. The subject properties have a St. Lucie County Future Land Use designation of Residential Suburban (RS) and a St. Lucie County Zoning classification of Hutchinson Island Residential District (HIRD). The proposed City Future Land Use designation is Residential Low Density (RL) and a Zoning classification of Single-family Low Density (R-1). The site area is approximately .38 acres and the current value of the properties is \$37,400.

Mr. Hening asked if the lots to the north and south are in St. Lucie county and why the city cannot annex the entire block. Mr. Freeman said the city does not have an annexation agreement with St. Lucie County and the city would need the majority vote of property owners to agree to be annexed. Mr. Freeman noted that the City Commission would need to discuss the overall annexation policy.

Guillermo Claire, property owner, answered questions from the Board about merging the lots, utilization of the lots and obtaining utilities. He stated he plans to build a single family home on each lot for his daughters, and he has only spoken with the restaurant close by regarding the utilities in the area.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission.

AYE: Justine Carter, Alexander Edwards, Uline Daniel, Gloria Baxevanis, John Hening, Nichelle Clemons, Chairman Anton Kreisl

Passed

**b. Final Plat - Gator Trace on The Greens - 4150 and 4200 Gator Trace Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He stated the Final Plat application is to subdivide two (2) parcels into 67 platted residential lots, two (2) road tracts, two (2) stormwater tracts, one (1) open space tract, one (1) recreation tract, and associated easements and buffers. The subject site is 6.94 acres.

Mr. Freeman provided the board with the projects' prior history. He stated the Planned Development (PD) approval was for 67 units and a Planned Development Amendment application was submitted for 84 units. The Planning Board recommended approval and the City Commission denied the amendment for 84 units based on the underlying development agreement attached to the PD. The City Commission recommended the units be consistent with the underlying PD agreement.

Mr. Freeman noted the site plan is being reviewed as a minor site plan because it fits the threshold, and it does not increase the number of units, or substantially change the stormwater or roads.

Ekrem Uzman, owner, Engineer and General Contractor, stated he purchased the property in 2022. He said since the City Commission denied the request for 83 units, he is now requesting approval for 67 units and will start construction as soon as it is approved.

Motion was made by John Hening, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following two (2) conditions:

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.
2. Prior to final endorsement of the Plat Mylars by the City of Fort Pierce, the following original documents must be remitted to the City of Fort Pierce Engineering Department:
  - Bond No. 800124491 issued on May 9, 2023, in an amount of \$872,353.90.
  - Bond Continuation Certificate issued on August 16, 2024, which extends the expiration date of Bond No. 800124491 to May 9, 2025.
  - Bond Rider issued on July 11, 2024, which increases the value of Bond No. 800124491 from \$872,353.90 to \$1,202,841.20.
  - Bond Rider issued on August 29, 2024, which increases the value of Bond No. 800124491 from \$1,202,841.20 to \$1,213,661.01.

AYE: Alexander Edwards, Uline Daniel, Gloria Baxevanis, John Hening, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

c. **Zoning Text Amendment - Chapter 121 – Subdivisions - Preliminary Plat Procedures**

Mr. Freeman gave an overview of the text amendment. He explained the Preliminary Plat process is voluntary and is usually used in large developments to start the lot infrastructure and move things forward. The Property Appraiser will not assign parcel identification numbers to Preliminary Plats, so the code is being amended to allow the designation of parcel identification numbers by the St. Lucie County Property Appraiser.

Chairman Kreisl asked if the intention is for property appraisers to assign parcel identification numbers and if any neighboring municipalities have this type of plan in place. Chairman Kreisl highlighted the amended process is an incentive for developers to start building permits and moving dirt, which helps make sense of the money being spent, and keeps the project on track.

Mr. Freeman said the city is now putting the emphasis on the Final Plat, which is where it should be and parcel identification numbers can now be assigned for better record keeping.

No one from the public spoke for or against the text amendment.

Motion was made by Uline Daniel, and seconded by Nichelle Clemons to forward a recommendation of approval of the proposed amendment to the plat process to the City Commission.

AYE: Uline Daniel, Gloria Baxevanis, John Hening, Nichelle Clemons, Justine Carter, Alexander Edwards, Chairman Anton Kreisl

Passed

d. **Zoning Text Amendment - Chapter 125-314 – Architectural Design Standards**

Mr. Freeman gave an overview of the text amendment. He said the purpose of the text amendment is to set out what sort of quality development the city is going to get and to help the design professionals work with their clients. Mr. Freeman said the idea is to manufacture the design guidelines into standards without being too harsh on the parameters of the design. He stated the design guidelines have been broken down into general architectural styles with some flexibility, so the Planning Board and staff can negotiate to get to something appropriate. Mr. Freeman noted he is well aware of the potential building and development costs of standardized architectural elements. Mr. Freeman explained that the staff looked at what was happening in Fort Pierce, the history of Fort Pierce and the architectural styles seen in Fort Pierce. He said there are six general broad styles to allow for a wide range of individual identity options and flexibility in terms of architecture. Mr. Freeman showed pictures of each style of building in Fort Pierce: South Florida Style, Anglo-Caribbean Style, Mediterranean Style, Classical Style, Art Deco Style and Masonry Modern Style. Mr. Freeman said he is expecting the applicant to explain how the design has met the standards, what they are trying to achieve in their impression and how the design meets the character of Fort Pierce.

Mr. Freeman explained a separate standards booklet will be created as adopted, so at any time the booklet can be amended based on experience and how the styles look. He explained an amendment to the code would not be needed, only an amendment to the booklet. The code will relate by reference to the booklet.

Chairman Kreisl asked Mr. Freeman if he foresees amendments to the standards document being made on a regular or annual basis. If so, whatever version of the standards document will be used at the time a building permit is applied for. Mr. Freeman recommended discussing any issues or difficulties in using the standards document at a Planning Board meeting, so changes can be made to the booklet to make it easier to use. Mr. Freeman stated he would like to incorporate more examples of designs that have been well received by the Planning Board, so architects and applicants have a better reference of what is expected of them when they come forward.

Chairman Kreisl suggested adding lighting for safety and security purposes and also for color conformity to the standards. He noted the color temperature of the building facade lighting, for elements of the building that face the street, can be helpful in creating continuity.

Mr. Hanning asked about flexibility with large hotels having their own style. Mr. Freeman said he understands corporations and large entities have their own prototype, template and styles, and they want their brand carried through when they are building something. He stated that brands have different designs and a catalog of architectural styles which is used to look at what kind of architectural design requirements the city has.

Ms. Carter asked if the standards would apply to both residential and commercial properties. Mr. Freeman stated the state statute does not allow city or planning departments to set architectural standards for single-family homes or duplexes unless the city has standards in place or the property is in the Community Redevelopment Area (CRA).

Mr. Freeman said the standards will allow the city to get engaged more with the design of properties within the infill lots. He stated at a future date he would like the city to have a catalog of pre-approved architectural designs for infill projects. The designs would be pre-approved, off the shelf, ready at a fixed cost.

Ms. Carter asked how staff determines what design is okay. Mr. Freeman said there is a bit of subjectivity, but there are some underlying basic criteria. He stated it is up to the design

professional to say I met the design criteria, even though it may not look like any of the styles. Mr. Freeman highlighted that the city does not want to end up like a museum where everything looks the same.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the proposed Zoning Text Amendment and Fort Piece Architectural Standards Guideline to Sec.125-314 Design Review.

AYE: Gloria Baxevanis, John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Uline Daniel, Chairman Anton Kreisl

Passed

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. DIRECTOR'S REPORT**

Mr. Freeman said the ordinances for development on small lots,"Innovative Community Development, Amendments to Definitions and Use Criteria", were approved at the last City Commission meeting. He said the approved ordinances are another step in putting pieces together to having a very flexible code, to enable the Planning Board to do a more thorough job and to have the tools to do that.

Mr. Freeman said he is working on the sign code, which will be very appropriate for the architectural design standards and bring consistency with lighting and sizes.

Mr. Freeman said he has been working on the city port for two years, and he is hoping to get closer to the end soon.

Mr. Freeman said the landscaping is the next big piece of the code that he will be working on. He is not aiming to be restrictive, but more consistent throughout the city and with neighborly respect.

**9. BOARD COMMENTS**

Chairman Kreisl extended his gratitude to the City Commission for allowing him to remain on the Board for another two years. He was very happy to see how many people applied for the seat on the Board.

**10. ADJOURNMENT**



TO:

FROM:

RE:

ANNEXATION - PARCEL IDs: 2413-501-0177-000-3 AND 2413-501-0176-000-6 (S. OCEAN DRIVE AND BLUE HERON BOULEVARD)

CAO RLS FILE:

RLS 24-327

DATE:

AUGUST 27, 2024

---

I have reviewed the above Request for Legal Services (RLS) related to the annexation of two parcels at or near the intersection of S. Ocean Drive and Blue Heron Boulevard. Please make the following changes to the draft Ordinance:

1. Correct the spelling of Heron in the title block from Heorn to Heron.
2. Per the request of the City Clerk, please do not include the zoning designation or land use designation in the title block. They should read as follows:
  - a. ESTABLISHING ZONING DESIGNATION; ESTABLISHING LAND USE DESIGNATION;
3. In Section 1, the "is" should be changed to "are" to read as follows: "... and the following properties are hereby annexed into the City:"

With the above changes, the 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



## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Annexation – Parcel ID: 2413-501-0176-000-6  
Parcel ID: 2413-501-0288-000-3

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** November 3, 2024  
November 17, 2024

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Kerry C. Driver

**TITLE:** Planner

**SIGNATURE:** 

**DATE:** October 25, 2024

## BUSINESS IMPACT ESTIMATE

**SUBMITTED BY:**

**SUBJECT:**

---

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.

**AFFIDAVIT 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

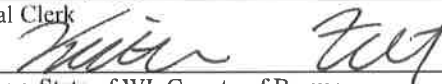
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, 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:

11/03/2024, 11/17/2024

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 11/17/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$846.80  
Tax Amount: \$0.00  
Payment Cost: \$846.80  
Order No: 10728271 # of Copies: 1  
Customer No: 1126026  
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

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes and Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, November 18, 2024 and December 2, 2024, hold a Public Hearing 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. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

ORDINANCE NO. 24-040 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR THE INTERSECTION OF S OCEAN DRIVE AND BLUE HERON BOULEVARD 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, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING ZONING DESIGNATION; ESTABLISHING LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk  
Publish: 11/03/2024, 11/17/2024

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

**12. b.**

**Meeting Date:** 11/18/2024

**Re:** Text Amendment to the Code of Ordinances - Design Standards

**Submitted For:** Kev Freeman, Planning Director, Planning Department

---

**SUBJECT:**

Legislative Hearing - Ordinance 24-043 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125, Zoning, Article VII, Supplementary Regulations, Division 1 - Generally, Section 125-314 Design Review, to provide for General Design Review updates and allow for architectural Design Standards, which shall be adopted by Resolution; providing for a severability clause, repealing all Ordinances or parts thereof in conflict, and providing an effective date. - FIRST READING.

**SUMMARY:**

The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The proposed amendment to replace the design guidelines with Architectural Standards is intended to provide a basic template for building design and siting within the City of Fort Pierce,

The desired architectural styles are purposefully broad in their categorizations in order to provide a wide range of detailing options and flexibility. It should be noted that the styles will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, the City's Historical Districts, for innovative community development, and for conditional uses. Definitions are incorporated into the proposed Architectural Design Standards, to be adopted by Resolution.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and the designer.

**RECOMMENDATION:**

Staff recommend APPROVAL of the proposed amendments to Sec. 125-314 - Design Review Code.

**ALTERNATIVES:**

Approval with amendment(s).

or

Disapproval.

**RESPONSIBLE STAFF:**

Kev Freeman, Planning Director.

**COORDINATED WITH:**

Technical Review Committee: May 2024  
Planning Board: September 2024  
City Attorney.

---

### Fiscal Impact

**Budgeted Y/N:** N

**OTHER INFORMATION:**

N/A

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### Attachments

Staff Presentation  
Draft Ordinance  
Public Notification Certification  
Business Impact  
City Attorney Memo  
Proof of Publication

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### Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	11/04/2024 04:13 PM
Form Started By: Kev Freeman		Started On: 10/25/2024 10:36 AM
Final Approval Date: 11/04/2024		



CITY OF FORT PIERCE

City Commission

November 18<sup>th</sup>, 2024

TEXT AMENDMENT Sec 125-314  
ARCHITECTURAL DESIGN STANDARDS

## **SUMMARY**

Text amendments to City Code Sec. 125-314 .

## **PROPOSED AMENDMENT**

The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements.

The proposed amendment to replace the design guidelines with Architectural Standards is intended to provide a basic template for building design and siting within the City of Fort Pierce.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.



## **SUMMARY**

Text amendments to City Code Sec. 125-314 .

## **PROPOSED AMENDMENT**

The proposed amendment to Sec. 125-314 incorporates the proposed City of Fort Pierce Architectural Design Standards by reference. The Design Standards will replace the Design 'Guidelines' and incorporate definitions, requirements, recommendations, architectural styles, and illustrations for building design expectations throughout the City.

The proposed Architectural Design Standards are recommended to be adopted by Resolution.



## **RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed Zoning Text Amendment to Sec. 125-314 – Design Review.

## **ALTERNATIVE RECOMMENDATION**

1. Recommend Modified Approval.

or

2. Recommend Disapproval.



## DESIGN STANDARDS – TO BE ADOPTED BY RESOLUTION

The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:

South Florida Style

Anglo-Caribbean Style

Mediterranean Style

Classical Style

Art Deco Style

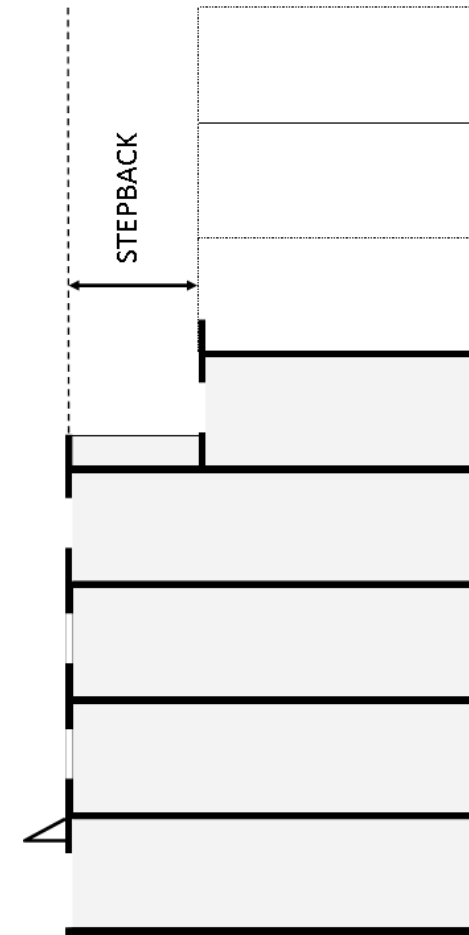
Masonry Modern Style

These styles are purposefully broad in their categorizations to provide a wide range of detailing options and flexibility. Alternative styles to those indicated within the regulations are allowed.



# DESIGN STANDARDS FOR COMMERCIAL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

- Facades
- Materials & Design
- Pedestrian Environment
- Stepbacks
- Awnings, Balconies and Canopies
- Tower elements
- Lighting
- Rooftops
- Signs
- Parking

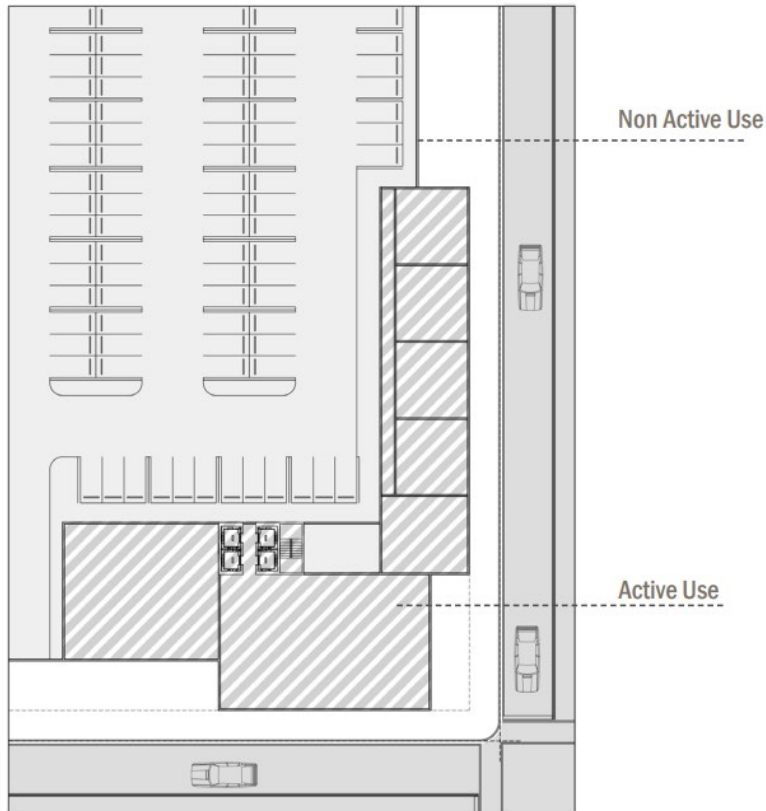


# DESIGN STANDARDS FOR SINGLE-FAMILY, DUPLEX AND TOWNHOME BUILDING DESIGN

- Facades
- Materials & Design
- Roofs
- Rooftops
- Entrances – Porches
- Windows



# DESIGN STANDARDS FOR COMMERCIAL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN



## Active Uses

The first floors of all buildings facing main streets must be designed to encourage pedestrian activity along these major corridors.

# SOUTH FLORIDA STYLE

ROOF STYLE	GABLED, OVERHANG WITH EXPOSED RAFTER TAILS
ROOF SLOPE	BETWEEN 6:12 and 12:12
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES
PARAPETS	NO
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.
OPENINGS	VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS
FINISHES	DEEP ROOF OVERHANGS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SEE PORCHES



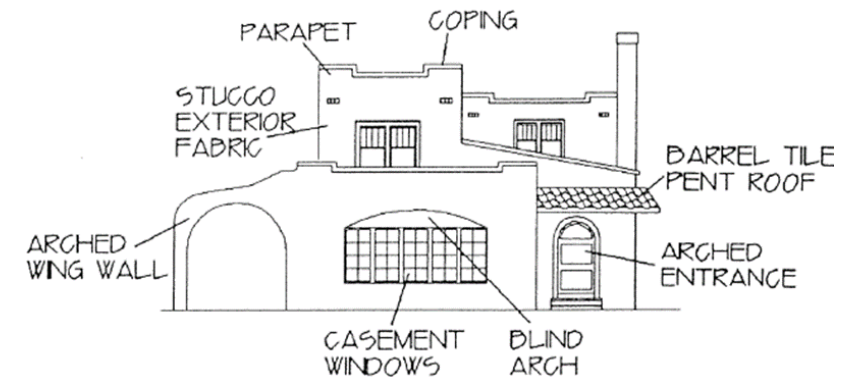
# ANGLO-CARRIBEAN STYLE

ROOF STYLE	HIPPED with PARAPET
ROOF SLOPE	BETWEEN 4:12 and 8:12,
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE
PARAPETS	PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN
OPENINGS	VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS
FINISHES	DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS, BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SUPPORTED BY BRACKETS



# MEDITERRANEAN STYLE

ROOF STYLE	FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION
ROOF SLOPE	BETWEEN 3:15 and 6:12, or FLAT with PARAPET
ROOF MATERIAL	BARREL TILE, or SPANISH 'S' TILE, or FLAT
PARAPETS	CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES
FACADE	STUCCO, ASYMMETRICAL DESIGN
OPENINGS	MAY BE ARCHED
FINISHES	MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS
PORCHES	OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE
BALCONIES	ALLOWED, SUPPORTED BY BRACKETS



# CLASSICAL STYLE

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT CONCRETE
PARAPETS	NO
FACADE	BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)
OPENINGS	VERTICALLY PROPORTIONED WITHIN BAY SPACING
FINISHES	COLUMNS WOOD or MASONRY (1:7 to 1:10)
PORCHES	REQUIRED
BALCONIES	REQUIRED



# ART DECO STYLE

ROOF STYLE	FLAT, CONCEALED BY PARAPET
ROOF SLOPE	FLAT
ROOF MATERIAL	N/A
PARAPETS	EMBELISHED, ORNAMENTAL MASONRY
FACADE	ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES, ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED
OPENINGS	NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTALLY LOCATED AT CORNERS
FINISHES	STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL
PORCHES	MASONRY STOOP
BALCONIES	REQUIRED



# MASONRY MODERN STYLE

ROOF STYLE	FLAT
ROOF SLOPE	FLAT (MAY BE USED AS TERRACE)
ROOF MATERIAL	N/A
PARAPETS	USED TO ENCLOSE TERRACE
FACADE	DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES
OPENINGS	WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,
FINISHES	STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS
PORCHES	NOT REQUIRED, ENTRANCE CLEARLY DEFINED
BALCONIES	ALLOWED



## **RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed City of Fort Pierce Design Standards.

## **ALTERNATIVE RECOMMENDATION**

1. Modified Approval.

or

2. Disapproval.



**ORDINANCE NO. 24-043**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 125 – ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 – GENERALLY, SECTION 125-314 – DESIGN REVIEW** TO PROVIDE FOR GENERAL DESIGN REVIEW UPDATES AND ALLOW FOR ARCHITECTURAL DESIGN STANDARDS WHICH SHALL BE ADOPTED BY RESOLUTION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements; and

**WHEREAS**, Architectural design standards are required to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses; and

**WHEREAS**, Section 125-314 is amended to remove the design guidelines and to adopt the City of Fort Pierce Architectural Design Standards by reference; and

**WHEREAS**, the City of Fort Pierce Architectural Design Standards set out various design standards, which are not limited to the following, to regulate the character, style, massing, rhythm, form, and articulation of buildings and property; and

**WHEREAS**, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their September 10, 2024, meeting, voted 7 to 0 to recommend approval of the request.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** Chapter 125 – Zoning, Article VII – Supplementary Regulations, Division 1 – Generally, Section 125-314 – Design Review, is hereby amended, so the same shall read as follows:

**Sec. 125-314. Design review.**

- (a) *Applicability.* All development requiring site plan approval, ~~or development abutting arterial roads,~~ which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the ~~guidelines of this section. Such development proposals shall be reviewed for consistency with the city's Architectural Design Standards, which shall be adopted by resolution by the city commission. design review guidelines outlined in this chapter. Until such time as a separate design review board is established,~~ the city's planning board shall function as the design review

board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the planning department. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed by the historic preservation board in lieu of the design review board in accordance with chapter 111. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the planning director and the design review board.

- (b) *Purpose.* ~~Design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter.~~ The quality and compatibility of all proposed development in the city is of critical public concern for all building and/or site improvements. The city's Architectural Design Standards ~~design review guidelines suggest require approaches to design situations that buildings to will~~ contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. ~~The city's exemplary wood and masonry vernacular buildings are characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged.~~ The guidelines Architectural Design Standards serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation. ~~It is the further purpose of this section to provide procedures whereby exceptions to specific criteria may be made in appropriate situations to advance the stated purpose of this section.~~

(c) *Submission requirements.* Applications for design review approval shall be submitted on a supplemental application form as published by the planning department along with the appropriate fee as required by section 125-36. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:

(1) *Required application documents. Administrative approval.*

- a. A survey (one-inch equals 30 feet minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A ~~draft~~ written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. ~~Documentation of such buildings is available in the city's planning department.~~
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than 50 years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. ~~Conceptual~~ Site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs, and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed

planting areas. Planting schedule with sizes of proposed plantings must be included.

- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials, and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines, and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. ~~Design review concurrent with conceptual development plan procedure according to section 125-313(e) is also available. A color board (11 inch by 17 inch, maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.~~

~~(2) Final approval.~~

- ~~a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.~~
- ~~b. A final site plan meeting the requirements of section 125-313.~~
- ~~c. A final site lighting plan that meets the requirements of section 125-313(d)(8).~~
- ~~d. A final landscape plan that meets the requirements of articles II and III of chapter 123.~~
- ~~e. Final floor plans and elevation drawings (one-eighth inch equals one foot minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.~~

~~f. A color board (11 inch by 17 inch maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.~~

(d) *Procedure for approval.* When site plan approval is required pursuant to section 125-313, the following procedure relating to design review shall take place ~~at the same time concurrently~~:

- (1) The application for design review approval shall be submitted to the planning department when ~~the~~ application ~~is made~~ for site plan approval ~~is made~~. The ~~planning~~ department shall review the application for ~~design review approval sufficiency~~ to ensure that it conforms with ~~requirements the submittal requirements~~ of this section. ~~If additional information is required, then the applicant shall be advised and provided with a timeline to make the application whole. If the application remains incomplete, then the submittal shall be deemed withdrawn, and the applicant advised of such. If the application is sufficient and conforms with the submittal requirements, it shall be processed as indicated in this section for a major or minor site plan.~~

~~(e) Major site plan. If there are no violations, The design review shall be considered by the design review board concurrently with the major site plan review. †The planning department shall forward the design review application for design review to the design review board with a written report of †n the application's conformity with the Architectural Design Standards, as adopted. city's design review guidelines set out in this section. This submittal will be made at the same time that a site plan is submitted in accordance with section 125-313(f) to the planning board.~~

- (12) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
  - a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
  - b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;
  - c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

d. The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to division 3 of article II of this chapter.

- (23) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the major site plan. It shall not approve the application for design review approval if:
- a. The application does not meet all applicable provisions of this Code;
  - b. The health, safety, and general welfare of the public are not properly provided for.

~~(f) (4) Minor site plan. The design review shall be considered administratively by the planning department. ~~When development does not require site plan approval in accordance with section 125-313, but does involve property abutting an arterial road, design review approval shall be requested through a minor application.~~ The planning department shall approve such minor application for design review approval if it meets the requirements of the Architectural Design Standards, as adopted. ~~this section.~~~~

~~(g) (5) Amendment, change or modification of an approved design. Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the planning department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the planning department. If design review approval was originally part of a major site plan approval, necessary because the development requires site plan approval in accordance with section 125-313, and the planning department determines that a proposed change or modification is minor, the planning department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.~~

~~(he) Expiration of approval.~~

- (1) Expiration of approval shall coincide with expiration of the associated site plan.

- (2) Where site plan approval is not required, the applicant shall have one year to complete the approved activity.

~~(f) *Definitions.* Words and terms not defined in this section shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Appearance* means the outward aspect visible to the public.~~

~~*Appurtenances* means the functional objects accessory to and part of buildings.~~

~~*Architectural character* means the composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.~~

~~*Architectural feature* means a prominent or significant part or element of a building, structure or site.~~

~~*Architectural style* means the characteristic form and detail, as of buildings of a particular historic period.~~

~~*Berm* means a raised form of earth to provide screening or to improve the aesthetic character.~~

~~*City* means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.~~

~~*Civic* means of or relating to a citizen, a city, a citizenship or civil affairs.~~

~~*Cohesiveness* means unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage and graphics.~~

~~*Development* means any building activity requiring a permit from the City of Fort Pierce.~~

~~*Encroachment* means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.~~

~~*Exterior building component* means an essential and visible part of the exterior of a building.~~

~~*External architectural feature* means the architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place or waterway, including the kind, color and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.~~

~~*Frontage line* means the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies and bay windows may protrude beyond the frontage line as specified in this section.~~

~~*Landscaping* means all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.~~

~~*Logic of design* means accepted principles and criteria of validity in the solution of the problem of design.~~

~~*Mechanical equipment* means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.~~

~~*Minor application* means applications for development which do not require site plan approval as defined in section 125-313(b).~~

~~*Miscellaneous structures* means structures, other than buildings, visible from public ways. Examples are: Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.~~

~~*Open space* means a spatially defined public area bound by streets, structure or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.~~

~~*Plant materials* means trees, shrubs, vines, ground covers, grass perennials, annuals and bulbs.~~

~~*Preservation* means the protection and care which prevent destruction or deterioration of significant structures, buildings or natural resources.~~

~~*Proportion* means relationship of parts of a building, landscape, structures or buildings to each other and to the whole; balance.~~

~~*Scale* means harmonious relationships of the size of parts to one another and to the human figure.~~

~~*Screening* means a structure or planting which conceals from view from public ways the areas behind such structure or planting.~~

~~*Shrub* means a multi-stemmed woody plant other than a tree.~~

~~*Site break* means a structural or landscape device to interrupt long vistas and create visual interest in a site development.~~

~~*Street hardware* means objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.~~

~~*Streetscape* means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.~~

~~*Utilitarian structure* means a structure or enclosure relating to mechanical or electrical services to a building or development.~~

~~*Utility hardware* means devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.~~

~~*Utility service* means any device, including wire, pipe and conduit, which carries gas, water, electricity, oil and communications into a building or development.~~

~~*Waterway* means any canal, lake, river, tributary, channel, lagoon or connecting water within or adjacent to the boundaries of the city.~~

~~(g) *Design review guidelines.*~~

~~(1) *Roofs.*~~

- ~~a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.~~
- ~~b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.~~
- ~~c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.~~

- d. ~~Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.~~
  - e. ~~The finished roofing material for visible pitched roofs shall be one of the following:~~
    - 1. ~~Cedar shingles with factory treated class B finish;~~
    - 2. ~~Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;~~
    - 3. ~~Galvanized steel 5-V crimp roofing panels or pre-finished steel;~~
    - 4. ~~Galvanized metal or copper shingles of Victorian or diamond shape or pattern;~~
    - 5. ~~Asphalt dimensional shingles for residential buildings only;~~
    - 6. ~~Built-up or membrane roof behind parapets;~~
    - 7. ~~Flat concrete tile;~~
    - 8. ~~Clay or cement barrel, s-shaped or mission tiles.~~
  - f. ~~The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.~~
  - g. ~~Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.~~
- ~~(2) Entrances.~~
- a. ~~Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.~~
  - b. ~~To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.~~
  - c. ~~Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.~~
  - d. ~~Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.~~

~~(3) Windows.~~

- ~~a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.~~
- ~~b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.~~
- ~~c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.~~
- ~~d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.~~
- ~~e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.~~

~~(4) Elevations.~~

- ~~a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.~~
- ~~b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.~~
- ~~c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.~~
- ~~d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame~~

~~fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.~~

~~e.—Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.~~

~~f.—Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.~~

~~g.—Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.~~

~~h.—Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.~~

~~i.—Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.~~

~~j.—Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.~~

~~k.—Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.~~

~~l.—To ensure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.~~

~~(5) *Streetscape improvement guidelines.* Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.~~

~~(6) Lighting.~~

- ~~a.—Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.~~
- ~~b.—Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.~~
- ~~c.—Site lighting shall conform to the provisions of section 125-313(d)(8).~~

~~(7) Landscaping.~~

- ~~a.—All landscape designs and drawings shall conform to chapter 123, article I.~~
- ~~b.—Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.~~
- ~~c.—Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.~~

~~(8) Walls and fences.~~

- ~~a.—Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.~~
- ~~b.—Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.~~

~~(9) Signs.~~

- ~~a.—Signs will be reviewed for compliance with the guidelines of this section, section 117-6, and for compatibility with the city's developing character.~~
- ~~b.—Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.~~

~~(10) Awnings.~~

- ~~a.—Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the~~

~~architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.~~

~~b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.~~

~~c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.~~

~~d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.~~

~~(11) Renovations, alterations and/or additions.~~

~~(1)a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.~~

~~(2)b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials, and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.~~

~~(3)c. Renovation projects shall encompass, where appropriate, the entire site.~~

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be and become effective immediately upon final passage.

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. 24-043 was duly advertised in the St. Lucie News Tribune on Sunday, November 3, 2024, and

Sunday, November 18, 2024; 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 17, 2024; and was duly introduced, read by title only, and passed on second and final reading \_\_\_\_\_, 2024, 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 \_\_\_\_ of \_\_\_\_\_, 2024.

---

Linda Hudson  
MAYOR COMMISSIONER

ATTEST:

---

Linda W. Cox  
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND  
CORRECTNESS:

---

Sara Hedges, Esq.  
CITY ATTORNEY



## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Amendment to Sec 125-314 Design Review

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** November 3<sup>rd</sup>, 2024, and November 17<sup>th</sup>, 2024

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Kev Freeman

**TITLE:** Planning Director

**SIGNATURE:**

**DATE:** November 4<sup>th</sup>, 2024

## BUSINESS IMPACT ESTIMATE

**SUBMITTED BY:**

**SUBJECT:**

---

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.



THE SUNRISE CITY  
**FORT PIERCE**  
CITY ATTORNEY'S OFFICE  
Florida  
SARA HEDGES, CITY ATTORNEY *SH*

TO:

KEVIN FREEMAN, PLANNING DIRECTOR

FROM:

SARA HEDGES, CITY ATTORNEY *SH*

RE:

TEXT AMENDMENT SEC 125-314 - DESIGN REVIEW

CAO RLS FILE:

RLS 24-320

DATE:

OCTOBER 7, 2024

---

I have reviewed the above request for legal services (RLS) related to the amendment to the Section 125-314, Design Review, of the City's Code of Ordinances. I have made suggested changes to the Ordinance. It has been uploaded for your review in a Track Changes and Clean Copy format. With the suggested changes implemented, as included in the Clean Copy, the Ordinance is approved as to form and correctness.

I have drafted a Resolution adopting the Architectural Design Standards required pursuant to the amended Code. Please review the Resolution for any changes you believe are needed. As drafted, the Resolution is approved as to form and correctness with the highlighted blanks filled in. This Resolution must be presented to the City Commission after final adoption of the Ordinance.

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

Thank you.

SH

**AFFIDAVIT 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:

11/03/2024, 11/17/2024

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 11/17/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

3.7.27

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

# CITY OF FORT PIERCE AMENDMENT TO CHAPTER 125 – 314 DESIGN REVIEW

The City Commission of the City of Fort Pierce, Florida, pursuant to Florida Statute 166.041 and City Code Section 125-37, hold two PUBLIC HEARINGS on the proposed Ordinance at their meetings on Monday, November 18, 2024, and Monday, December 2, 2024, at 5:05 p.m. in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida.

ORDINANCE 24-043 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 – GENERALLY, SECTION 125-314 – DESIGN REVIEW TO PROVIDE FOR GENERAL DESIGN REVIEW UPDATES AND ALLOW FOR ARCHITECTURAL DESIGN STANDARDS WHICH SHALL BE ADOPTED BY RESOLUTION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

The purpose of the code amendment is to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. The proposed code amendment does this by removing the existing design guidelines and adopting the proposed City of Fort Pierce Architectural Design Standards by reference. The Architectural Design Standards will set out various design standards, which are not limited to the following, to regulate the character, style, massing, rhythm, form, and articulation of buildings and property.

All interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Said proposed ordinance 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: 11/03/2024 and 11/18/2024

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

**13. a.**

**Meeting Date:** 11/18/2024

**Re:** 24-R57 Adoption of the City of Fort Pierce Architectural Design Standards

**Submitted For:** Kev Freeman, Planning Director, Planning Department

---

**SUBJECT:**

Resolution 24-R57 Adoption of the Fort Pierce Architectural Design Standards

**SUMMARY:**

This item proposes the adoption of the 'CITY OF FORT PIERCE - ARCHITECTURAL DESIGN STANDARDS'. The document will be referenced within the Code of Ordinances as the means of supporting consistency in design review of Commercial, Mixed-Use and Multifamily buildings throughout the city, and also Single-Family, Duplex and Townhome dwelling units, which are located within the Fort Pierce Community Development Area and the Historic Districts. Innovative community development projects will also be subject to these standards.

These architectural standards and design styles are intended to provide a basic template for building design and siting within the City of Fort Pierce. These guidelines do not address the uses of land or the interior of buildings, but do regulate the exterior architectural elements of structures, buildings, objects and sites.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and the designer.

**Historic Districts**

The Architectural Standards will act as basic standards in the review of rehabilitation and new construction in the locally designated historic districts. The purpose of historic preservation in general and of these architectural guidelines in particular is to protect and preserve the rich architectural heritage and the visual public character of Fort Pierce. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be used as a foundation for the architectural standards applied within the City's Historic Districts.

**RECOMMENDATION:**

Staff recommend the Adoption of the proposed Architectural Design Standards.

**ALTERNATIVES:**

Adoption with amendments.

Or

Denial

**RESPONSIBLE STAFF:**

Kevin Freeman, Planning Director.

**COORDINATED WITH:**

Technical Review Committee: May 2024.

Planning Board: September 2024

City Attorney.

---

**Fiscal Impact**

**Budgeted Y/N:** N

**Amount:** 0

**OTHER INFORMATION:**

N/A

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**Attachments**

Staff Presentation

24-R57 Architectural Design Standards

Architectural Design Standards Exhibit A

CA RLS

---

**Form Review**

**Inbox**

City Manager

Form Started By: Kevin Freeman

Final Approval Date: 11/04/2024

**Reviewed By**

Linda Cox

**Date**

11/04/2024 04:14 PM

Started On: 10/29/2024 03:41 PM



CITY OF FORT PIERCE

City Commission

November 18<sup>th</sup>, 2024

TEXT AMENDMENT Sec 125-314  
ARCHITECTURAL DESIGN STANDARDS

## **SUMMARY**

Text amendments to City Code Sec. 125-314 .

## **PROPOSED AMENDMENT**

The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements.

The proposed amendment to replace the design guidelines with Architectural Standards is intended to provide a basic template for building design and siting within the City of Fort Pierce.

The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.



## **SUMMARY**

Text amendments to City Code Sec. 125-314 .

## **PROPOSED AMENDMENT**

The proposed amendment to Sec. 125-314 incorporates the proposed City of Fort Pierce Architectural Design Standards by reference. The Design Standards will replace the Design 'Guidelines' and incorporate definitions, requirements, recommendations, architectural styles, and illustrations for building design expectations throughout the City.

The proposed Architectural Design Standards are recommended to be adopted by Resolution.



## RECOMMENDATION

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-314 – Design Review.

## ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.



## DESIGN STANDARDS – TO BE ADOPTED BY RESOLUTION

The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:

South Florida Style

Anglo-Caribbean Style

Mediterranean Style

Classical Style

Art Deco Style

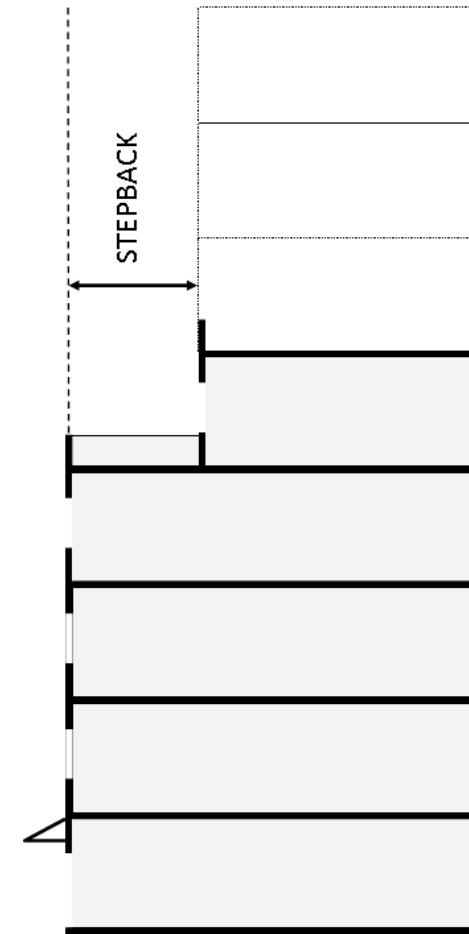
Masonry Modern Style

These styles are purposefully broad in their categorizations to provide a wide range of detailing options and flexibility. Alternative styles to those indicated within the regulations are allowed.



# DESIGN STANDARDS FOR COMMERCIAL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

- Facades
- Materials & Design
- Pedestrian Environment
- Stepbacks
- Awnings, Balconies and Canopies
- Tower elements
- Lighting
- Rooftops
- Signs
- Parking

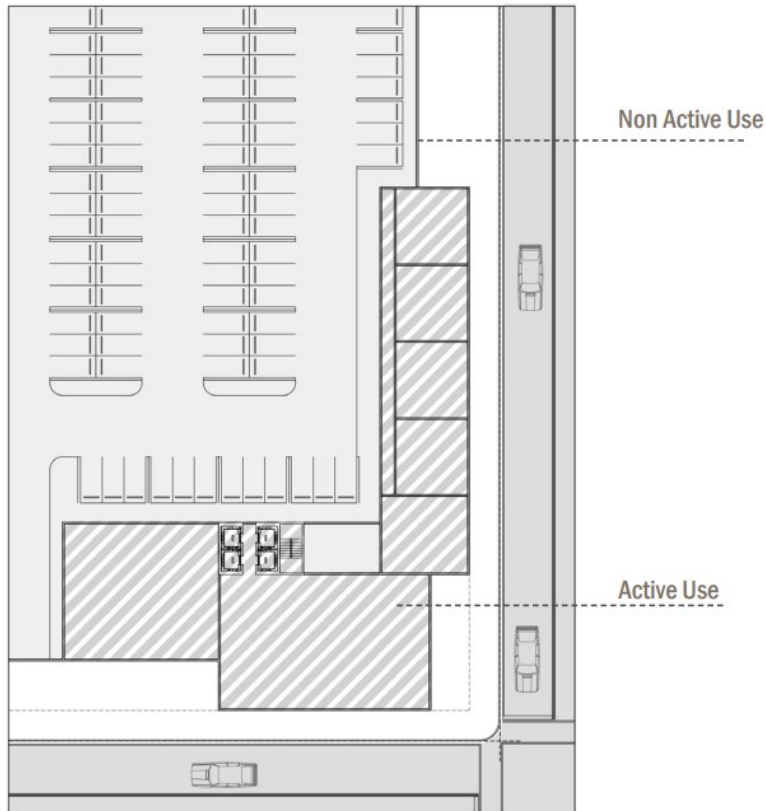


# DESIGN STANDARDS FOR SINGLE-FAMILY, DUPLEX AND TOWNHOME BUILDING DESIGN

- Facades
- Materials & Design
- Roofs
- Rooftops
- Entrances – Porches
- Windows



# DESIGN STANDARDS FOR COMMERCIAL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN



## Active Uses

The first floors of all buildings facing main streets must be designed to encourage pedestrian activity along these major corridors.

# SOUTH FLORIDA STYLE

ROOF STYLE	GABLED, OVERHANG WITH EXPOSED RAFTER TAILS
ROOF SLOPE	BETWEEN 6:12 and 12:12
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES
PARAPETS	NO
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.
OPENINGS	VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS
FINISHES	DEEP ROOF OVERHANGS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SEE PORCHES



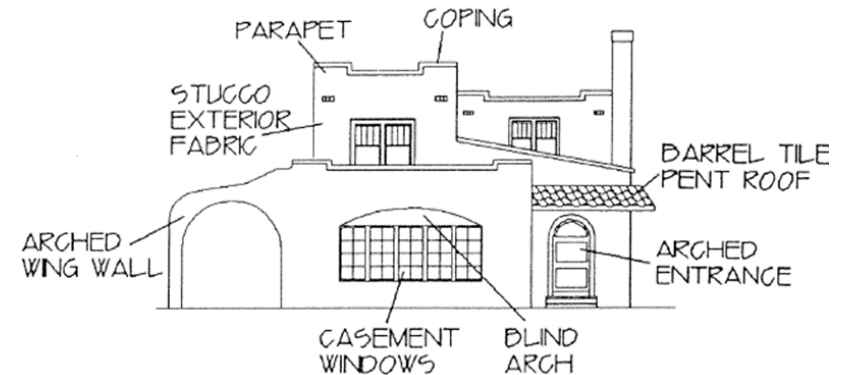
# ANGLO-CARRIBEAN STYLE

ROOF STYLE	HIPPED with PARAPET
ROOF SLOPE	BETWEEN 4:12 and 8:12,
ROOF MATERIAL	STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE
PARAPETS	PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES
FACADE	HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN
OPENINGS	VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS
FINISHES	DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS, BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS
PORCHES	REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING
BALCONIES	SUPPORTED BY BRACKETS



# MEDITERRANEAN STYLE

ROOF STYLE	FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION
ROOF SLOPE	BETWEEN 3:15 and 6:12, or FLAT with PARAPET
ROOF MATERIAL	BARREL TILE, or SPANISH 'S' TILE, or FLAT
PARAPETS	CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES
FACADE	STUCCO, ASYMMETRICAL DESIGN
OPENINGS	MAY BE ARCHED
FINISHES	MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS
PORCHES	OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE
BALCONIES	ALLOWED, SUPPORTED BY BRACKETS



# CLASSICAL STYLE

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT CONCRETE
PARAPETS	NO
FACADE	BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)
OPENINGS	VERTICALLY PROPORTIONED WITHIN BAY SPACING
FINISHES	COLUMNS WOOD or MASONRY (1:7 to 1:10)
PORCHES	REQUIRED
BALCONIES	REQUIRED



# ART DECO STYLE

ROOF STYLE	FLAT, CONCEALED BY PARAPET
ROOF SLOPE	FLAT
ROOF MATERIAL	N/A
PARAPETS	EMBELISHED, ORNAMENTAL MASONRY
FACADE	ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES, ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED
OPENINGS	NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTALLY LOCATED AT CORNERS
FINISHES	STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL
PORCHES	MASONRY STOOP
BALCONIES	REQUIRED



# MASONRY MODERN STYLE

ROOF STYLE	FLAT
ROOF SLOPE	FLAT (MAY BE USED AS TERRACE)
ROOF MATERIAL	N/A
PARAPETS	USED TO ENCLOSE TERRACE
FACADE	DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES
OPENINGS	WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,
FINISHES	STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS
PORCHES	NOT REQUIRED, ENTRANCE CLEARLY DEFINED
BALCONIES	ALLOWED



## **RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed City of Fort Pierce Design Standards.

## **ALTERNATIVE RECOMMENDATION**

1. Modified Approval.

or

2. Disapproval.



**RESOLUTION NO. 24-R57**

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, ADOPTING **ARCHITECTURAL DESIGN STANDARDS**; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City Commission adopted Ordinance No. 24-043 on November 18, 2024, amending Section 125-314, Design Review, of the City of Fort Pierce Code of Ordinances (the “Code”); and

**WHEREAS**, Section 125-314, Design Review, of the Code requires the City to adopt Architectural Design Standards by resolution; and

**WHEREAS**, the Architectural Design Standards, attached hereto as Exhibit A, set out various design standards to regulate the character, style, massing, rhythm, form, and articulation of buildings and property within the City; and

**WHEREAS**, the Architectural Design Standards in Exhibit A encourage quality site and architectural design and construction compatible with the scale and character of the City’s mix of existing buildings and land uses.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida, as follows:

**SECTION 1.** The Architectural Designs Standards, attached hereto as Exhibit A and incorporated by reference, are hereby adopted pursuant to Section 125-314, Design Review, of the Code.

**SECTION 2.** The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall for any reason be held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution, which shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All resolutions or parts of resolution in conflict herewith are hereby repealed.

**SECTION 4.** This Resolution shall take effect upon approval by the City Commission.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
LINDA HUDSON, MAYOR

ATTEST:

\_\_\_\_\_  
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

---

SARA K. HEDGES  
CITY ATTORNEY

# *CITY OF FORT PIERCE*

## ARCHITECTURAL DESIGN STANDARDS



*NOVEMBER 2024*

Architectural Design Standards

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# INTRODUCTION

*These architectural standards and design styles are intended to provide a basic template for building design and siting within the City of Fort Pierce. These guidelines do not address the uses of land or the interior of buildings, but do regulate the exterior architectural elements of structures, buildings, objects and sites.*

*The standards will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.*

## **Historic Districts**

*These Architectural Standards will also act as basic standards in the review of rehabilitation and new construction in the locally designated historic districts. The purpose of historic preservation in general and of these architectural guidelines in particular is to protect and preserve the rich architectural heritage and the visual public character of Fort Pierce. **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be used as a foundation for the architectural standards applied within the City's Historic Districts.***

# GENERAL ARCHITECTURAL STYLE

*The following architectural styles are identified as appropriate for the city based on historical precedent and building scale:*

*South Florida Style*

*Anglo-Caribbean Style*

*Mediterranean Style*

*Classical Style*

*Art Deco Style*

*Masonry Modern Style*

*These styles are purposefully broad in their categorizations in order to provide a wide range of detailing options and flexibility. It should be noted that the styles outlined above will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, the City's Historical Districts, and for innovative or conditional uses.*

## **Applicability**

*Single family and duplex residential buildings outside of the boundary of the Fort Pierce Redevelopment Agency (FPRA) are encouraged to take account of these architectural design standards but are not regulated by them.*

### **Alternative Styles**

*Alternative styles to those indicated within these regulations are allowed. However, if a different style is proposed, applicants should provide the following documentation to City Staff and approving bodies:*

- *A description of the proposed design concept and components, including images.*
- *A justification and reasoning of the appropriateness of the style for Fort Pierce.*

# COMMERCIAL, MULTI-FAMILY AND MIXED-USE BUILDING DESIGN

## **Applicability**

*The standards for Commercial, Multi-Family and Mixed-use buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure).*

## **Facades**

*Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large plain walls. Visual interest shall be consistent with the community's identity and character through the use of detail and scale.*

*The building's mass shall be broken out by the use of varied height and width. This may be achieved through building articulation so the architecture appears to be divided into distinct massing elements and details which can be perceived at the scale of the pedestrian.*

*Building articulations should occur both in elevation (building height) and in plan (building placement). Areas set back from the boundary of the site are opportunities for streetscape plantings, site elements, sidewalks and gathering spaces.*

*Utilize front setbacks to provide space for outdoor activities such as extension of the sidewalk with seating areas, where possible.*

*Building façades should be composed so that proportions generally do not exceed height to width ratios of 3:1 or 1:3. The façade composition should be reinforced by fenestration patterns and architectural elements.*

### **Materials and Design**

*Use joints, panel patterns, reveals in stucco, variations in paint to break up long facades and volumes into a dynamic visual rhythm.*

*Balance light and transparent materials with solid, durable materials. Use the rhythm of openings and material separations as a pattern that establishes appropriate scale and clear use of materiality on a building.*

*The primary color of buildings shall be selected from the color palette attached to these standards.*

### **Pedestrian Environment**

*The pedestrian environment shall be enhanced by incorporating appropriate architectural features at street level of all exterior facades. These features can include paneling, reveals in stucco, changes in colors, and other sculpting of the architectural surface which add special interest and appeal at the ground level.*

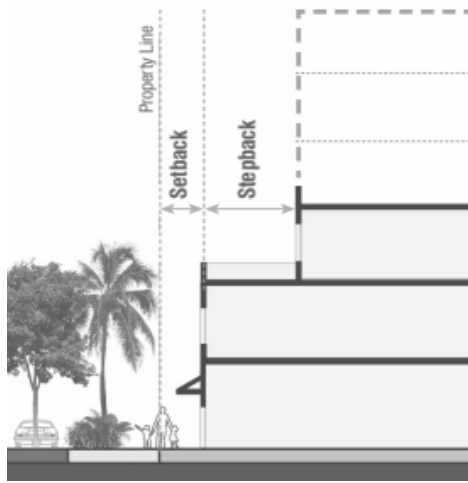
- *Design open space and pedestrian pathways to be a focal point within the development.*
- *Respond to unique building forms with compatible*

*landscape design.*

- *Provide frontage, views and access to open space(s) to the extent possible.*
- *Design public spaces, plazas and courtyards as an extension of the public sidewalk by providing pedestrian amenities such as seating areas, benches, trees, and bike racks.*
- *Provide pedestrian routes and access points to adjacent building entrances all throughout a project to improve pedestrian walkability.*
- *Orient open space areas to take advantage of sun or shade and provide protection from wind.*
- *Design primary access to public plazas and courtyards to be oriented towards the street or waterfront; secondary access may be from retail shops, restaurants, offices, and other uses.*
- *Minimize the use of gates, or visual and physical barriers adjacent to the street.*
- *Consider solar orientation when designing open spaces for light, shadows, weather protection, and/or shade.*
- *Include trees and shading structures to help cool public spaces.*
- *Define spaces with structure, pedestrian amenities and/or landscaping elements to create edges or establish a transition from different spaces.*
- *Include amenities such as seating and tables in places that maximize use.*
- *Engage people and promote interaction through architecture and landscape elements such as furnishing, art, lighting, planting, and building entries.*

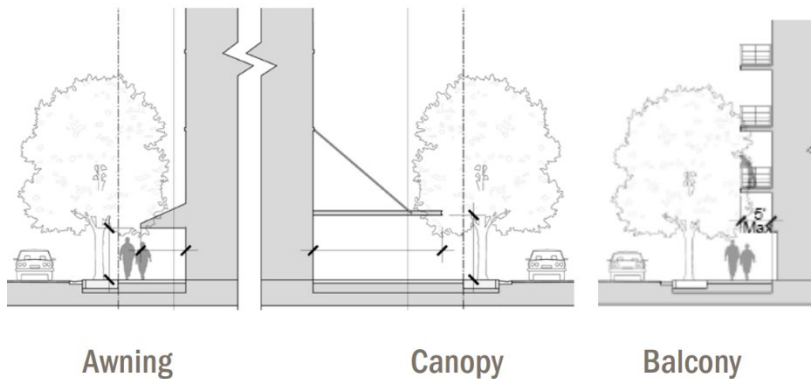
- *Enhance safety and provide visual access with adequate lighting to highlight open spaces and/or special features of the building.*
- *Provide transparency at the ground level to allow pedestrians to see activities in and around the open space, especially at gathering areas and building entries.*
- *Provide sidewalks which connect buildings and amenities and from the street.*
- *Provide pedestrian walkways with landscape elements from within surface parking areas to permit and encourage direct access to main streets, shop entries, and other pedestrian oriented uses and destinations. Provide street trees along the building frontage to enhance the visual and pedestrian experience.*
- *Design plazas to act as a buffer between the sidewalk area and the roadway with street furniture and amenities.*
- *Create a continuous path of travel by aligning trees and other sidewalk landscape elements.*
- *Provide wider sidewalks, to the extent feasible, that can accommodate amenities such as shelter designs, large canopies and seating.*
- *Locate bicycle racks near building entrances and open spaces to maximize visibility and convenience.*
- *Use paving materials that are smooth and free of obstruction for areas that are designated for bicyclists.*
- *Roll-down gates, security shutters and bars that are visible from any public right-of-way shall be avoided.*

## **Stepbacks**



*A step back of a minimum of 15ft is required above the fourth floor for buildings which are built within 15ft of the front property line. This facilitates rooftop terraces to activate buildings and to connect their use to the public realm.*

## **Awnings, Balconies and Canopies**



*Balconies create an opportunity for an active interaction with the street. If used, balconies, the design and finish of balconies and soffits shall consider the overall building design and aesthetics.*

*Canopies, if used, may incorporate retractable elements but should in no way interfere with street light fixtures or with the growth and maintenance of street trees, signature trees and landscape materials. All state and local building regulations shall apply to the construction and installation of canopies.*

*Awnings, if used, shall be consistent with the design character of the building to which they are attached. Awnings shall be located between, rather than across, significant vertical architectural features that make-up the composition of the façade and should not encroach on building fenestration.*

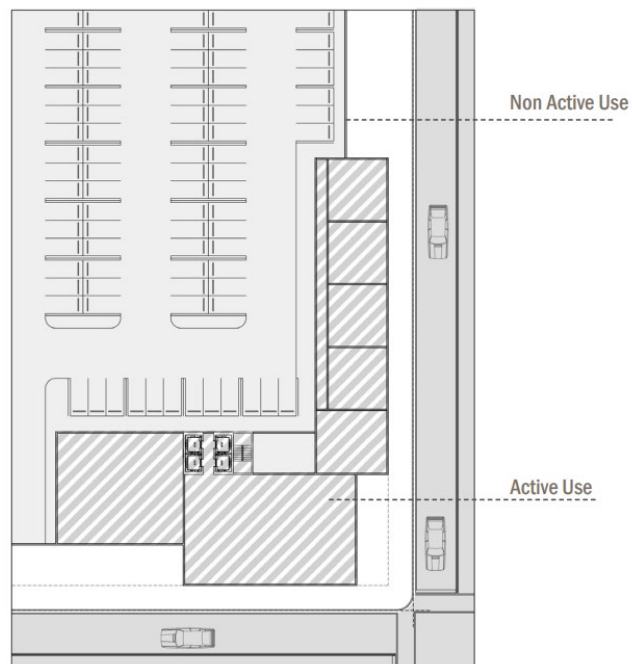
*When used, lighting for awnings should be from fixtures located above and designed and placed to enhance the appearance of the building. Awnings shall not be internally illuminated or translucent.*

### **Tower elements**

*Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.*

### **Active Uses**

*The first floors of all buildings facing main streets must be designed to encourage pedestrian activity along these major corridors. Buildings should provide an active and transparent interface between interior uses and the street to support vital and viable street activity which promotes well-being and safety through*



*natural surveillance. The following elements are encouraged.*

- *Interaction between private and public space with upper story balconies, where appropriate.*
- *The avoidance or minimization of street frontages without active entries.*
- *Inclusion of street furniture, operable windows, displays, signage, seating and landscaping to help animate the building edge and sidewalk.*
- *Entries for corner buildings.*
- *Lighting to reinforce pedestrian comfort at the ground level.*

### **Lighting**

*Exterior lighting shall be designed to coordinate with the building and landscape architecture, building-mounted fixtures shall be compatible with building façade.*

*Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures.*

*The type and design theme of the light source shall be consistent throughout a project.*

### **Landscaping**

*Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.*

*Any screening shall be provided by appropriately designed*

walls, decorative fencing, and mature plant materials rather than the construction of berms.

### **Walls and fences**

Walls and fences shall be considered as an integral part of the design proposal. Concrete walls shall be faced with stucco or stone. Fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

### **Signs**

Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

Developments shall provide a unified sign plan to ensure consistency with the architectural intent of the building.

### **Rooftops**

All infrastructure within a rooftop should be designed as an integral part of the building volume. All unsightly elements must be screened from both users of the rooftop and neighboring buildings.

- Rooftops may incorporate various forms of activities, such as sun decks, roof gardens, outdoor cafes, pool decks, parking and more.
- Include trellis, canopies and/or landscape elements on rooftops that are utilized for parking, in order to mitigate views.
- Screen all rooftop mechanical equipment, stair and elevator
- towers as an integral part of the building and locate them

*away from areas of residential use.*

- *Locate roof decks in a way that minimizes visual, noise and privacy impacts, and, where appropriate, place them overlooking major streets, and away from alleys or residences.*
- *Increase privacy for neighboring residents translucent or opaque screening materials.*

### **Surface Parking**

*Minimize the visual impact of parking lots by locating them to the rear of buildings or a portion of the site least visible from the street. Provide adequate screening and landscaping. Enhance connection of parking areas and building entrances with clearly marked and appropriate directional signage where multiple access points are provided.*

*Provide extensive landscaping throughout surface parking areas and the project site in order to avoid having parking as the dominant visual element of a site.*

### **Parking Structure**

*Provide active uses to the primary street frontages of parking structures to minimize blank walls. Use engaging materials, screening, live walls, or community artwork in order to shield parking garages.*

*Locate garage entrances and driveways to the side of the property rather than at the front.*

*Limit curb cuts from the main street into driveways and parking lots to minimize impacts on transit, bicycles, and pedestrian circulation.*

### **Service Areas**

*Ensure access to garbage maintenance vehicles. Locate all building facilities for loading, trash and service entries within the building or along shared alleys. Screen from street and pedestrian areas with a decorative wall, fence or landscaping, to the maximum extent feasible.*

*Use high quality materials that contribute to visual interest at street level for all screening and garage doors.*

*When necessary due to service uses, treat blank walls with different materials, reveals in stucco, variations in paint, lighting, and/or architectural features.*

# SINGLE FAMILY, TOWNHOME AND DUPLEX RESIDENTIAL STANDARDS

## **Applicability**

*The standards for Single Family, Townhome and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development or part of an Innovative Community Development.*

## **Façades**

*The design of buildings shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.*

*The ground floor shall have features along a minimum of 50*

*percent of their horizontal length. Blank wall areas shall not exceed ten feet in vertical direction and 15 feet in horizontal direction of any facade. These features include, but are not limited to, arcades, display windows, entry areas and other such design elements.*

*Recessing and projecting elements in the façade shall be used to provide visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement facade articulation and colors shall be in keeping with the chosen architectural style and character.*

*Materials for facades shall be of stucco, wood clapboard, wood shingles, wood siding, cement siding in clapboard style boards, brick, coral or keystone, textured concrete masonry units. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.*

*The proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.*

### Roofs

*Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12.*

*A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.*

*Dormers shall have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure.*

*The 32 inches to 40 inches deep overhangs shall be used where appropriate. It shall be variation in roof heights or articulation of a flat roof overhang along the facade to add visual interest to a streetscape and delineation of activity within a structure.*

*The finished roofing material for visible pitched roofs shall be one of the following:*

- 1. Cedar shingles with factory treated class B finish;*
- 2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;*
- 3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;*
- 4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;*
- 5. Asphalt dimensional shingles for residential buildings only;*
- 6. Built-up or membrane roof behind parapets;*
- 7. Flat concrete tile;*
- 8. Clay or cement barrel, s-shaped or mission tiles.*

*The fascia around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.*

*Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.*

### Entrances

*Dwellings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.*

*Doors shall have details appropriate to the architectural character of the proposed building.*

*Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.*

### Windows

*Windows shall have well-defined frames, transoms, or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel, or aluminum.*

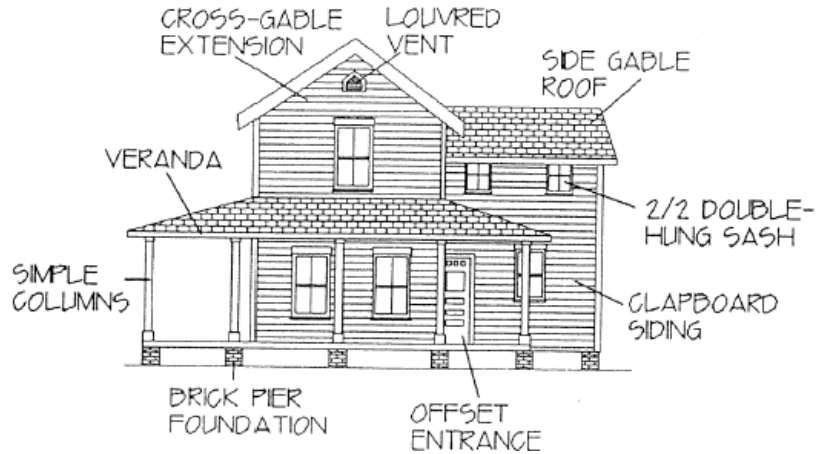
*Windows shall be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.*

# SOUTH FLORIDA STYLE

*The origins of the South Florida style are a combination of multiple sources including the Florida Cracker, and Florida Craftsman styles.*



*The main building facade has a regular rhythmic pattern set by the intercolumniation of the porch and continued by the vertically proportioned windows and doors. The facade is composed of repetitive bays. Elements such as feature windows, viewing terraces, articulated chimney caps, attic vents, and dormers generally populate the tops of buildings.*



*Porches extend along a large percentage of the ground floor elevations, often wrapping the corners to continue at some length alongside facades. Porch roofs are supported by posts positioned to create vertical or square openings between them. Porches are typically quite deep (at least 8 feet), creating outdoor rooms.*

*The South Florida style building may have a raised, continuous base. Historically, the raised base protected the building from potential flooding, provided a measure of privacy for residences, and concealed a crawl space that allowed for ventilation.*



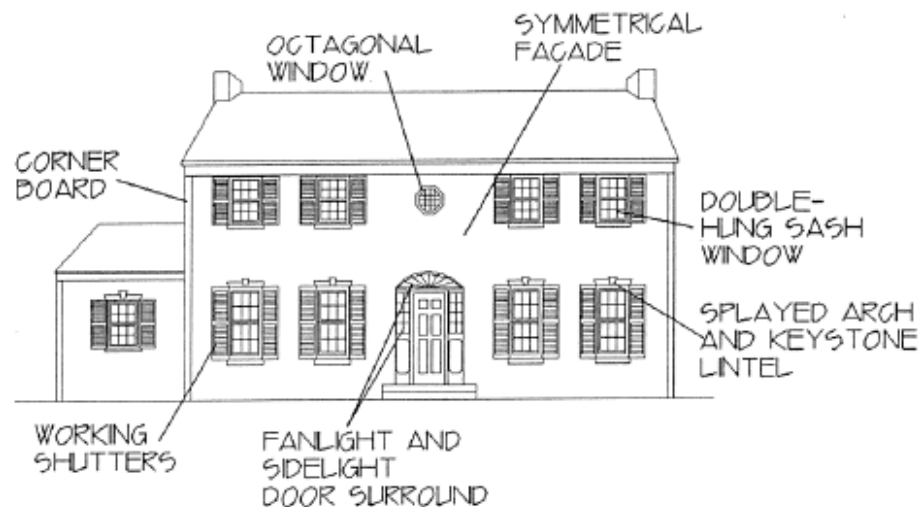
## Defining Characteristics: South Florida

<i>ROOF STYLE</i>	<i>GABLED, OVERHANG WITH EXPOSED RAFTER TAILS</i>
<i>ROOF SLOPE</i>	<i>BETWEEN 6:12 and 12:12</i>
<i>ROOF MATERIAL</i>	<i>STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or WOODEN SHAKES</i>
<i>PARAPETS</i>	<i>NO</i>
<i>FACADE</i>	<i>HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN.</i>
<i>OPENINGS</i>	<i>VERTICALLY PROPORTIONED WITH WOODEN SURROUNDS, SHUTTERS</i>
<i>FINISHES</i>	<i>DEEP ROOF OVERHANGS</i>
<i>PORCHES</i>	<i>REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING</i>
<i>BALCONIES</i>	<i>SEE PORCHES</i>

# ANGLO-CARIBBEAN STYLE

*Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonization's.*

*The purposeful arrangement of multiple architectural forms creates small courtyards and passageways within the mass of the building that allow access to additional units or amenities beyond the primary elevation. Volumetric setbacks and intentional misalignment between building masses often result in opportunities for balconies, porches, and terraces. These elements help define the style and create an interesting, memorable composition.*



*The walls of the buildings are generally stuccoed masonry, though the upper floors may be finished in wood. The wall*

*openings are relatively small compared to the expanse of the building's facade. Elements such as exterior stairs, chimneys, stoops, and benches are sculptural in nature and help provide visual interest to the otherwise straightforward, sober forms of the building.*

*Details such as terrace roofs, railings, and balconies are commonly finished in wood, however, metal railings are also common, with more decorative designs found on buildings with French influences.*

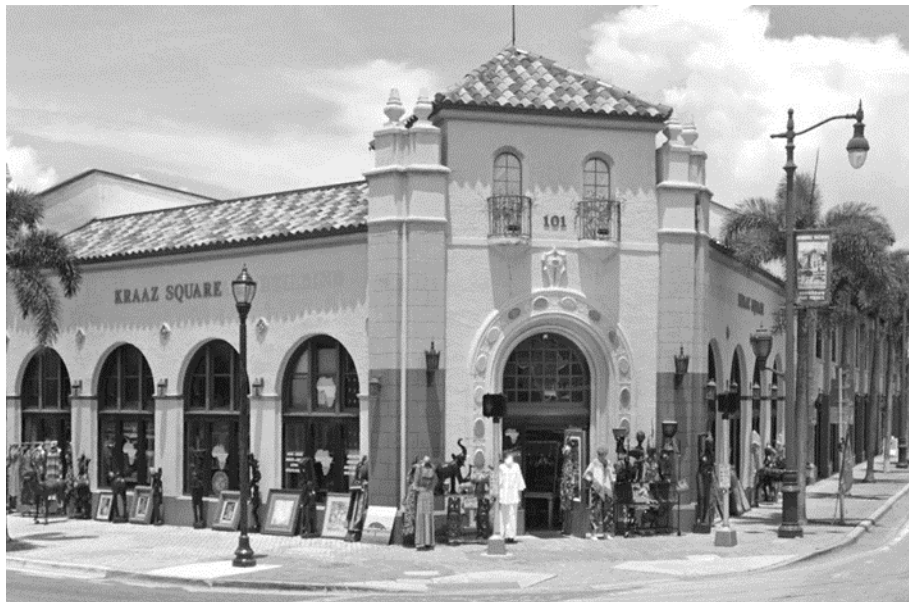
## Defining Characteristics: Anglo-Caribbean

<i>ROOF STYLE</i>	<i>HIPPED with PARAPET</i>
<i>ROOF SLOPE</i>	<i>BETWEEN 4:12 and 8:12,</i>
<i>ROOF MATERIAL</i>	<i>STANDING SEAM or 'V' CRIMP METAL or ASPHALT SHINGLES or SLATE</i>
<i>PARAPETS</i>	<i>PARAPET WALLS USED TO CONTAIN ROOF ENDS ARE COMMON ON FRONT FACADES</i>
<i>FACADE</i>	<i>HORIZONTAL WOOD LAP SIDING (4" to 6") or STUCCO or FIBER CEMENT SIDING or VERTICAL BOARD AND BATTEN</i>

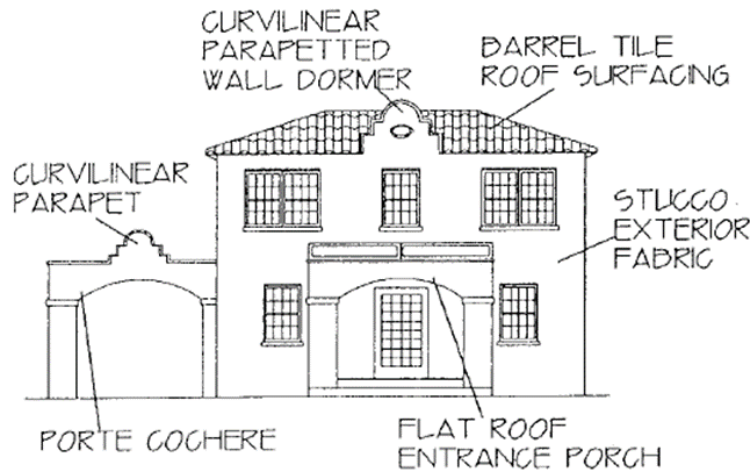
<p><i>OPENINGS</i></p>	<p><i>VERTICALLY PROPORTIONED, DOORS RECESSED WITH PRONOUNCED SURROUNDS, MINIMAL STONE, or STUCCO WINDOW SURROUNDS</i></p>
<p><i>FINISHES</i></p>	<p><i>DEEP ROOF OVERHANGS WITH EXPOSED RAFTER TAILS, BRACKETS OFTEN USED, SMOOTH STUCCO, EARTH TONE COLORS, SHUTTERS</i></p>
<p><i>PORCHES</i></p>	<p><i>REQUIRED – SINGLE OR FULL HEIGHT with DECORATIVE RAILING</i></p>
<p><i>BALCONIES</i></p>	<p><i>SUPPORTED BY BRACKETS</i></p>

# MEDITERRANEAN STYLE

*The style references the architecture of the Mediterranean, especially that of the Beaux-Arts, the Venetian Gothic, and the Spanish and Italian Renaissance. In Florida, Spanish Colonial and Mission architecture also emerged, largely used for hotels and civic buildings.*

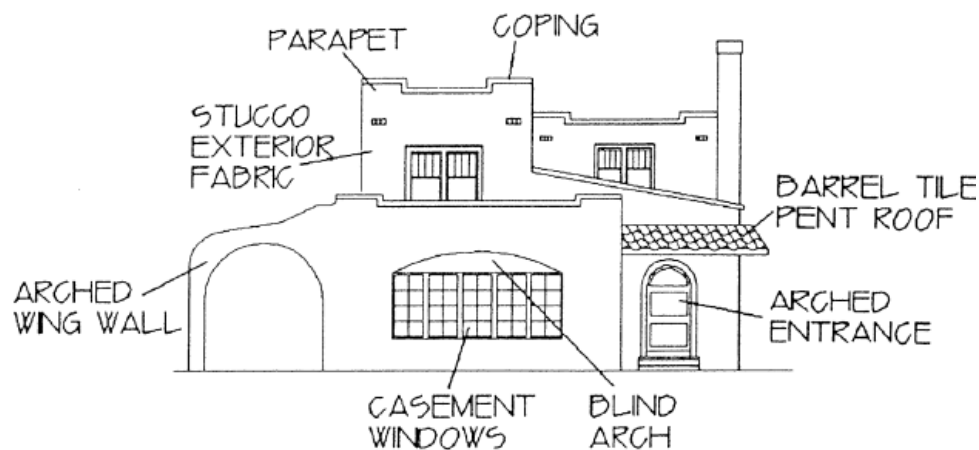


*The principal mass of a Mediterranean style building is typically rectangular in plan, with elements such as towers, loggias, porches, balconies, chimneys, and garden walls added for compositional effect.*



*The style of the building is typified as ornate, asymmetrical, and eclectic. Columns, posts, wooden and masonry balustrades, and brackets are contributing elements of the style. It is common to have multiple building volumes and varied interior and exterior spaces. Building massing is commonly irregular, with a variety of shapes and heights.*

*Exterior finishes are almost exclusively stucco. Buildings are colored with soft earth tones and contrasting colors frequently highlight recessed areas such as loggias and porches.*



*Spanish Mission uses similar elements and composition but is less ornate with fewer facade openings.*

## Defining Characteristics: Mediterranean

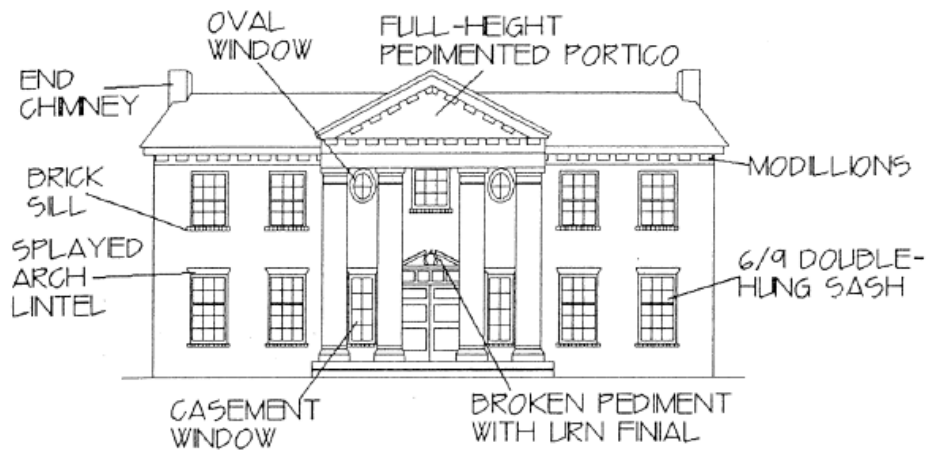
<i>ROOF STYLE</i>	<i>FLAT WITH PARAPET, or HIPPED, or GABLED, or COMBINATION</i>
<i>ROOF SLOPE</i>	<i>BETWEEN 3:15 and 6:12, or FLAT with PARAPET</i>
<i>ROOF MATERIAL</i>	<i>BARREL TILE, or SPANISH 'S' TILE, or FLAT</i>
<i>PARAPETS</i>	<i>CURVING or BELL-SHAPED, REPEATED ON DORMERS OR PORCHES</i>
<i>FACADE</i>	<i>STUCCO, ASYMMETRICAL DESIGN</i>
<i>OPENINGS</i>	<i>MAY BE ARCHED</i>
<i>FINISHES</i>	<i>MINIMAL ORNAMENTATION, ROOF DRAINS MAY PIERCE THE PARAPET IN DECORATIVE PATTERNS, MOLDED CORNICE, BRACKETS SUPPORT DEEP ROOF OVERHANGS IF PRESENT, SHUTTERS</i>
<i>PORCHES</i>	<i>OPEN DESIGN, PIERS SUPPORT THE ROOF, MAY EXTEND BEYOND THE FACADE</i>
<i>BALCONIES</i>	<i>ALLOWED, SUPPORTED BY BRACKETS</i>

# CLASSICAL STYLE

*“Classical” Architecture can be defined as the architecture of ancient Greece and Rome. Classicism uses a specific vocabulary, “the orders,” which provides a specific and detailed design framework.*



*Fundamental to the style is a three-part ordering system that expresses a base, middle and top to every building. The origin of this system is based on the five “orders” of classical architecture. They are the Tuscan, Doric, Ionic, Corinthian, and Composite. Each order has different relative proportions based on column diameter.*



*Bay spacing is vertically proportioned and can continue uninterrupted on buildings of great length. Corners are visually strengthened. The facades are symmetrical, rational, and rhythmic.*

*Windows and doors are of vertical and/or square proportions with the occasional round, oval, or ornamental window. Openings for doors and windows are deep, cast shadows, and give the impression of thickness and solidity. Windows should be double-hung, single-hung, or casement. Window and door architraves, when they exist, are made of wood or stone.*

## Defining Characteristics: Classical

ROOF STYLE	HIPPED, GABLED, or COMBINATION
ROOF SLOPE	SHALLOW, BETWEEN 3:12 and 6:12
ROOF MATERIAL	SHINGLE, BARREL TILE, SPANISH 'S' or FLAT

	<i>CONCRETE</i>
<i>PARAPETS</i>	<i>NO</i>
<i>FACADE</i>	<i>BASE, MIDDLE, TOP (CLASSICAL ELEMENTS)</i>
<i>OPENINGS</i>	<i>VERTICALLY PROPORTIONED WITHIN BAY SPACING</i>
<i>FINISHES</i>	<i>COLUMNS WOOD or MASONRY (1:7 to 1:10)</i>
<i>PORCHES</i>	<i>REQUIRED</i>
<i>BALCONIES</i>	<i>REQUIRED</i>

# ART DECO STYLE

*Art Deco is an architectural style with both traditional and modern influences. The strong horizontal lines of an Art Deco building in Florida are typically juxtaposed to vertical features such as towers and marquees that mark the building entrances.*



*Elements include clearly marked entrances, shaded storefronts, cantilevered eyebrows for protection from sun and rain. The components that make up an Art Deco building are influenced by modern architecture. Roof top terraces, ribbon windows that often turn buildings' corners, and streamlined horizontal details all embody a more modern aesthetic and express advances in building tectonic.*

*Unlike its European and northern American predecessors, examples of Art Deco buildings in South Florida are typically*

*finished with painted stucco instead of stone. Details abstractly depicting the local flora and fauna are incorporated into the stucco and are often painted with contrasting colors.*



Defining Characteristics: Art Deco

<i>ROOF STYLE</i>	<i>FLAT, CONCEALED BY PARAPET</i>
<i>ROOF SLOPE</i>	<i>FLAT</i>
<i>ROOF MATERIAL</i>	<i>N/A</i>
<i>PARAPETS</i>	<i>EMBELISHED, ORNAMENTAL MASONRY</i>
<i>FACADE</i>	<i>ROUNDED CORNERS, STREAMLINED DESIGN, HORIZONTAL LINES,</i>

	<i>ABSTRACT GEOMETRIES, TOWERS AND SIGNAGE VERTICALLY ORIENTED</i>
<i>OPENINGS</i>	<i>NOT ARCHED, PROTECTED BY CATELEVERED EYBROW, WINDOWS POTENTIALLY LOCATED AT CORNERS</i>
<i>FINISHES</i>	<i>STUCCO – COLORED WITH LIGHT, NUETRAL or PASTEL</i>
<i>PORCHES</i>	<i>MASONRY STOOP</i>
<i>BALCONIES</i>	<i>REQUIRED</i>

# MASONRY MODERN STYLE

*The Masonry Modern style of architecture is defined by its rational composed style of architecture. The structural system of the building is clearly expressed in the building's exterior. Masonry Modern architecture emphasizes the solidity of the*



*mass. The geometry of the building appears to be carved from a solid volume. The composition of the building reflects solidity of structural system, uses simple geometries, and includes spaces carved from the mass to create entries or terraces.*

*Exterior spaces are frequently incorporated into the facade, creating articulations in the volume and composition of the building. Walls are often extended as columns or railings, though simple metal pipe railings are also common.*

*Shading devices including louvers, cantilevered eyebrows, and*

*vertical sunshades are elements of the architecture.*

*The public nature of the ground floor of a commercial building is emphasized with more glass, middle portions of the building are more solid, and the top often incorporates usable exterior spaces including loggias and terraces.*

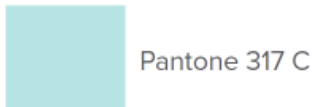
## Defining Characteristics: Masonry Modern

<i>ROOF STYLE</i>	<i>FLAT</i>
<i>ROOF SLOPE</i>	<i>FLAT (MAY BE USED AS TERRACE)</i>
<i>ROOF MATERIAL</i>	<i>N/A</i>
<i>PARAPETS</i>	<i>USED TO ENCLOSE TERRACE</i>
<i>FACADE</i>	<i>DEEP ROOF OVERHANG, EYEBROWS FOR SHADING, ARCADES</i>
<i>OPENINGS</i>	<i>WINDOWS, VERTICALLY ORIENTED AND RECESSED BACK FROM THE FAÇADE,</i>
<i>FINISHES</i>	<i>STUCCO, STONE, PRECAST, PRIMARY COLOR WHITE or CREAM, OTHER COLORS USED AS HIGHLIGHTS</i>
<i>PORCHES</i>	<i>NOT REQUIRED, ENTRANCE</i>

	<i>CLEARLY DEFINED</i>
<i>BALCONIES</i>	<i>ALLOWED</i>

# COLOR PALETTE

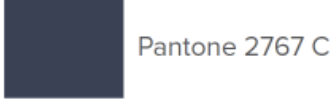
## PRIMARY COLORS



## SECONDARY ACCENT

**(USE MINIMALLY)**

*for awnings, decorative trim and patterns, metal balconies, etc.*



# DEFINITIONS

*Words and terms not defined within this document shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms, and phrases, when used in respect of these Architectural Design Standards shall have the meanings ascribed to them herein, except where the context clearly indicates a different meaning:*

**Active use** means a use that attracts pedestrian activity; provides access to the general public; and shall also be used to conceal uses designed for parking and other non-active uses, if present. Ground floor active uses generally include, but are not limited to, retail, commercial services, restaurants, coffee shops, libraries, fitness/athletic and cultural facilities, residential.

**Appearance** means the outward aspect of a building visible to the public.

**Appurtenance** means the functional objects accessory to and part of buildings.

**Arcade** means a series of arches supported on piers or columns. Also, an arched, roofed gallery or passageway with shops on one or both sides.

**Architectural drawing** means A line drawing showing plan and/or elevation views of the proposed building for the purpose of showing the overall appearance of the building.

**Architectural character** means the composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.

**Architectural feature** means a prominent or significant part or element of a building, structure, or site.

**Architectural style** means the characteristic form and detail of buildings of a particular historic period.

**Articulation** means fragmentation of the facades, form, massing, and surface of a building in order to break large uninteresting or oppressive mass into more human size components.

**Balcony** means an elevated platform projecting from the wall of a building and enclosed by a railing or parapet.

**Berm** means a raised form of earth to provide screening or to improve aesthetic character.

**Block** means a combination of one (1) or more building lots, the perimeter of which abuts streets on all sides. A block may contain alleys.

**Building** means any principal or accessory structure, temporary or permanent, having a roof impervious to weather, including canopies, tents, awnings and cabanas, the use of which demands a permanent location on the land and used for the shelter or enclosure of persons, animals, or property of any kind. This does not include screened or walled enclosures not having a roof impervious to weather.

**Bracket** means a weight-bearing member made of wood, stone, or metal that overhangs a wall.

**Canopy** means a roof covering that is open on more than one (1) side with support from only one (1) side or from central posts.

**City** means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.

**Civic** means of or relating to a citizen, a city, a citizenship, or civil affairs.

**Cohesiveness** means unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage, and graphics.

**Cornice** means the projecting moldings that form the top band of an entablature or wall.

**Development** means any building activity requiring planning permission or a building permit from the City of Fort Pierce.

**Dormer** means a small structure that projects from a sloping roof, with a window in the facade face.

**Eaves** means the projecting overhang at the lower edge of a roof.

**Encroachment** means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.

**Exterior building component** means an essential and visible part of the exterior of a building.

**External architectural feature** means the architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place, or waterway, including the kind, color, and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.

**Façade** means any front or side elevation of a building facing a public way or space.

**Fort Pierce Redevelopment Area** means all property contained within the defined boundary of the Fort Pierce Redevelopment Area.

**Frontage line** means the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies, and bay windows may protrude beyond the frontage line as specified in this section.

**Gable** means the wall that encloses the end of a gable roof; triangular gable end below a roof overhang.

**Historic District** means all properties within the boundary of an adopted historic district located within the City of Fort Pierce.

**Landscaping** means all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.

**Logic of design** means accepted principles and criteria of validity in the solution of the problem of design.

**Louver** means a window blind or shutter with horizontal slats angled to let in light and air, but keep out the rain, direct sunshine, and noise.

**Mass, Massing** means the physical volume or bulk of a building or series of connected buildings.

**Mechanical equipment** means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

**Miscellaneous structures** mean structures, other than buildings, visible from public ways. Examples are Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.

**Non-active use** means a use which is generally not intended for human occupation. Non-active uses include, but are not limited to, parking and building service areas such as storage, mechanical, electrical and trash. Architectural treatment shall be provided for all non-active use façade elevations.

**Open space** means a spatially defined public area bound by streets, structure, or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.

**Parapet** means a low, protective wall at the edge of a terrace, balcony, or roof, esp. that part of a wall that rises above the roof.

**Parking, indoor** means the use or area of a building intended primarily for the storage of motor vehicles and associated vehicle movement and maneuvering areas. Parking shall be considered a non-active use.

**Pediment** means the triangular gable end of a classical building, or the same form used elsewhere in the building.

**Pier** means the square or rectangular masonry or wood pier that supports a building and carries the weight of it down to the ground.

**Plant material** means trees, shrubs, vines, ground covers, grass perennials, annuals, and bulbs.

**Plaza** means an open space where a majority of the space is paved. Plazas abut buildings that continue the adjacent street frontage requirements and uses.

**Porch** means an exterior appendage to a building, forming a covered approach or vestibule to a doorway.

**Private open space** means the outdoor living area assigned to a dwelling or commercial unit or building intended for the private enjoyment of the residents or occupants of the unit or units in the building. Private open spaces may include patios, roof decks, balconies, yards, and landscaped areas but does not include off-street parking, maneuvering, loading, or delivery areas.

**Public amenity** means an aesthetic feature, functional feature, or other character of a development that increases its desirability to a community or to the public. Such public amenities will be placed in publicly accessible areas or, if aesthetic, areas visible from the sidewalk or right-of-way.

**Public open space** means open space which is maintained for the use and enjoyment of the general public. Public open space includes areas which are open and accessible to the public all or most of the time including: parks, plazas, squares, paseos, pedestrian paths, rooftop gardens and terraces, and landscaped areas.

**Preservation** means the protection and care which prevents destruction or deterioration of significant structures, buildings, or natural resources.

**Proportion** means the relationship of parts of a building, landscape, structures, or buildings to each other and to the whole; balance.

**Roof** means the external upper covering of a building.

**Roof, Gable** means a roof with two slopes – front and rear – joining at a single ridge line.

**Roof, Hip** means a roof that slopes inward from all four exterior walls.

**Roof, Mansard** means a two-pitched roof with a steep lower slope that typically rises to a more gently sloped upper portion. The space formed by the mansard roof allows for additional living space.

**Roof Slope** means the angle generated from the ridge of a roof to its eaves.

**Roofline** means the part of a building that rises above the building's eaves. Rooflines can be highly decorative, with balustrades, pediments, statuary, dormer windows, cross gables, etc.

**Rhythm** means the repeated use of similar elements to create a visual pattern. This can be done through the use of repetition, contrast, or both.

**Scale** means harmonious relationships of the size of parts to one another and to the human figure.

**Screening** means a structure or planting which conceals from view from public ways the areas behind such structure or planting.

**Shared parking** means parking available to be used by more than one (1) use, user, or building.

**Shingles** means small, rectangular-shaped slats of wood that are nailed to an exterior surface, overlapping with one another from top to bottom.

**Site break** means a structural or landscape device to interrupt long vistas and create visual interest in a site development.

**Street** means a thoroughfare to facilitate the movement of pedestrians and/or vehicles.

**Street hardware/furniture** means objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.

**Streetscape** means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

**Unified Sign Plan** means a unified design which defines common sign standards, sizes, and design for multi-tenant projects.

**Utilitarian structure** means a structure or enclosure relating to mechanical or electrical services to a building or development.

**Utility hardware** means devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

**Utility service** means any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil and communications into a building or development.

**Vista** means an unobstructed view seen from a particular location.

**Vernacular** means a type of local or regional construction, using traditional materials and resources distinctive of the south Florida area.

**Window, Attic** means a window lighting an attic story, and often located in a cornice. Attic windows are common to ancient Greek and Greek Revival architecture.

**Window, Bay** means A projecting bay that is lit on all of its projecting sides by glazing.

**Window, Casement** means a window hung vertically, hinged on one side, so that it swings inward or outward.

**Window, Ribbon** means band of windows (placed side by side) and separated only by either a simple frame, mullion, or a narrow strip.

**Window, Sash** means the movable frames in a window in which windowpanes are set.

**ORDINANCE NO. 24-043**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 125 – ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 – GENERALLY, SECTION 125-314 – DESIGN REVIEW** TO PROVIDE FOR GENERAL DESIGN REVIEW UPDATES AND ALLOW FOR ARCHITECTURAL DESIGN STANDARDS WHICH SHALL BE ADOPT BY RESOLUTION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements; and

**WHEREAS**, Architectural design standards are required to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses; and

**WHEREAS**, Section 125-314 is amended to remove the design guidelines and to adopt the City of Fort Pierce Architectural Design Standards by reference; and

**WHEREAS**, the City of Fort Pierce Architectural Design Standards set out various design standards, which are not limited to the following, to regulate the character, style, massing, rhythm, form, and articulation of buildings and property; and

**WHEREAS**, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their \_\_\_\_\_, 2024, meeting, voted \_\_\_ to \_\_\_ to recommend approval of the request.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** Chapter 125 – Zoning, Article VII – Supplementary Regulations, Division 1 – Generally, Section 125-314 – Design Review, is hereby amended, so the same shall read as follows:

**Sec. 125-314. Design review.**

- (a) *Applicability.* All development requiring site plan approval, ~~or development abutting arterial roads,~~ which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the ~~guidelines of this section. Such development proposals shall be reviewed for consistency with the city's Architectural Design Standards, which shall be adopted by resolution by the city commission. design review guidelines outlined in this chapter. Until such time as a separate design review board is established,~~ the city's planning board shall function as the design review

board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the planning department. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed by the historic preservation board in lieu of the design review board in accordance with chapter 111. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the planning director and the design review board.

- (b) *Purpose.* ~~Design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter.~~ The quality and compatibility of all proposed development in the city is of critical public concern for all building and/or site improvements. The city's Architectural Design Standards ~~design review guidelines suggest require approaches to design situations that buildings to will~~ contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. ~~The city's exemplary wood and masonry vernacular buildings are characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged.~~ The guidelines Architectural Design Standards serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation. ~~It is the further purpose of this section to provide procedures whereby exceptions to specific criteria may be made in appropriate situations to advance the stated purpose of this section.~~

(c) *Submission requirements.* Applications for design review approval shall be submitted on a supplemental application form as published by the planning department along with the appropriate fee as required by section 125-36. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:

(1) *Required application documents. Administrative approval.*

- a. A survey (one-inch equals 30 feet minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A ~~draft~~ written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. ~~Documentation of such buildings is available in the city's planning department.~~
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than 50 years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. ~~Conceptual~~ Site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs, and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed

planting areas. Planting schedule with sizes of proposed plantings must be included.

- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials, and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines, and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. ~~Design review concurrent with conceptual development plan procedure according to section 125-313(e) is also available. A color board (11 inch by 17 inch, maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.~~

~~(2) Final approval.~~

- ~~a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.~~
- ~~b. A final site plan meeting the requirements of section 125-313.~~
- ~~c. A final site lighting plan that meets the requirements of section 125-313(d)(8).~~
- ~~d. A final landscape plan that meets the requirements of articles II and III of chapter 123.~~
- ~~e. Final floor plans and elevation drawings (one-eighth inch equals one foot minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.~~

~~f. A color board (11 inch by 17 inch maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.~~

(d) *Procedure for approval.* When site plan approval is required pursuant to section 125-313, the following procedure relating to design review shall take place ~~at the same time concurrently~~:

- (1) The application for design review approval shall be submitted to the planning department when ~~the~~ application ~~is made~~ for site plan approval ~~is made~~. The planning department shall review the application for ~~design review approval sufficiency~~ to ensure that it conforms with ~~requirements the submittal requirements~~ of this section. ~~If additional information is required, then the applicant shall be advised and provided with a timeline to make the application whole. If the application remains incomplete, then the submittal shall be deemed withdrawn, and the applicant advised of such. If the application is sufficient and conforms with the submittal requirements, it shall be processed as indicated in this section for a major or minor site plan.~~

~~(e) Major site plan. If there are no violations, The design review shall be considered by the design review board concurrently with the major site plan review. †The planning department shall forward the design review application for design review to the design review board with a written report of †n the application's conformity with the Architectural Design Standards, as adopted. city's design review guidelines set out in this section. This submittal will be made at the same time that a site plan is submitted in accordance with section 125-313(f) to the planning board.~~

- (12) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:
  - a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;
  - b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;
  - c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

d. The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to division 3 of article II of this chapter.

(23) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the major site plan. It shall not approve the application for design review approval if:

- a. The application does not meet all applicable provisions of this Code;
- b. The health, safety, and general welfare of the public are not properly provided for.

~~(f) (4) Minor site plan. The design review shall be considered administratively by the planning department. ~~When development does not require site plan approval in accordance with section 125-313, but does involve property abutting an arterial road, design review approval shall be requested through a minor application.~~ The planning department shall approve such minor application for design review approval if it meets the requirements of the Architectural Design Standards, as adopted. ~~this section.~~~~

~~(g) (5) Amendment, change or modification of an approved design. Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the planning department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the planning department. If design review approval was originally part of a major site plan approval, necessary because the development requires site plan approval in accordance with section 125-313, and the planning department determines that a proposed change or modification is minor, the planning department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.~~

~~(he) Expiration of approval.~~

- (1) Expiration of approval shall coincide with expiration of the associated site plan.

- (2) Where site plan approval is not required, the applicant shall have one year to complete the approved activity.

~~(f) *Definitions.* Words and terms not defined in this section shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Appearance* means the outward aspect visible to the public.~~

~~*Appurtenances* means the functional objects accessory to and part of buildings.~~

~~*Architectural character* means the composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.~~

~~*Architectural feature* means a prominent or significant part or element of a building, structure or site.~~

~~*Architectural style* means the characteristic form and detail, as of buildings of a particular historic period.~~

~~*Berm* means a raised form of earth to provide screening or to improve the aesthetic character.~~

~~*City* means the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.~~

~~*Civic* means of or relating to a citizen, a city, a citizenship or civil affairs.~~

~~*Cohesiveness* means unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage and graphics.~~

~~*Development* means any building activity requiring a permit from the City of Fort Pierce.~~

~~*Encroachment* means the building of a structure within the yard area of the parcel or parcels on which an application for development is applied.~~

~~*Exterior building component* means an essential and visible part of the exterior of a building.~~

~~*External architectural feature* means the architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place or waterway, including the kind, color and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.~~

~~*Frontage line* means the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies and bay windows may protrude beyond the frontage line as specified in this section.~~

~~*Landscaping* means all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.~~

~~*Logic of design* means accepted principles and criteria of validity in the solution of the problem of design.~~

~~*Mechanical equipment* means equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.~~

~~*Minor application* means applications for development which do not require site plan approval as defined in section 125-313(b).~~

~~*Miscellaneous structures* means structures, other than buildings, visible from public ways. Examples are: Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.~~

~~*Open space* means a spatially defined public area bound by streets, structure or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.~~

~~*Plant materials* means trees, shrubs, vines, ground covers, grass perennials, annuals and bulbs.~~

~~*Preservation* means the protection and care which prevent destruction or deterioration of significant structures, buildings or natural resources.~~

~~*Proportion* means relationship of parts of a building, landscape, structures or buildings to each other and to the whole; balance.~~

~~*Scale* means harmonious relationships of the size of parts to one another and to the human figure.~~

~~*Screening* means a structure or planting which conceals from view from public ways the areas behind such structure or planting.~~

~~*Shrub* means a multi-stemmed woody plant other than a tree.~~

~~*Site break* means a structural or landscape device to interrupt long vistas and create visual interest in a site development.~~

~~Street hardware~~ means objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.

~~Streetscape~~ means the scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

~~Utilitarian structure~~ means a structure or enclosure relating to mechanical or electrical services to a building or development.

~~Utility hardware~~ means devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

~~Utility service~~ means any device, including wire, pipe and conduit, which carries gas, water, electricity, oil and communications into a building or development.

~~Waterway~~ means any canal, lake, river, tributary, channel, lagoon or connecting water within or adjacent to the boundaries of the city.

~~(g) Design review guidelines.~~

~~(1) Roofs.~~

- ~~a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.~~
- ~~b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.~~
- ~~c. The use of deep (32 inches to 40 inches) overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.~~

- d. ~~Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.~~
  - e. ~~The finished roofing material for visible pitched roofs shall be one of the following:~~
    - 1. ~~Cedar shingles with factory treated class B finish;~~
    - 2. ~~Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;~~
    - 3. ~~Galvanized steel 5-V crimp roofing panels or pre-finished steel;~~
    - 4. ~~Galvanized metal or copper shingles of Victorian or diamond shape or pattern;~~
    - 5. ~~Asphalt dimensional shingles for residential buildings only;~~
    - 6. ~~Built-up or membrane roof behind parapets;~~
    - 7. ~~Flat concrete tile;~~
    - 8. ~~Clay or cement barrel, s-shaped or mission tiles.~~
  - f. ~~The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.~~
  - g. ~~Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.~~
- ~~(2) Entrances.~~
- a. ~~Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.~~
  - b. ~~To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.~~
  - c. ~~Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.~~
  - d. ~~Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.~~

~~(3) Windows.~~

- ~~a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.~~
- ~~b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.~~
- ~~c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.~~
- ~~d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.~~
- ~~e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.~~

~~(4) Elevations.~~

- ~~a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.~~
- ~~b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.~~
- ~~c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.~~
- ~~d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame~~

~~fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.~~

~~e.—Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.~~

~~f.—Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.~~

~~g.—Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.~~

~~h.—Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.~~

~~i.—Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.~~

~~j.—Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.~~

~~k.—Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.~~

~~l.—To ensure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.~~

~~(5) *Streetscape improvement guidelines.* Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.~~

~~(6) Lighting.~~

- ~~a.—Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.~~
- ~~b.—Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.~~
- ~~c.—Site lighting shall conform to the provisions of section 125-313(d)(8).~~

~~(7) Landscaping.~~

- ~~a.—All landscape designs and drawings shall conform to chapter 123, article I.~~
- ~~b.—Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.~~
- ~~c.—Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.~~

~~(8) Walls and fences.~~

- ~~a.—Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.~~
- ~~b.—Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.~~

~~(9) Signs.~~

- ~~a.—Signs will be reviewed for compliance with the guidelines of this section, section 117-6, and for compatibility with the city's developing character.~~
- ~~b.—Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.~~

~~(10) Awnings.~~

- ~~a.—Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the~~

~~architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.~~

~~b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.~~

~~c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.~~

~~d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.~~

~~(11) Renovations, alterations and/or additions.~~

~~(1)a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.~~

~~(2)b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials, and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.~~

~~(3)c. Renovation projects shall encompass, where appropriate, the entire site.~~

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be and become effective immediately upon final passage.

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. 24-nnn was duly advertised in the St. Lucie News Tribune on Sunday, \_\_\_\_\_, and

Sunday, \_\_\_\_\_; 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 \_\_\_\_\_, 2024; and was duly introduced, read by title only, and passed on second and final reading \_\_\_\_\_, 2024, 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 \_\_\_\_ of \_\_\_\_\_, 2024.

---

Linda Hudson  
MAYOR COMMISSIONER

ATTEST:

---

Linda W. Cox  
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND  
CORRECTNESS:

---

Sara Hedges, Esq.  
CITY ATTORNEY

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

**13. b.**

**Meeting Date:** 11/18/2024

**Re:**

---

**SUBJECT:**

Resolution 24-R58 Certifying General Election Results

**SUMMARY:**

Section 67(1) of the City Charter provides that at the first regular meeting of the City Commission after the primary election and the general election, the City Commission shall adopt a Resolution accepting the returns as provided by the County Supervisor of Elections to the City Clerk, such returns having been canvassed by the County Canvassing Board, and declaring the outcome of the election.

**RECOMMENDATION:**

Adopt the resolution.

**ALTERNATIVES:**

n/a

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Supervisor of Elections

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**Fiscal Impact**

**OTHER INFORMATION:**

No fiscal impact.

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**Attachments**

24-R58

Official Election Results

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**Form Review**

Form Started By: Linda Cox

Started On: 11/06/2024 01:16 PM

Final Approval Date: 11/06/2024

**RESOLUTION NO. 24-R58**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ACCEPTING THE **RETURNS OF THE PRIMARY ELECTION** HELD ON NOVEMBER 5, 2024, AS PROVIDED BY THE COUNTY SUPERVISOR OF ELECTIONS; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Section 67(1) of the City Charter provides that at the first regular meeting of the City Commission after the primary election and the general election, the City Commission shall adopt a Resolution accepting the returns as provided by the County Supervisor of Elections to the City Clerk, such returns having been canvassed by the County Canvassing Board, and declaring the outcome of the election.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce Florida, as follows:

**SECTION 1.** The City Commission of the City of Fort Pierce does hereby accept the returns of the General Election held on November 5, 2024, as provided by the County Supervisor of Elections, a copy of which is attached as Exhibit A and made a part of this Resolution, such returns having been canvassed by the County Canvassing Board, declaring the outcome of the election.

**SECTION 2.** This resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 18th day of November, 2024.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

\_\_\_\_\_  
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
SARA K. HEDGES  
CITY ATTORNEY

**EXHIBIT A**

**\*\*\* Official Results \*\*\***  
**CERTIFICATE OF COUNTY CANVASSING BOARD**  
**ST. LUCIE COUNTY**

We, the undersigned, DARYL ISENHOWER, County Judge, ROBERT BLUESTONE, Substitute for SOE, CRAIG BRIDGERS, Substitute for Board of County Commissioners, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Fifteenth day of November, 2024 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **General Election** held on the Fifth day of November, 2024 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

For Electors for President and Vice President, the whole number of votes cast was 185,131 of which number the nominated electors for

Donald J. Trump and JD Vance (REP)	received	100,293 votes
Kamala D. Harris and Tim Walz (DEM)	received	83,517 votes
Chase Oliver and Mike ter Maat (LPF)	received	378 votes
Claudia De la Cruz and Karina Garcia (PSL)	received	233 votes
Randall Terry and Stephen Broden (CPF)	received	88 votes
Peter Sonski and Lauren Onak (ASP)	received	93 votes
Jill Stein and Rudolph Ware (GRE)	received	529 votes
Shiva Ayyadurai and Crystal Ellis (WRI)	received	0 votes
Cherunda Fox and Harlan McVay Jr (WRI)	received	0 votes

For United States Senator, the whole number of votes cast was 182,716 of which

Rick Scott (REP)	received	95,644 votes
Debbie Mucarsel-Powell (DEM)	received	84,650 votes
Feena Bonoan (LPF)	received	796 votes
Tuan TQ Nguyen (NPA)	received	770 votes
Ben Everidge (NPA)	received	856 votes
Howard Knepper (WRI)	received	0 votes

For Representative in Congress, District 21, the whole number of votes cast was 182,375 of which

Brian Mast (REP)	received	104,840 votes
Thomas Witkop (DEM)	received	77,528 votes
Elizabeth Felton (WRI)	received	7 votes

For State Senator, District 29, the whole number of votes cast was 109,097 of which

Erin Grall (REP)	received	61,639 votes
Randy J. Aldieri (DEM)	received	47,458 votes

**\*\*\* Official Results \*\*\***  
**CERTIFICATE OF COUNTY CANVASSING BOARD**  
**ST. LUCIE COUNTY**

For State Senator, District 31, the whole number of votes cast was 69,697 of which

Gayle Harrell (REP)	received	37,961 votes
Aaron J. Hawkins (DEM)	received	31,736 votes

For State Representative, District 84, the whole number of votes cast was 92,568 of which

Dana Trabulsy (REP)	received	53,724 votes
Andi Poli (DEM)	received	38,844 votes

For State Representative, District 85, the whole number of votes cast was 86,514 of which

Toby Overdorf (REP)	received	46,289 votes
Lisa Marie Stortstrom (DEM)	received	40,225 votes

For Sheriff, the whole number of votes cast was 181,264 of which

Richard Del Toro (REP)	received	102,510 votes
Steven "Gio" Giordano (DEM)	received	78,754 votes

For Property Appraiser, the whole number of votes cast was 141,271 of which

Michelle Franklin (REP)	received	141,193 votes
Mary Jane Keegan (WRI)	received	78 votes

For Tax Collector, the whole number of votes cast was 179,355 of which

Gabrielle "Gabby" Rothman (REP)	received	88,769 votes
Chris Craft (DEM)	received	90,586 votes

For Supervisor of Elections, the whole number of votes cast was 179,434 of which

Jennifer C Frey (REP)	received	87,895 votes
Gertrude Walker (DEM)	received	91,539 votes

For County Commissioner, District 1, the whole number of votes cast was 176,410 of which

James Clasby (REP)	received	94,572 votes
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**\*\*\* Official Results \*\*\***  
**CERTIFICATE OF COUNTY CANVASSING BOARD**  
**ST. LUCIE COUNTY**

Chris Dzadoovsky (DEM) received 81,838 votes

For County Commissioner, District 3, the whole number of votes cast was 131,852 of which

Erin Lowry (REP) received 131,755 votes

Stephanie Robyn Holden (WRI) received 97 votes

For County Commissioner, District 5, the whole number of votes cast was 175,824 of which

Cathy Townsend (REP) received 96,620 votes

Cliff Barnes (DEM) received 79,204 votes

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.



\_\_\_\_\_  
COUNTY JUDGE



\_\_\_\_\_  
SUBSTITUTE FOR SOE

\_\_\_\_\_  
SUBSTITUTE FOR BOARD OF COUNTY COMMISSIONERS

\*\*\* Official Results \*\*\*  
**CERTIFICATE OF COUNTY CANVASSING BOARD**  
**ST. LUCIE COUNTY**

We, the undersigned, DARYL ISENHOWER, County Judge, ROBERT BLUESTONE, Substitute for SOE, CRAIG BRIDGERS, Substitute for Board of County Commissioners, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Fifteenth day of November, 2024 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **Nonpartisan Election** held on the Fifth day of November, 2024 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

Retention of Justice Renatha Francis of the Supreme Court

Yes 104,505 votes  
No 53,923 votes

Retention of Justice Meredith Sasso of the Supreme Court

Yes 103,292 votes  
No 55,451 votes

Retention of Judge Burton C. Conner of the Fourth District Court of Appeal

Yes 105,045 votes  
No 51,824 votes

Retention of Judge Jeffrey T. Kuntz of the Fourth District Court of Appeal

Yes 103,511 votes  
No 53,179 votes

For City of Fort Pierce Mayor, the whole number of votes cast was 15,721 of which

Uline Daniel	received	5,420 votes
Linda Hudson	received	10,301 votes

For City of Fort Pierce District 1, Seat 3, the whole number of votes cast was 6,090 of which

Curtis Johnson Jr	received	3,629 votes
Reggie Sessions	received	2,461 votes

**\*\*\* Official Results \*\*\***  
**CERTIFICATE OF COUNTY CANVASSING BOARD**  
**ST. LUCIE COUNTY**

For City of Fort Pierce District 2, Seat 2, the whole number of votes cast was 8,879 of which

John J. Heaning	received	3,419 votes
James Taylor	received	5,460 votes

For St. Lucie West Services District, Seat 4, the whole number of votes cast was 6,866 of which

Rose Lettieri Carvelli	received	3,959 votes
Deane Piekara	received	2,907 votes

For Tradition Community Development District No. 6, Seat 2, the whole number of votes cast was 1,406 of which

Luis A Pagan	received	724 votes
Peter D Webb	received	682 votes

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.



\_\_\_\_\_  
COUNTY JUDGE



\_\_\_\_\_  
SUBSTITUTE FOR SOE

\_\_\_\_\_  
SUBSTITUTE FOR BOARD OF COUNTY COMMISSIONERS

\*\*\* Official Results \*\*\*  
**CERTIFICATE OF COUNTY CANVASSING BOARD  
ST. LUCIE COUNTY**

We, the undersigned, DARYL ISENHOWER, County Judge, ROBERT BLUESTONE, Substitute for SOE, CRAIG BRIDGERS, Substitute for Board of County Commissioners, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Fifteenth day of November, 2024 A.D., and proceeded publicly to canvass the votes given for the Proposed Amendments to the Constitution of the State of Florida and Proposed Amendments to the Constitution of the State of Florida Referendum on the Fifth day of November, 2024 A.D. as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

**NO. 1  
CONSTITUTIONAL AMENDMENT  
ARTICLE IX, SECTION 4; ARTICLE XII  
PARTISAN ELECTION OF MEMBERS OF DISTRICT SCHOOL  
BOARDS**

Proposing amendments to the State Constitution to require members of a district school board to be elected in a partisan election rather than a nonpartisan election and to specify that the amendment only applies to elections held on or after the November 2026 general election. However, partisan primary elections may occur before the 2026 general election for purposes of nominating political party candidates to that office for placement on the 2026 general election ballot.

Yes for Approval	97,246	votes
No for Rejection	71,235	votes

**NO. 2  
CONSTITUTIONAL AMENDMENT  
ARTICLE I, SECTION 28  
RIGHT TO FISH AND HUNT**

Proposing an amendment to the State Constitution to preserve forever fishing and hunting, including by the use of traditional methods, as a public right and preferred means of responsibly managing and controlling fish and wildlife. Specifies that the amendment does not limit the authority granted to the Fish and Wildlife Conservation Commission under Section of Article IV of the State Constitution.

Yes for Approval	124,598	votes
No for Rejection	49,906	votes

**NO. 3  
CONSTITUTIONAL AMENDMENT  
ARTICLE X, SECTION 29  
ADULT PERSONAL USE OF MARIJUANA**

Allows adults 21 years or older to possess, purchase, or use marijuana products and marijuana accessories for non-medical personal consumption by smoking, ingestion, or otherwise; allows Medical Marijuana Treatment Centers, and other state licensed entities, to acquire, cultivate, process, manufacture, sell, and distribute such products and accessories. Applies to Florida law; does not change, or immunize violations of, federal law. Establishes possession limits for personal use. Allows consistent legislation. Defines terms. Provides effective date.

Yes for Approval	107,583	votes
No for Rejection	74,786	votes

\*\*\* Official Results \*\*\*  
CERTIFICATE OF COUNTY CANVASSING BOARD  
ST. LUCIE COUNTY

**NO. 4**  
**CONSTITUTIONAL AMENDMENT**  
**ARTICLE 1, NEW SECTION**  
**AMENDMENT TO LIMIT GOVERNMENT INTERFERENCE**  
**WITH ABORTION**

No law shall prohibit, penalize, delay, or restrict abortion before viability or when necessary to protect the patient's health, as determined by the patient's healthcare provider. This amendment does not change the Legislature's constitutional authority to require notification to a parent or guardian before a minor has an abortion.

Yes for Approval	104,516	votes
No for Rejection	76,292	votes

**NO. 5**  
**CONSTITUTIONAL AMENDMENT**  
**ARTICLE VII, SECTION 6; ARTICLE XII**  
**ANNUAL ADJUSTMENTS TO THE VALUE OF CERTAIN**  
**HOMESTEAD EXEMPTIONS**

Proposing an amendment to the State Constitution to require an annual adjustment for inflation to the value of current or future homestead exemptions that apply solely to levies other than school district levies and for which every person who has legal or equitable title to real estate and maintains thereon the permanent residence of the owner, or another person legally or naturally dependent upon the owner is eligible. This amendment takes effect January 1, 2025.

Yes for Approval	113,415	votes
No for Rejection	59,225	votes

**NO. 6**  
**CONSTITUTIONAL AMENDMENT**  
**ARTICLE VI, SECTION 7**  
**REPEAL OF PUBLIC CAMPAIGN FINANCING REQUIREMENT**

Proposing the repeal of the provision in the State Constitution which requires public financing for campaigns of candidates for elective statewide office who agree to campaign spending limits.

Yes for Approval	88,219	votes
No for Rejection	81,811	votes

**NO. 7 SCHOOL BOARD REFERENDUM**

No. 7 School Board Referendum

Yes for Approval	116,902	votes
No for Rejection	57,126	votes

**\*\*\* Official Results \*\*\***  
**CERTIFICATE OF COUNTY CANVASSING BOARD**  
**ST. LUCIE COUNTY**

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.



\_\_\_\_\_  
COUNTY JUDGE



\_\_\_\_\_  
SUBSTITUTE FOR SOE

\_\_\_\_\_  
SUBSTITUTE FOR BOARD OF COUNTY COMMISSIONERS

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

**13. c.**

**Meeting Date:** 11/18/2024

**Re:** Acting City Manager

**Submitted For:** City Clerk, Deputy City Clerk, City Clerk

---

**SUBJECT:**

Resolution 24-R59 Continuing the Acting City Manager Designation

**SUMMARY:**

This resolution approves a change in pay for the Acting City Manager.

**RECOMMENDATION:**

Adopt Resolution.

**ALTERNATIVES:**

Modify resolution.

**RESPONSIBLE STAFF:**

Sara Hedges

**COORDINATED WITH:**

Acting City Manager

---

**Attachments**

24-R59

---

**Form Review**

Form Started By: Tina Rel

Started On: 11/13/2024 08:35 AM

Final Approval Date: 11/13/2024

**RESOLUTION NO. 24-R59**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CONTINUING THE **ACTING CITY MANAGER** DESIGNATION OF LINDA COX; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Nicholas Mimms, City Manager for the City of Fort Pierce, was placed on administrative leave and a vote to terminate his employment effective February 17, 2025 was passed by the City Commission on November 5, 2024; and

**WHEREAS**, Linda Cox was designated by the City Commission to serve as the Acting City Manager and perform all duties and responsibilities of the City Manager pursuant to the City of Fort Pierce Charter, Code of Ordinances, Policies, and Rules; and

**WHEREAS**, the City Commission desires for Linda Cox to continue in the Acting City Manager role while Nicholas Mimms is unable to perform his duties.

**NOW, THEREFORE, BE IT RESOLVED** BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

**SECTION 1.** The City Commission hereby continues the designation of Linda Cox to serve as Acting City Manager and perform all duties and responsibilities of the City Manager pursuant to the City of Fort Pierce Charter, Code of Ordinances, Policies, and Rules. Ms. Cox shall be compensated commensurate with that of the current salaries of the Deputy City Managers plus 5%. This appointment may be terminated at any time with or without cause.

**SECTION 2.** This Resolution shall become effective immediately upon final passage.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted on this 18th day of November, 2024.

\_\_\_\_\_  
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

\_\_\_\_\_  
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
SARA K. HEDGES  
CITY ATTORNEY

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

**15. a.**

**Meeting Date:** 11/18/2024

**Re:**

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**SUBJECT:**

Reports

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**Attachments**

Strategic Plan Update

---

**Form Review**

Form Started By: Jennifer Robinson

Started On: 11/12/2024 08:21 AM

Final Approval Date: 11/12/2024



# **FORT PIERCE**

## **2024 STRATEGIC PLAN**



**OCTOBER  
2024**

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STOP

serve

# ACTION ITEM 1 : Comprehensive Ordinance Review and Update: Completion and Adoption

## KEY ISSUES

- Outdated Ordinances
- Language Clarification
- Streamlining Processes
- P-Card
- Construction Manager-at-Risk
- Time for Legal Review
- Establishment Veterinary Clinic
- Noise Impact on Current Development Project(s)
- Liens Issues
- First Contact for Nuisance Violations
- Sign Attached to Poles/Signals/ Stop Signs
- Timely Disposal of Pick-Up Signs
- Signs Associated with City-Supported Events

### OCTOBER 2024 UPDATE

Ordinance amendments are progressing as planned. Planning and Purchasing drafts are in final review stages.

## MILESTONES

A. PLANNING AND ZONING ORDINANCE – DEFINITIONS, USE TABLE AND CONDITIONAL USES		
1.	Prepare final drafts	9/24
2.	Complete legal review	9/24
3.	Planning Board: Review and Recommendations	10/24
4.	DECISION: Planning and Zoning Ordinance Adoption	11/24
B. PARKS ORDINANCE		
<del>1.</del>	<del>Complete legal review</del>	Complete
<del>2.</del>	<del>DECISION: Park Ordinance Adoption</del>	Complete
C. PURCHASING ORDINANCE		
1.	Complete legal review	9/24
2.	DECISION: Purchasing Ordinance Adoption	11/24
D. NUISANCE ORDINANCE		
<del>1.</del>	<del>COMMISSION DAY MEETING: Nuisance Ordinance Review and Discussion</del>	Complete
<del>2.</del>	<del>Prepare final draft</del>	Complete
<del>3.</del>	<del>Complete legal review</del>	Complete
<del>4.</del>	<del>DECISION: Nuisance Ordinance Adoption</del>	Complete
E. ANIMAL CONTROL ORDINANCE		
1.	Finalize ordinance with St. Lucie County	9/24
2.	DECISION: Animal Control Ordinance Adoption	10/24
F. NOICE ORDINANCE		
1.	Final legal review	9/24
2.	DECISION: Noise Ordinance Adoption	10/24

**Responsibility: City Manager**

## ACTION ITEM 2 : City Services and Staffing Plan for Growth - Direction and Funding

### KEY ISSUES

- Standardized Job Descriptions
- Homestead Cap Growth: 2%
- Millage Rate
- Increasing Operating Costs
- Population Growth
- Growth in Demands for Service
- Average Households: \$300 Annual Contribution to Ad Valorem Taxes
- Finding Quality City Workforce
- Very Competitive Labor Market
- Limited Organization Capacity for Additional Work
- Changing Workforce Expectations
- Future Use of AI by City
- Residents Lack of Understanding City Services, Finances and Taxes, Growth Impact
- Contracting for City Services
- Link to Boundary Discussion

**OCTOBER 2024 UPDATE**  
 Complete.

MILESTONES		
1.	<del>Deputy City Manager Admin Services provides structure for Department Director Reports</del>	Complete
2.	<del>Department Director Report to City Manager Service Levels, Staffing Needs and Salary Markets</del>	Complete
3.	<del>Prepare proposed Budget FY2025</del>	Complete
4.	<del>BUDGET WORKSHOP: Budget FY2025 Presentation, Discussion and Direction</del>	Complete
5.	<del>DECISION: Budget FY2025 Adoption</del>	Complete

*Responsibility: City Manager*



### ACTION ITEM 3 : Major Road Improvement Strategy - Outcomes, Report with Options, Funding Mechanism, Direction and City Actions/Project Priority

#### KEY ISSUES

- Growth
- Increasing Traffic Volume
- Working with St. Lucie County
- Working with FDOT
- Identification of Roads
- Funding Mechanism for Projects
- Project Timing
- County CIP for Roads and ROW

MILESTONES		
1.	<del>Identify roads—major corridors</del>	Complete
2.	<del>Review current projects and plans</del>	Complete
3.	<del>Review funding mechanisms</del>	Complete
4.	<del>BUDGET WORKSHOP: FY2025 Road Report Presentation, Discussion and Direction</del>	Complete

*Responsibility:* Deputy City Manager - Public Services

#### OCTOBER 2024 UPDATE

The following roadway corridors have been identified to be priority for FY 2025:

- Indian River Drive – Roadway design nearing 90% completion. Utility relocations have been awarded and final contracts expected by September 2024. Construction of utility relocations anticipated to begin October 2024. Roadway construction scheduled to begin February 2025.
- Avenue D – (US 1 to 29th Street) – FDOT currently reviewing bid documents. Anticipate project to be placed for bid in October 2024.
- 13th Street – Preparation of plans and bid documents underway.



## ACTION ITEM 4 : Street Lights - Services Level, Direction, Funding and City Actions

### KEY ISSUES

- Dark Areas in Community – Lights Out – Noticed by our Residents
- Decorative Lighting – Procurement 8-12 months Delays
- Requests for Replacement Lights
- Enhanced Coordination: UA and Public Works
- Revised Replacement Process
- Follow-Up: Work Completed
- Timely Repair and Replacement
- Regular Nightly Street Light Inspections
- Street Light Design Alternatives
- FDOT Lighting Requirements
- Community Dialog and Explanation to Residents
- Street Light Inventory
- Street Light Inventory Space
- Additional Cost for Inventory
- Funding

### MILESTONES

1.	Prepare Report on Updated Process between FPUA and Public Works	6/24
2.	COMMISSION DAY MEETING: Street Light Report Presentation and Discussion	6/24
3.	Prepare budget proposal for inventory and inventory space	7/24
4.	BUDGET WORKSHOP: Budget FY2025 Street Light Inventory and Inventory Space	7/24
5.	DECISION: Budget FY2025 Adoption Funding for Street Lights	9/24

**Responsibility: FPUA Utilities Director**

### OCTOBER 2024 UPDATE

- At this time, there are two City street lights pending repair.
- Waiting on the City to accept the new agreement.



## ACTION ITEM 5 : Five-Year Financial Plan - Development (including Projections)

### KEY ISSUES

- Population Growth
- Growing Demands for City Services
- Dynamic Economic Environment
- Interest Rates
- Increasing Operating Costs
- Increasing Project Costs

### MILESTONES

1.	<del>Prepare 5-Year Financial Plan</del>	Complete
2.	<del>BUDGET WORKSHOP: Budget FY2025 Financial Plan Presentation and Discussion</del>	Complete

*Responsibility: Finance Director*

### OCTOBER 2024 UPDATE

The 5-Year Financial Plan was presented to the City Commission at the 7/8/24 Budget Workshop.

## ACTION ITEM 6 : St. Lucie County - Key Issues, Direction and City Actions

### KEY ISSUES

- Homeless
- Harbor Point/Park Point Park Plan
- Row Management and Maintenance
- Annexation
- Delaware Avenue Update
- TRC Development Process
- Opioid Abatement Strategy
- Quiet Zones

### MILESTONES

1.	JOINT MEETING WITH BOARD OF COUNTY COMMISSIONERS	1/25
----	--	------

*Responsibility: City Clerk*

### OCTOBER 2024 UPDATE

This meeting will be scheduled after the first of the year.



## ACTION ITEM 7 : Law Enforcement Impact Fees - Review, Refinement and Expenditure Direction (with St. Lucie County)

### KEY ISSUES

- Legal Framework
- Coordination with St. Lucie County
- Use of Funds
- Capital Needs of Police Department
- 90 Day Notification Requirement

**OCTOBER 2024 UPDATE**

The consultant has prepared the final draft report. Meeting is to be held on November 7th with the consultant to go through the report.

MILESTONES		
1.	Develop proposal for Law Enforcement Impact Fees	11/24
2.	Finalize Report	11/24
3.	DECISION: Law Enforcement Impact Fee Adoption	12/24
4.	Notification to community	1/25
5.	Date: Implementation	2/25

*Responsibility: Planning Director*

## ACTION ITEM 8 : Management Succession Plan and Preparedness - Update Report and Next Steps

### KEY ISSUES

- City Engineer
- Police Chief
- Marina Director
- City Manager with Plan

**OCTOBER 2024 UPDATE**

No new updates at this time.

MILESTONES		
1.	BRIEFING REPORT: Update on Management Succession Status and Upcoming Next Steps	10/24

*Responsibility: City Manager*



**ACTION ITEM 9 : Traffic Signal Intersections Maintenance - Report with Options, Direction and Actions**

**KEY ISSUES**

- Equipment for Maintenance
- Temporary Solution with Private Sector
- Significant Maintenance Needs
- No Bids on RFP – Little Interest in Private Sector

MILESTONES		
1.	Implement Temporary Solution	Complete
2.	Prepare 6-Month Evaluation Report	10/24
3.	Present Report to City Manager	10/24

*Responsibility: Deputy City Manager - Public Services*

**OCTOBER 2024 UPDATE**

Engineering is currently working with the Purchasing Department for a sole source contract for annual maintenance.



**ACTION ITEM 10 : Labor Negotiations and Contracts - Approval**

**KEY ISSUES**

- Wages
- Benefits
- Guidelines for Negotiation
- Compensation Market

**OCTOBER 2024 UPDATE**

**TEAMSTERS**

- Contract has been ratified and is set to go to the Commission on October 14, 2024.

**PBA OFFICERS**

- Contract has been ratified and is set to go to the Commission on October 14, 2024.

**PBA SERGEANTS & LIEUTENANTS**

- Contract has been ratified and is set to go to the Commission on October 14, 2024.

**MILESTONES**

**A. TEAMSTERS**

- |    |  |          |
|----|--|----------|
| 1. | Negotiations                                 | Complete |
| 2. | <del>DECISION: Teamster Labor Contract</del> | Complete |

**B. PBA OFFICERS**

- |    |  |          |
|----|--|----------|
| 1. | Negotiation                                | Complete |
| 2. | <del>DECISION: PBA Officers Contract</del> | Complete |

**C. PBA SERGEANTS & LIEUTENANTS**

- |    |   |          |
|----|---|----------|
| 1. | Negotiation   | Complete |
| 2. | <del>DECISION: PBA Sergeants &amp; Lieutenants Contract</del> | Complete |

**Responsibility: Deputy City Manager - Administrative Services**



## ACTION ITEM 11 : Street Sweeping Service Level - Report, Direction and Funding

### KEY ISSUES

- Equipment Order Time and Delivery
- Parking Regulations
- Alternative Schedule
- Resource Needs
- Service Level(s)
- Link to Beauty Community
- Community Expectations

### MILESTONES

1.	Prepare report on equipment, alternative schedule and resources needs	10/24
2.	COMMISSION DAY MEETING: Street Sweeping Report Presentation and Discussion	10/24

**Responsibility:** Deputy City Manager - Public Services

### OCTOBER 2024 UPDATE

During the Fort Pierce Redevelopment Agency Regular Meeting on July 9, 2024, staff was tasked with launching a Street Sweeper Naming Contest to engage and inform the community about the city's new street sweeper in a fun way. In August, an online contest was initiated for the public to submit their name ideas. After collecting the suggestions, Public Works Staff voted on the top five names. These selections were then shared on the City's social media platforms for a public vote. The winning name, "Sweeping Beauty," was submitted by Fort Pierce resident James Lotz. As a reward, the winner received a \$100 gift card and had the opportunity to take photos with the staff, the Mayor, and Commissioner Jeremiah Johnson. The street sweeper was then adorned with a new design featuring the winning name.



## ACTION ITEM 12 : Customer Service and Working Remotely/Flexible Hours - Update Report

### KEY ISSUES

- City Policy
- City Employee Expectations
- Emerging Workforce Expectations
- Consistency within City Government
- Impacts on City Operations and Processes

### MILESTONES

1.	Finalize policy changes and submit to City Manager	9/24
2.	Report to City Manager	9/24
3.	City Manager Decision	10/24

**Responsibility:** Deputy City Manager - Administrative Services

### OCTOBER 2024 UPDATE

This is in progress.



# Live Love Lafayette



## ACTION ITEM 1 : Annexation Strategy and Action Plan - Overall Direction and Decision

### KEY ISSUES

- Focus on Commercial Areas
- Residential Areas not Cost Effective for the City
- Legal Restrictions
- Utilities as an Incentive
- Ability of City to Service
- Squaring City Boundaries
- Urban Services Boundary Review
- Voluntary Annexation

MILESTONES		
1.	Identify potential areas for annexation	9/24
2.	Develop Overall Strategy and Specific Action Plan	9/24
3.	COMMISSION DAY MEETING: Annexation Strategy and Action Plan Presentation, Discussion and Direction	10/24
4.	DECISION: Specific Annexation Agreement	TBD
<i>Responsibility: Planning Director</i>		

### OCTOBER 2024 UPDATE

- A memo to the City Attorney will be issued prior to November 8th with the intent to confirm State Statute annexation procedures which do not require referendum and other legal restrictions.
- A presentation will be scheduled for City Commission discussion.

## ACTION ITEM 2 : 13th Street Improvements - Direction and Funding

### KEY ISSUES

- Funding Mechanism
- Overall Design
- Segment: Orange Avenue to Virginia

MILESTONES		
1.	Identify alternate funding source(s)	11/24
2.	Update Design Plan	12/24
<i>Responsibility: Deputy City Manager - Public Services</i>		

### OCTOBER 2024 UPDATE

- Plans for the next phase of construction are scheduled to be completed in October 2024.
- Funding sources are being investigated at this time.
- Engineering is currently reviewing final plans.

### ACTION ITEM 3 : Lincoln Park Corridor Redevelopment/Zoning Code Revision - Update Report and Adoption

#### KEY ISSUES

- Entrance
- Lot Size
- Zoning Code Revision

#### OCTOBER 2024 UPDATE

The Innovative Community Development ordinance was adopted at the September 3, 2024 Commission meeting.

#### MILESTONES

1.	<del>Complete legal review of Zoning Code Revision</del>	Complete
2.	<del>Planning Board Review</del>	Complete
3.	DECISION: Lincoln Park Corridor Redevelopment/ Zoning Code Revision	Complete

*Responsibility:* Planning Director

### ACTION ITEM 4 : Neighborhood Identity and Branding - Consultant Selection and Neighborhood Identification

#### KEY ISSUES

- Outcomes
- Best Practices
- Neighborhoods
- Methodology
- Costs
- Funding

#### OCTOBER 2024 UPDATE

A scope has been drafted but staff is still awaiting the executed amended contracts for the Urban Planners (Architects Design Collaborative and Cotleur & Hearing) for this project. Once the executed agreements are received, contact will be made with one or both firms for a proposal and a specific authorization to be drafted for RLS and FPRA Board approval.

#### MILESTONES

1.	Identify consultant	10/24
2.	DECISION: Award Consulting Contract for Neighborhood Identity and Branding	11/24
3.	Develop comprehensive report	1/25
4.	COMMISSION DAY MEETING: Neighborhood Identity and Branding Report Presentation, Discussion and Direction	2/25

*Responsibility:* City Manager

## ACTION ITEM 5 : Port Development - Re-Zoning Direction

### KEY ISSUES

- Port Zoning
- Stakeholder Meeting
- Working with St. Lucie County

### OCTOBER 2024 UPDATE

- The Code is in final review.
- St. Lucie County objected to the format and options proposed for the types and uses for development.
- Other property owners have raised very minor content issues which are being resolved.

### MILESTONES

1.	Complete legal review of Port Re-Zoning	Complete
2.	Planning Board: Re-review	11/24
3.	DECISION: Port Zoning Revisions Adoption	12/24

*Responsibility:* Planning Director

## ACTION ITEM 6 : Downtown Development Master Plan Implementation - Direction and Funding

### KEY ISSUES

- U. S. 1 Pedestrian Crossing at Avenue "A"
- 2nd Street Festival Street
- Marina Square Improvements
- Veteran's Park Improvements

### OCTOBER 2024 UPDATE

Proposed improvements are being evaluated for safety and functionality. Coordination with FDOT is necessary for the first project. FPRA is currently soliciting feasibility studies and preliminary design proposals for the Master Plan implementation.

### MILESTONES

1.	Evaluation of each project (4)	10/24
2.	Downtown Development Master Plan Implementation Proposal	10/24

*Responsibility:* Deputy City Manager - Public Services

**ACTION ITEM 7 : Comprehensive Plan Update - Direction**

**KEY ISSUES**

- Legislative Changes
- Affordable Housing
- Accessory Dwelling Units
- Small Lots
- Transportation Concurrency
- Zoning Categories

MILESTONES		
1.	DECISION: Award Contract Continuing Service for Comprehensive Plan Update	1/25
2.	Complete update	2/25
3.	Planning Board: Review	4/25
4.	DECISION: Comprehensive Plan Update Adoption	5/25

**Responsibility: Planning Director**

**OCTOBER 2024 UPDATE**

Consultant appointment to be determined. Letter of intention to amend Comprehensive Plan to be issued prior to Feb 2025. Adoption is not required until 12 months after acceptance of notification by the State.



## ACTION ITEM 8 : Delaware Avenue Corridor Development - Update Report, Direction and City Actions

### KEY ISSUES

- Link to Joint Meeting with St. Lucie County Commission
- Outcomes
- Options
- City Actions
- County Project
- Segment: 17th to Hartman

MILESTONES		
1.	Prepare Report	8/24
2.	REPORT: Delaware Avenue Corridor Development	9/24

*Responsibility:* FPUA Utilities Director

### OCTOBER 2024 UPDATE

The Delaware Avenue water main replacement project, spanning 13th to 15th Street, is scheduled to commence in mid to late October 2024. In parallel, design work for the water main and sewer service replacements between S 25th and S 33rd Streets will begin this October, pending a route survey from our consulting firm. If funding is secured, we expect construction to start in mid to late FY 2025, significantly improving the area's infrastructure.



## ACTION ITEM 9 : On-Demand Public Transportation - Direction and City Actions

### KEY ISSUES

- Service Level
- Contract
- Implementation
- Service Boundary Expansion
- 7 Day a Week Services

**OCTOBER 2024 UPDATE**  
 Complete.

### MILESTONES

1.	<del>FPRA DECISION</del>	Complete
2.	<del>Negotiate contract</del>	Complete
3.	<del>DECISION: Award Contract for On-Demand Transportation</del>	Complete
4.	<del>Implementation: On-Demand Service</del>	Complete

*Responsibility: City Manager*

## ACTION ITEM 10 : Seaplanes Facility and Service - Permitting, Design and Construction

### KEY ISSUES

- Permitting
- Construction

**OCTOBER 2024 UPDATE**  
 The seaplane base is currently in permitting. The approval is required from six entities:

- FAA - Permitting complete
- FDOT - Permitting complete
- Army Corps of Engineers - Currently under review. No comments have been received.
- SFWMD - Currently under review. No comments have been received.
- FDEP - Currently under review. Comments received on 9/25/24 consisting of 25 comments.
- FWC - Currently under review. Received 2 comments for clarification.

### MILESTONES

1.	Complete Permitting - Receive Permits	12/24
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*Responsibility: Deputy City Manager - Public Services*

## ACTION ITEM 11 : Resilient City Strategy/Action Plan Implementation - Report, Direction on Next Steps and City Actions

### KEY ISSUES

- Definition
- Projects
- Funding Mechanism
- Resiliency Framework
- Resiliency Study
- Stormwater Master Plan

### OCTOBER 2024 UPDATE

- The City has been awarded a Vulnerability Assessment Grant from FDEP totaling \$159,665. Kimley Horn has been chosen as the consultant and their Specific Work Authorization has been approved by the Commission. Currently awaiting the executed contract agreement from FDEP.
- The consultant estimates that the study and report will take 30 months to complete from execution, making March 2026 the due date for the final report.

### MILESTONES

1.	Hire Resiliency Manager/Coordinator	12/25
2.	Establish Resiliency Framework	3/26
3.	Identify CIP Projects	12/25
4.	Complete Resiliency Study and Stormwater Master Plan	3/26
5.	COMMISSION DAY MEETING: Resiliency Study and Stormwater Master Plan Presentation and Discussion	3/26

**Responsibility:** Deputy City Manager - Public Services

## ACTION ITEM 12 : Beachside Parking Pilot Study - Implementation, Evaluation and Future Direction

### KEY ISSUES

- Outcomes
- Parking Pilot
- Jetty Park
- South Causeway Park

### MILESTONES

1.	<del>Presentation to Committee</del>	Complete
2.	<del>DECISION: Parking Pilot Study Direction</del>	Complete

**Responsibility:** Community Response Director

### OCTOBER 2024 UPDATE

Complete.

**ACTION ITEM 13 : Short-Term Rental Regulations- Legal Update, Direction and City Actions**

**KEY ISSUES**

- Fee Schedule

**OCTOBER 2024 UPDATE**

Commission reviewed in October and asked for additional information.

**MILESTONES**

1.	Prepare Annual Fee update	10/24
2.	COMMISSION DAY MEETING: Short-Term Rental Fee Update Discussion and Direction	10/24

*Responsibility: City Clerk*

**ACTION ITEM 14 : Agricultural Zoning: Concept, Direction and Ordinance Amendments**

**KEY ISSUES**

- Zoning Changes
- Link to Comprehensive Planning Update

**OCTOBER 2024 UPDATE**

To be implemented as part of the Comprehensive Plan.

**MILESTONES**

1.	Complete update	11/24
2.	Planning Board: Review	12/24
3.	DECISION: Comprehensive Plan Update/Agricultural Zoning Adoption	2/25

*Responsibility: Planning Director*



# engage



## ACTION ITEM 1 : Proactive City/Community Marketing Strategy Expansion - Outcomes, Report with Options, Direction and City Actions

### KEY ISSUES

- Proactive Marketing
- Telling the City’s Story
- Continue to Enhance the Image of Fort Pierce
- Promoting “Small Town Feeling”
- Showcasing City Government
- Showcasing Fort Pierce Community
- Need for Community Market Analysis – More Informed Community
- Marketing beyond Departmental Capacity
- Best Practices – Public and Private
- Message for our Community
- Changing Perceptions/ Misperceptions of Fort Pierce
- Ad Agency to Market Fort Pierce
- Marketing: to our Community and Outside World
- Major Topics
- Partnership with FPUA
- Community Partners

### MILESTONES

#### A. MAJOR ATTRACTION MARKETING

- |    |  |      |
|----|--|------|
| 1. | Team develops proposal for marketing major Fort Pierce attractions | 8/24 |
| 2. | Present proposal to City Manager                                   | 9/24 |
| 3. | REPORT: Major Attraction Marketing                                 | 9/24 |

#### B. MARKETING CITY SUCCESSES

- |    |                                  |      |
|----|----------------------------------|------|
| 1. | Prepare Action Plan              | 8/24 |
| 2. | REPORT: City Successes Marketing | 9/24 |

#### C. COMPREHENSIVE PROACTIVE MARKETING PROGRAM - COMMUNITY AND OUTSIDE WORLD

- |               |  |                     |
|---------------|--|---------------------|
| <del>1.</del> | <del>BUDGET WORKSHOP: Marketing Presentation, Discussion and Direction</del> | <del>Complete</del> |
| 2.            | Issue RFQ  | 8/24                |
| 3.            | Review proposal - scope, costs   | 9/24                |
| 4.            | Develop budget proposal  | 10/24               |
| 5.            | Present proposal to City Manager   | 10/24               |

*Responsibility:* Deputy City Manager - Administrative Services

### OCTOBER 2024 UPDATE

#### MAJOR ATTRACTION MARKETING

- In progress. Awaiting additional information.

#### MARKETING CITY SUCCESSES

- In progress. Awaiting direction regarding a consultant.

#### PROACTIVE MARKETING PROGRAM

- Awaiting amount available in budget to hire a consultant to assist with this initiative.

## ACTION ITEM 2 : “One Fort Pierce” Community – Strengthening - Next Steps

### KEY ISSUES

- What Does “One Fort Pierce” Mean to You?
- Incorporate in City Website – Personal Link to Residents

### MILESTONES

1.	Complete “One Fort Pierce” community Mural on Solid Waste Truck	Complete
2.	Link to Community Marketing Action	Ongoing

*Responsibility:* Deputy City Manager - Administrative Services

### OCTOBER 2024 UPDATE

City website and social media sites are updated regularly to reflect marketing actions.

## ACTION ITEM 3 : Community Listening Action Plan

### KEY ISSUES

- Town Hall Meeting – Unstructured Agenda
- Outreach to Residents

### MILESTONES

1.	Conduct Town Hall Meeting	TBD
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*Responsibility:* Mayor and City Commissioners

## ACTION ITEM 4 : Community Survey - Development, Completion and Report to City Commission

### KEY ISSUES

- Findings
- Learning Points
- Potential Actions
- Use Technology for Feedback and Emergency Management – Texting and Social Media
- Reaching out to Youth

### MILESTONES

1.	Complete survey and prepare report	Complete
2.	<del>COMMISSION DAY MEETING: Community Survey Presentation and Discussion</del>	Complete

*Responsibility:* City Manager

### OCTOBER 2024 UPDATE

Complete.

## ACTION ITEM 5 : Community Events and Festivals - Permitting Fee, Quality Control, Evaluation and Direction

### KEY ISSUES

- Increasing Costs
- Expectations of City Government
- Cost Recovery
- Parking
- Fee Structure
- Types of Events
- City Role
- City Degree of Support
- Funding Mechanisms
- Impacts on Daily Operations
- Community Building – Residents Involved and Meeting Residents
- Market Analysis: City Fee Structure
- Facility: Size, Needs, Renovation or New
- Link to Downtown Master Plan
- Fort Pierce Yacht Club Lease of City Building
- Link to Seaplane Facility
- Location with Water View

#### OCTOBER 2024 UPDATE

In progress.

### MILESTONES

1.	Update and revise presentation	10/24
2.	COMMISSION DAY MEETING: Community Events and Festivals Presentation, Discussion and Direction	10/24

**Responsibility:** Deputy City Manager - Administrative Services

## ACTION ITEM 6 : Celebrating Community Heroes Implementation: Next Steps

### KEY ISSUES

- Resolution for Program
- Costs/Fees
- Criteria: Heroes

#### OCTOBER 2024 UPDATE

This program has been approved by the City Commission. To date, we have received 1 application. Staff will continue to promote this program.

### MILESTONES

1.	<del>Prepare final draft resolution</del>	Complete
2.	<del>DECISION: Resolution for Celebrating Community Heroes – Banners Program</del>	Complete

**Responsibility:** Deputy City Manager - Public Services



# Beauty

**ACTION ITEM 1 : City Beautification Strategy and Action Plan - Goals/ Outcomes, Best Practices, Report with Options, Direction, Funding and City Actions**

**KEY ISSUES**

- Desired Outcomes
- Problems/Opportunities
- Best Practices
- Program Options
- City Role
- Costs
- Funding Mechanism
- Foreclosed Property and Direction

MILESTONES		
1.	<del>Complete update of current City Beautification Program/Strategy and Actions</del>	Complete
2.	<del>COMMISSION DAY MEETING: City Beautification Strategy/Program Presentation and Discussion</del>	Complete
3.	Prepare update Report on Foreclosed Properties	10/24
4.	COMMISSION DAY MEETING: Foreclosed Property Inventory and Direction	10/24

*Responsibility: Community Response Director;  
Deputy City Manager - Public Services*

**OCTOBER 2024 UPDATE**

- During the Regular City Commission Meeting on August 12, 2024, City Commissioners approved the Keep Fort Pierce Beautiful (KFPB) Advisory Board’s suggestion to launch a Public Education Campaign focused on Littering and Recycling. As part of this initiative, staff developed a campaign plan, which was shared with the KFPB Advisory Board in September, 2024. This plan outlines the necessary steps for effective implementation. The first step involves creating a brand for the campaign. Consequently, staff has recently engaged marketing and branding services. The new marketing brand will be presented at the November KFPB Advisory Board meeting, followed by the initiation of additional steps in the plan..
- Foreclosure Properties Report: 11 properties have been identified and are being issued their initial notice of the City’s intent to foreclose. A new process service company was identified and will be handling this portion of the process.

**ACTION ITEM 2 : Housing Authority Property Maintenance/Condition - Discussion with FPHA and City Action**

**KEY ISSUES**

- Housing Authority Property Conditions and Appearance
- Property Management
- Compliance with City Codes
- City Role
- Lack of Maintenance

**MILESTONES**

1.	Identify problem areas – condition and appearance	10/24
2.	Meeting with Mayor/City Manager and Housing Authority Chair/Executive Director	TBD

**Responsibility: Community Response Director**

**OCTOBER 2024 UPDATE**

Awaiting Building Department's minimum housing standards update.



### ACTION ITEM 3 : Orange Avenue Beautification Action Plan (including Complete Streets)

#### KEY ISSUES

- West of 33rd Street
- 17th Street to Kings Highway
- FDOT Control of Roads
- Outside City Limits
- Unattractive Corridor

MILESTONES	
1. Approach FDOT	Complete
2. Receive FDOT Response	10/24
<i>Responsibility: Deputy City Manager - Public Services</i>	

#### OCTOBER 2024 UPDATE

- Orange Avenue, 32nd Street east to US 1 is under construction. The FDOT contractor will provide safety upgrades throughout the corridor to include ADA accessibility upgrades, lighting improvements and pavement resurfacing. The duration of construction will be 259 days, ending July 2025. Project Under Construction
- Orange Avenue from 32nd Street to Lamont Road design has begun.
- Improvements will include ADA accessibility upgrades, lighting improvements, and pavement resurfacing.



## ACTION ITEM 4 : Housing Minimum Living Standards Program and Enforcement Tools - Definition, Best Practices, Report with Options, Direction, Community Information/Education and Initial Implementation

### KEY ISSUES

- Concept Definition
- Desired Outcomes
- Major Problems
- Frequent “Flyers”
- Best Practices
- Compliance/Enforcement Tools
- Special Magistrate Expectations and Contract
- City Role
- Landlord Responsibilities
- Landlord Accountability
- Landlords Putting the Burden on Tenants
- Impacts on Renters
- Protection the Interests of Renter

MILESTONES		
1.	Investigate concept and best practices	Complete
2.	Identify major problems for our Fort Pierce community	Complete
3.	Prepare comprehensive report with options and recommendations, including an implementation plan	12/24
4.	COMMISSION DAY MEETING: Minimum Housing Living Standards and Tools Report Presentation, Discussion and Direction	1/25

*Responsibility: Building Director*

### OCTOBER 2024 UPDATE

Preparing report.

## ACTION ITEM 5 : Entrances/Gateways Plan - Development and Adoption

### OCTOBER 2024 UPDATE

Signs are currently being fabricated and the project is on target.

MILESTONES		
1.	Identify locations	Complete
2.	Complete permitting	10/24
3.	Complete installation	1/25

*Responsibility: City Manager*

**ACTION ITEM 6 : Mural Projects 2024 - Direction**

**KEY ISSUES**

- Locations
- Artists
- Artist Agreement

**OCTOBER 2024 UPDATE**

Mural projects are continuing as planned.

**MILESTONES**

1.	Call for artists	Complete
2.	Identify artists	Complete
3.	DECISION: Award Contract for Mural Artists	10/24
4.	Start murals	11/24
5.	Complete murals	12/24

*Responsibility: City Manager*

**ACTION ITEM 7 : Annual Beach Renourishment - St. Lucie County and U. S. Army Corps of Engineers - Update**

**KEY ISSUES**

- St. Lucie County Project
- Bi-Annual Funding (2025)

**OCTOBER 2024 UPDATE**

This project is complete; interlocal agreement with St. Lucie County has been executed.

**MILESTONES**

1.	<del>FPRA Funding \$500,000</del>	Complete
2.	<del>Secure Interlocal Agreement with St. Lucie County</del>	Complete

*Responsibility: City Manager*



## ACTION ITEM 8 : Landscape Code - Revision

### KEY ISSUES

- Code Revisions
- Maintenance Requirement
- Plants Surviving
- Natural Old Florida Feeling

### OCTOBER 2024 UPDATE

- Draft code resubmitted to legal for review.
- City of Fort Pierce Landscape Standards to be discussed at the January 2025 Planning Board meeting.

### MILESTONES

1.	Complete legal review	12/24
2.	Planning Board: Review	1/25
3.	DECISION: Landscape Code Adoption	3/25

*Responsibility:* Planning Director

## ACTION ITEM 9 : Architectural Design Standards Ordinance - Direction and Adoption

### KEY ISSUES

- Ordinance Revision
- Historic District

### OCTOBER 2024 UPDATE

- City of Fort Pierce Architectural Design Standards to be presented to City Commission for adoption November 2024.
- Ordinance amending the Design Review Code to be presented to City Commission for approval November 2024.

### MILESTONES

1.	Complete legal review	Complete
2.	Planning Board: Review	Complete
3.	DECISION: Architectural Design Standards Ordinance Adoption	11/24

*Responsibility:* Planning Director





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**ACTION ITEM 1 : Homeless/Unhoused Residents Strategy: Goals/ Outcomes, Community Problem Analysis and Impacts, Best Service Needs, Report with Options, Direction and City Actions**

**KEY ISSUES**

- Resources for Daytime
- City Role
- St. Lucie County Role
- Community Needs
- Community Resources
- Scope of Services
- Partner: Operator
- Location
- Costs
- Funding Mechanism
- Facility Design
- Hotel/Motel Option and Purchase
- Mobile Unit: Scope of Services and Design
- One Centralized Location
- Homeless Veterans Housing Options
- Location: West Industrial Area

**MILESTONES**

1.	Work with Treasure Coast Homeless Services Council to develop concept for a centralized facility	10/24
2.	Explore funding options	12/24
4.	DECISION: Funding for Homeless Daytime Facility and Mobile Unit	12/24

*Responsibility: City Manager*

**OCTOBER 2024 UPDATE**

Work is continuing with our partner, Treasure Coast Homeless Coalition, and other partners are being identified.



**ACTION ITEM 2 : Youth Recreational Programs and Activities Expansion - Needs, Report with Options, Direction and City Role/ Actions**

**KEY ISSUES**

- Community Needs
- Gaps
- Current Programs/Activities
- Level of Participation
- Locations
- Potential Additional Programs/ Activities
- Youth Recreational Trends
- Youth Recreational Realities
- City Role

**MILESTONES**

1.	Prepare youth recreation update	8/24
2.	COMMISSION DAY MEETING: Youth Recreation – What Has Been Done and Future Plan/Activities	8/24

**Responsibility: Deputy City Manager - Administrative Services**

**OCTOBER 2024 UPDATE**

The Fort Pierce FireHawks Football and Cheer Program is flourishing, featuring an impressive lineup of 9 football teams including:

- 1 team for ages 6 and under
- 2 teams for ages 8 and under
- 2 teams for ages 10 and under
- 1 team for ages 11 and under
- 1 team for ages 12 and under
- 2 teams for ages 14 and under

Additionally, we have 5 cheer teams supporting age groups 6U, 8U, 10U, 12U, and 14U, bringing together over 300 enthusiastic participants between the ages of 4 and 14. We are also thrilled to share that all our football teams are advancing to the conference playoffs, kicking off on November 2nd.

Our cheerleaders recently showcased their skills at the Pop Warner Cheer Competition held at Hidden Oaks Middle School on October 6th. They have two more competitions lined up this season.

### ACTION ITEM 3 : Sunrise Theatre Capital and Financial Plan - Development, Direction, Funding Mechanisms and City Actions

#### KEY ISSUES

- Capital Needs
- Costs
- Funding Mechanism
- CIP Plan for Sunrise Theatre
- Sunrise Theatre Found Ownership of Building
- Major Facilities
- Sunrise Theatre Operating Model
- Marquee Upgrade
- Sunrise Theatre Foundation Fund Raising
- Operator Options

#### OCTOBER 2024 UPDATE

It is anticipated that a new RFP will be issued in early October for the operations of the Theatre. In the interim, FY25 budget funds are being allocated.

#### MILESTONES

1.	<del>Develop a comprehensive CIP with projects</del>	Complete
2.	<del>DECISION: Budget FY 25 Funding for Sunrise Theatre CIP Projects</del>	Complete

*Responsibility: City Manager*

### ACTION ITEM 4 : Cobb's Landing - Report with Findings and Option, Direction, Issue RFP and Implementation

#### KEY ISSUES

- City Retention of Land Ownership
- Building Condition
- Community Historic Traditions
- Development Options
- Length of Contract
- Contract End Date
- Financial Component

#### OCTOBER 2024 UPDATE

The building assessment is 90% complete.

#### MILESTONES

1.	Complete survey	Complete
2.	Complete building condition assessment and needs	10/24
3.	Prepare a comprehensive report with findings and options	10/24
4.	COMMISSION DAY MEETING: Cobb's Landing Report Presentation, Discussion and Direction	11/24

*Responsibility: Marina Director*

**ACTION ITEM 5 : City Marina Expansion - Report with Options, Direction, Funding and City Actions**

**KEY ISSUES**

- Phase 1 – Marina Expansion
- Phase 2 – Internal Basin

**OCTOBER 2024 UPDATE**

The proposed contract has been reviewed by Marina staff and forwarded to the City Engineer for his review and to be placed on the City Commission agenda.

**MILESTONES**

1.	Complete engineering design	2/25
2.	Complete permitting	2/25

*Responsibility: Marina Director*

**ACTION ITEM 6 : Indian Hills Clubhouse Facility/Pickleball Courts - Report with Options, Direction and Funding Mechanism**

**KEY ISSUES**

- Phase 1 Pickleball Courts
- Banquet Capacity Investigation
- Partnership Operator for Banquets
- City Role
- Cost
- Funding

**OCTOBER 2024 UPDATE**

Contract has been executed with PRP Construction, LLC and work is scheduled to begin the first week of November 2024.

**MILESTONES**

1.	<del>Conduct pre bid meeting</del>	Complete
2.	<del>Bid for Pickleball Courts</del>	Complete
3.	<del>DECISION: Award Contract for Pickleball Construction; Site Plan Approval</del>	Complete
4.	Open Pickleball Courts	2/25

*Responsibility: Deputy City Manager - Public Services*



**ACTION ITEM 7 : Little Jim Bait and Tackle Operations - RFP and Direction**

**KEY ISSUES**

- Services
- Contract

**OCTOBER 2024 UPDATE**

RFP has been placed on hold.

**MILESTONES**

1.	Issue RFP	11/24
2.	Evaluate responses and prepare recommendations	12/24
3.	DECISION: Little Jim Bait and Tackle Contract	1/25

*Responsibility: Marina Director*

**ACTION ITEM 8 : Animal Adoption Center Implementation - Next Steps (including Creation of 501c3 and Voucher Program Refinements)**

**KEY ISSUES**

- 501c3 Creation
- Park Yard Upgrade
- Clinic Opening
- Clinic Voucher Program
- Funding Mechanisms

**OCTOBER 2024 UPDATE**

- Site plan work continues.
- Management met with Purchasing to initiate RFQ for veterinary services.
- Clinic fee schedule has been drafted - will mirror Treasure Coast Humane Society low-cost clinic fees.
- Job descriptions and equipment lists are being drafted.

**MILESTONES**

1.	<del>Initiate fund raising campaign for Play Yard</del>	Complete
2.	<del>Create 501c3 organization</del>	Complete
3.	Prepare report on clinic	11/24
4.	DECISION: Resolution on Clinic and Voucher Program	11/24
5.	Open Clinic	12/24

*Responsibility: Community Response Director*



**ACTION ITEM 9 : Smart City Initiative Development - Direction and Actions**

**KEY ISSUES**

- Downtown Fiber
- Airport Areas Fiber

**OCTOBER 2024 UPDATE**

- A revised Downtown SMART City MOU is currently being routed to remove the kiosks from the scope of work. Unfortunately, we could not make the contract work between the vendor, FPUA and the City of Fort Pierce at this time. The revised scope of work will take the money from the kiosk and will allow for free public Wi-Fi to be extended from Manatee Center to just north of River Walk. Additionally, the remaining funds will help expand fiber throughout Zone 2 between Orange Ave to Citrus.
  - ◆ Zone 1 - Ave C to Orange Ave was completed May 2023. As of 9-3-2024 FPUAnet has 14 customers within this fiber zone.
  - ◆ Zone 2 - Orange Ave to Citrus conduit and cable is installed. Splicing and testing of fiber is scheduled to be completed by the end of October 2024.
- Airport Industrial Park fiber build was completed June 3rd 2024. As of 9-3-2024 FPUAnet has 24 customers within this fiber zone.

<b>MILESTONES</b>	
1.	Prepare update report 11/24
2.	REPORT: Smart City Initiative Update 12/24

*Responsibility: FPUA Utilities Director*

