

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, May 13, 2024 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the April 8, 2024, meeting
6. **NEW BUSINESS**
 - a. City Initiated Annexation - Eleven (11) Parcels
 - b. Conditional Use with New Construction - City of Fort Pierce Gateway Monument Sign - 2423-234-0001-000-1
 - c. Annual Open Government Training

7. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based. Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

5. a.

Meeting Date: 05/13/2024

Re: Planning Board Minutes 4/8/24

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the April 8, 2024, meeting

Attachments

Planning Board Minutes 4/8/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/12/2024 09:33 AM

Final Approval Date: 04/12/2024

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 8, 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**

Prior to the roll call, Chairman Kreisl thanked Mr. Creyaufmiller for his years of service on the Planning Board and said he would be greatly missed. Chairman Kreisl introduced the new Planning Board member, Ms. Baxevanis, and she told the Board a little bit about herself.

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

Staff Present: Kev Freeman, Planning Director
Ryan Freeman, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the March 11, 2024, Planning Board meeting

Motion was made by John Heaning, and seconded by Nichelle Clemons to approve the minutes from the March 11, 2024 meeting.

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

Passed

6. NEW BUSINESS

a. Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

Mr. Altizer gave an overview of the annexation. He stated the subject property has a St. Lucie County Future Land Use of RU, Residential Urban, and a Zoning designation of RS-3, Residential Single-Family, and the proposed Future Land Use designation is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density. Mr. Altizer said the current taxable value of the property is \$319,550 and the site area is approximately 11.84 acres. He concluded with the Future Land Use comparison showing an increase of a maximum of 17 units.

No one spoke for or against the annexation.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the City Commission for the annexation at 3804 Sunrise Boulevard.

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

Passed

b. Rezoning - Planned Development - Fort Pierce Commercial - 301 Florida Avenue

Mr. Altizer gave an overview of the application and answered questions from the Board regarding on-street parking spaces. He said the request is to change the zoning on one (1) parcel of land that is approximately .38 acres, from General Commercial (C-3) to Planned Development (PD), to accommodate a 7,000 square-foot building on a commercial infill site, providing up to four (4) commercial office/warehouses in the Community Redevelopment Area district (CRA). The current Future Land Use is (GC) General Commercial. Mr. Altizer stated the front portion of the building will house retail/office space and on-street parking is incorporated to facilitate access for customers. Mr. Altizer said the PD allows for reduced setbacks and reduced lot coverage. Mr. Altizer showed the site plan, landscape plan and rendering of the building. Mr. Altizer noted the applicant met the Engineering comments and an updated site plan was provided for the presentation.

Mr. Freeman explained there is going to be a combination of city property and the applicants' property to set up a template for improving the CRA. He said staff encouraged the applicant to rezone to a PD because the city did not want to see a 25-foot setback in the CRA and to allow the applicant flexibility in designing a building that fronts a good sidewalk, on-street parking, and good landscaping. The intent is to end up with a street section where on-street parking is made part of the activity on the street.

Chairman Kreisl reiterated the reason for changing to a PD is the size of the building on the lot, the overall layout and to get better frontage and access.

Marcela Camblor, principal of Camblor and Associates and applicant representative, stated the applicant wants to invest in infill properties and create a walkable environment. She said

the CRA site was picked purposely with the understanding that the code would render a building that would prioritize the pedestrians, sidewalk and on-street parking. Ms. Cambor said, to their surprise, the use was allowed but none of the urban rules and walkability was permitted in the C-3 zoning. She said she worked with staff to understand the intent of the CRA. She said they moved the building closer to a very wide sidewalk with on-street parking for customers. Ms. Cambor stated deliveries and employee parking will be in the back of the building and the building will have an industrial look with Florida vernacular architecture and four (4) bays. The front of the building will be retail and office space. Ms. Cambor said the building is 7,000 square feet and the office space will be roughly 1,500 square feet with the storage and warehouse space in the rear. She explained to the Board that the ratio of parking is not the same as if the building was completely a commercial use. Ms. Cambor concluded that hopefully, over time, on-street parking will develop, but right now the proposed parking should be sufficient.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with the following four (4) conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

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

Passed

c. **Zoning Text Amendment - Sec. 125-3 - General Definitions.
Providing Consistency with the State Statute and the City's Comprehensive Plan**

Mr. Freeman gave an overview of the zoning text amendment, and he explained that staff identified conflicts and inconsistencies with things that are currently being worked on, like provision of housing, and the use of small lots in neighborhoods. He stated the city does not have the code to support good design and planning in moving the city forward. Mr. Freeman stated the item was presented to the Planning Board at the March 11, 2023, meeting and the Board requested additional definitions for Workforce Housing, Affordable Housing and Urban Farming be added. Mr. Freeman noted that staff looked at state statutes and the comprehensive plan to rationalize conflicts in the code.

Mr. Freeman said comparisons and references to state statutes were used to strengthen the definitions. Mr. Freeman provided definitions for accessory use structures, family amusement center, agricultural use, boardinghouse and roominghouse, density, modular, mobile and manufactured homes. He highlighted that the accessory use definition change is to help the residential needs in the city for families, extended family members or for income generation and the definition is for what the use is and not how it is controlled.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval for the Zoning Text Amendment for Sec. 125-322 to the City Commission.

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

Passed

d. **Zoning Text Amendment - City Code Sec. 125-212 and 125-213 (Planned Development Zone - PD)**

Mr. Freeman gave an overview of the text amendment. He explained there has been lots of discussion with the City Commission on what constitutes a Planned Development (PD) and a conceptual plan. He said there is not a good definition between a conceptual plan and a final plan. Mr. Freeman noted the conceptual plan is commonly used and helps the applicant remove the expense of final plans that could change and waste review time by staff, Boards and City Commission. Mr. Freeman stated Section 125-213, Planned Unit Redevelopment (PUR), allows a conceptual plan, but the code is convoluted and complicated and refers to sections of code that are no longer in the code. Mr. Freeman said staff needs a clear process. He said a lot of research was done on neighboring municipalities and a common process is through a Master Planned Development and Final Planned Development. He explained the difference is what is required during the application process. Mr. Freeman showed a chart with the required documents needed for both the Master Planned Development and the Final Planned Development. He noted the items listed with (x) can be provided but are not essential items. Staff will be encouraging applicants to provide the non-essential items to help staff and the Planning Board with their review. He said this would provide the Planning Board and the City Commission with a good idea of what is coming forward. The intent of the code is to clear out what is in place already and eliminate the PUR zone code entirely. Any Planned Developments already in place will be grandfathered in. Section 125-212 will be deleted and replaced with another section entirely related to the Planned Development zone code, which will give the applicant the choice between a Master Planned Development and a Final Plan Development. Mr. Freeman said the Master Planned Development will need to go to the Planning Board and City Commission and once that is approved, the applicant can work on the drawings for the Final Planned Development, which will need to come back to the Planning Board and the City Commission to ensure it meets the intent of the Master Planned Development. The applicant has the choice to come in with a Final Planned Development in the first stage.

Chairman Kreisl expressed concerns about the expiration of a PD since not all plans have come to fruition. He said it does not make sense that a rezone from C-3 to PD would stick if the applicant decides to pull out. Chairman Kresl asked if the PD zoning stays with the property if the PD completely dies.

Mr. Freeman said the new code will need to have a timeline set on the site plan in order to be approved. If completed in one phase, the anticipated commencement, permits and final completion of occupancy will be needed and anything outside of that would need to apply for an amendment to the PD. The timelines would be discussed at the site plan approval because it is understood there may be other agency permits required that could take 6–18 months for approval depending on the type of work. Staff wants the timelines to be flexible, so the applicant can explain what timelines they need based on external agency permits needed. Mr. Freeman noted the Planning department constantly receives requests from PD owners to extend the expiration timeline based on the State Declarations of Emergency from the governor due to hurricanes.

Mr. Freeman explained it does cause a problem when converting a PD back to the previous zoning designation. He said it is up to the site owner, if they want to rezone back to straight zoning. The PD zoning would expire and nothing could be done until a new plan was submitted or a renewal of the same plans was submitted for a completely new staff review with updated standards. He noted the applicant will have to come back to the Planning Board to justify the change, and they may be held to stricter timelines of development. Mr. Freeman said there are no loopholes for someone to say they are going to let the PD expire and build whatever they want. The staff and Planning Board have a say in what comes forward regarding timetable, design, and alternative uses to such an extent that if it changes the original intent of whatever was approved, it will have to go through the whole process again. Mr. Freeman highlighted that a PD gives the staff, the Planning Board and the City Commission more control of what the city looks like and what gets built.

Ms. Carter asked how the rezoning from C-3 to PD fits into the city's vision. Mr. Freeman explained the C-3 zoning makes it very difficult to develop the site. The Planning Board recommending approval of the PD application gives encouragement to people coming in to be a part of that process. It also allows staff to negotiate early on with the applicant to get on-street parking and the applicant's on-site parking is reduced. Mr. Freeman highlighted that better street sections and sidewalks are generated, along with better landscaping, and reduction in impervious area on the site. It gives staff and Planning Board direction to say this is what we want to see, and it gives the applicant a good idea of what is wanted and will get supported. It also helps the engineering of the streets to create street sections which improve parking and stormwater. Mr. Freeman highlighted that PD approval helps to move the city forward. If the Planning Board is consistently making the same determinations in C-3 zoning, these factors can be incorporated into the C-3 zoning district. Mr. Freeman noted the city currently does not have specific codes for the CRA.

Mr. Heaning expressed concerns about not having a requirement for landscaping listed on the items needed for a Master Planned Development.

Mr. Freeman explained the reason a landscape plan is not a requirement is that it allows for discussion with the staff and Planning Board to make the applicant aware of what is wanted, and it will also make a landscape plan more restrictive. He noted that changing one thing in a landscape plan, may require a change to all the applicant's plans.

Chairman Kreisl said it is a great advantage to the design professionals to recommend a plan but not require a plan with the Master Planned Development.

Board discussion ensued on recommending but not requiring certain items that the Planning Board would like to see.

Mr. Freeman said he could add an asterisk next to items the Planning Board wants to see that says, draft recommended.

Kris Einstein, a resident, stated she has suffered through the PD process since September 2023 and has spent \$500,000 on plans that are useless. She said conceptual plans are nice, and it is like dipping your toe in water to see if you like it.

Chad Ingram, a resident, stated he fully supports the new code revisions. He said to pay to completely develop a project and then have to make changes would make someone upset.

Mr. Freeman explained that staff sets up meetings with applicants prior to submitting an application to recommend things that staff would like to see and to fix or address certain issues. Mr. Freeman said a draft plan is necessary because the city should be getting more than straight zoning with Planned Development. He wants the Board to suggest things that

will benefit the city.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the proposed amendment to the City Commission.

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

Passed

e. **Zoning Text Amendment - City Code Sec.125-187 - Allowed Uses**

Mr. Freeman gave an overview of the Allowed Uses Zoning Text Amendment. He said the proposed amendment seeks to cure conflicts in the use table, add allowed uses in certain districts, and encourage innovative residential development. Mr. Freeman stated there is a code that currently deals with innovative residential development and encourages infill development in communities where the city wants to see something happen. It allows slight changes in the zoning districts to allow some of these types of developments to come forward. He said the city is trying to get smaller residential units and smaller lots to make them more affordable and this part of the code allows that, but there are lines in the use table that set you back and restrict what can be allowed. Mr. Freeman said the revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be coming forward to the Planning Board.

Mr. Freeman stated other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statutes) and to allow a dock on all single family homes that have water access.

Mr. Freeman said the other recommended option is to replace the option to go from a Conditional Use in certain zoning districts with an Innovative Residential Development Use. He stated the Innovative Residential code has specific aims for residential development which includes design, how they are located, what they need to take into account, what the density bonus could be and all the things the city wants. It is almost exactly like a Conditional use, but they apply for Innovative Residential Use. Mr. Freeman noted they are looking at proposing changes to the Innovative Development code to make it more useful to encourage residential developments, smaller lot size and affordability in locations where there are currently vacant lots and commercial and residential units.

Chairman Kreisl said it is a fantastic idea and it is so much better than the standard Conditional Use process. He said it is easier for applicants, the Planning Board and the City Commission. Chairman Kreisl asked about prohibited uses and prior Conditional Uses. Mr. Freeman explained that past approvals of Conditional Uses which may now be prohibited uses, are grandfathered in.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission for the proposed Zoning Text Amendment to City Code Sec.125-187 - Allowed Uses.

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

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman stated he is working on code amendments for Innovative Residential Development, sign regulations, design regulations and landscape regulations. He said many more pieces of the City Code of Ordinances will be coming forward. Rather than making a massive block code amendment, the Board would be able to dissect the code in pieces. Mr. Freeman said the Zoning Text Amendments recommended for approval today will help the Board understand how they relate to code changes coming forward in the future.

9. BOARD COMMENTS

Chairman Kreisl thanked Mr. Altizer for the color coded maps used in his presentation.

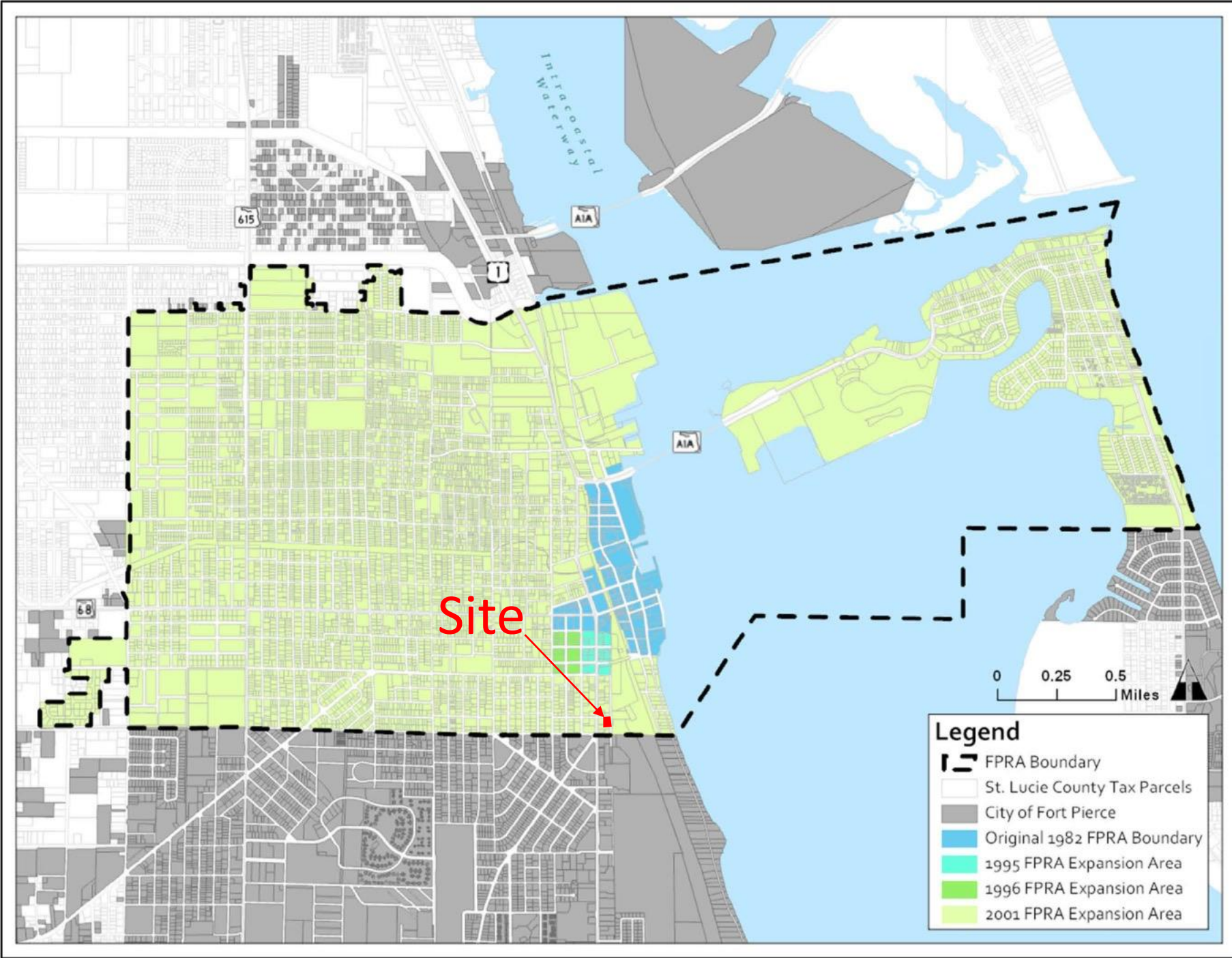
10. ADJOURNMENT

Fort Pierce Flex Space

A CRA Infill Project

PLANNING BOARD

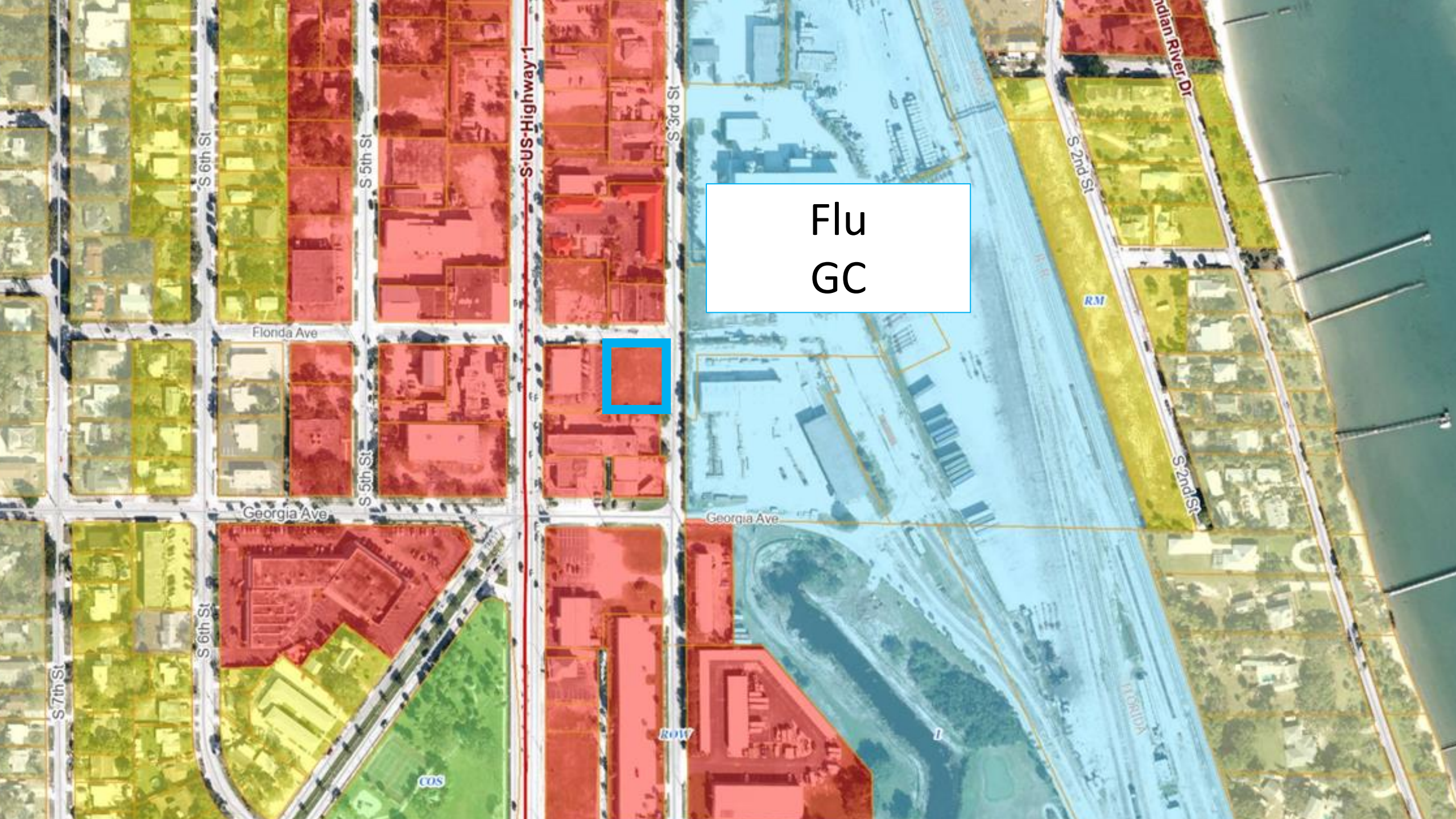
04.08.2024



Site

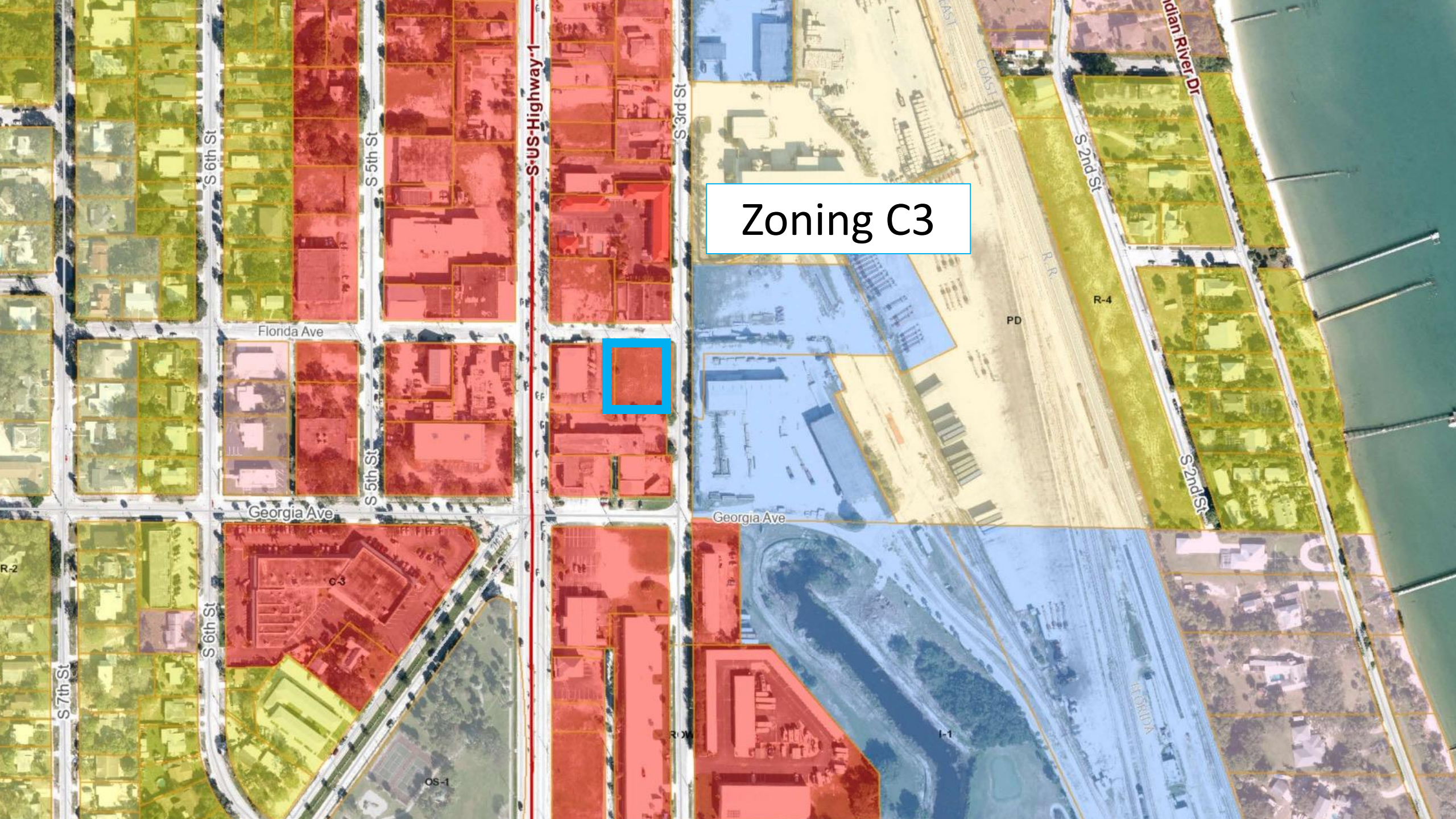
Legend

- FPRA Boundary
- St. Lucie County Tax Parcels
- City of Fort Pierce
- Original 1982 FPRA Boundary
- 1995 FPRA Expansion Area
- 1996 FPRA Expansion Area
- 2001 FPRA Expansion Area



Flu
GC





Zoning C3





- FLU – COMMERCIAL
- ZONING – C3
- DISTRICT - CRA

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required:	1 space
ADA Parking Provided:	1 space
Penious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: 2410-711-0041-000-7, ADDRESS: 301 FLORENCE, FORT PIERCE, FL 34920

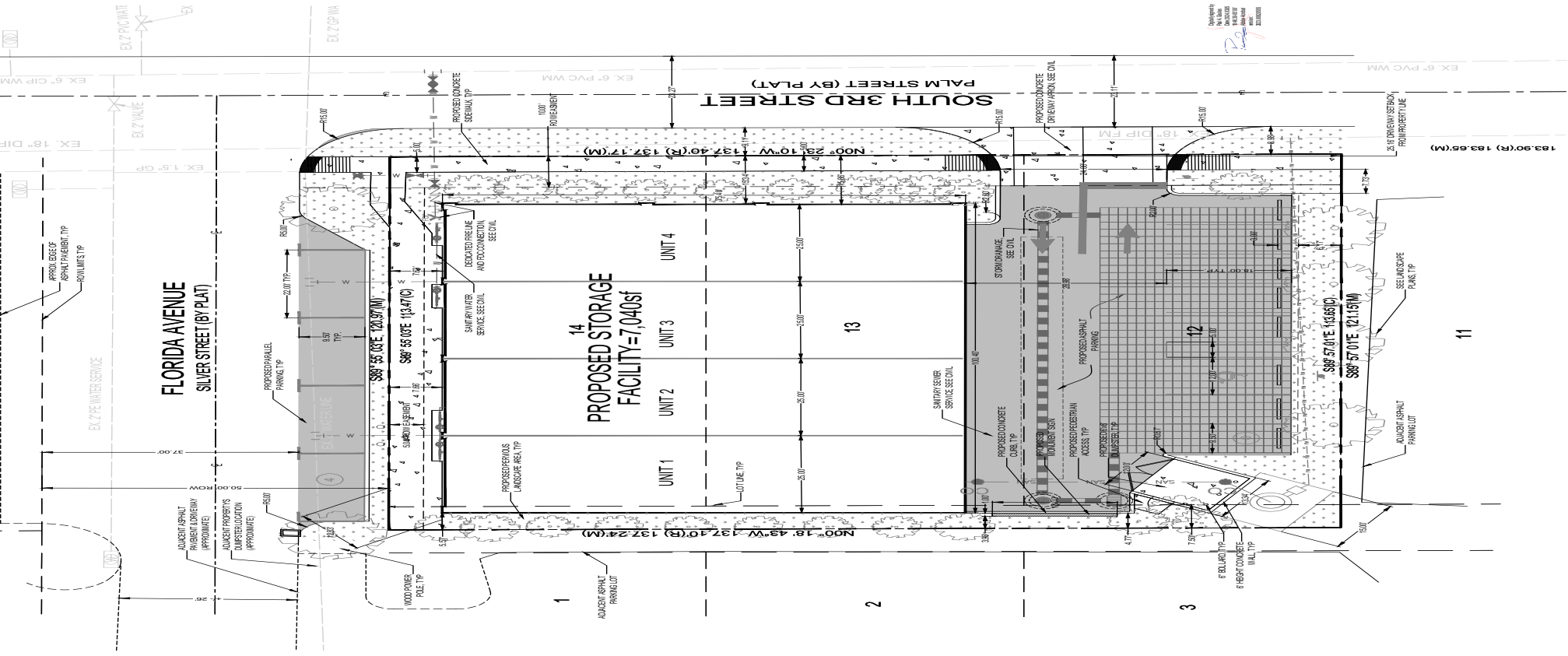
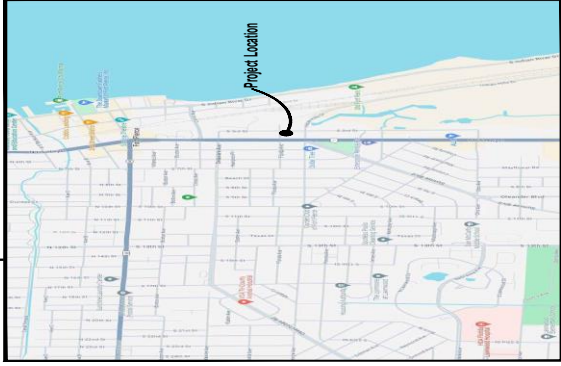
Legal Description:

BLVD LOT 15 SDBL LOTS 9, 13 AND 14 AND 10 OF VACALLEY ADJACENT MAP 24107

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 118 and 115.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an attached landscape Memorandum of Agreement.

Location Map:

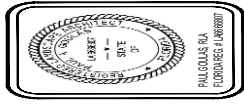


Project Name: Landscape Architect: LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Project Manager: Brian White (Owner)
 Project Designer: TRISHA LIPPERT (Landscape Architect)
 Project Engineer: JESSICA L. BROWN (Professional Engineer)
 Project Date: 08/12/2024
 Project Location: 301 FLORENCE, FORT PIERCE, FL 34920

Owner: DDA Valley Group, LLC
 14000 Valley Road, Fort Pierce, FL 34920

Fort Pierce Commercial
 301 Florence Ave., Fort Pierce, FL 34950
Site Plan

Date	By	Revised
08/12/24	BW	Initial
11/07/23	BW	Revised #1
01/24/24	BW	Revised #2
03/05/24	BW	Revised #3



Drawn By: BW
 Plotted By: PC
 Map Scale: 1" = 10'-0"
 Scale: 0 5 10 20
 SHEET 1 OF 10

SP-1

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16.617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required:	1 space
ADA Parking Provided:	1 space
Penious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: 2410-711-0041-000-7, ADDRESS: 301 FLORENCE, FORT PIERCE, FL 34950

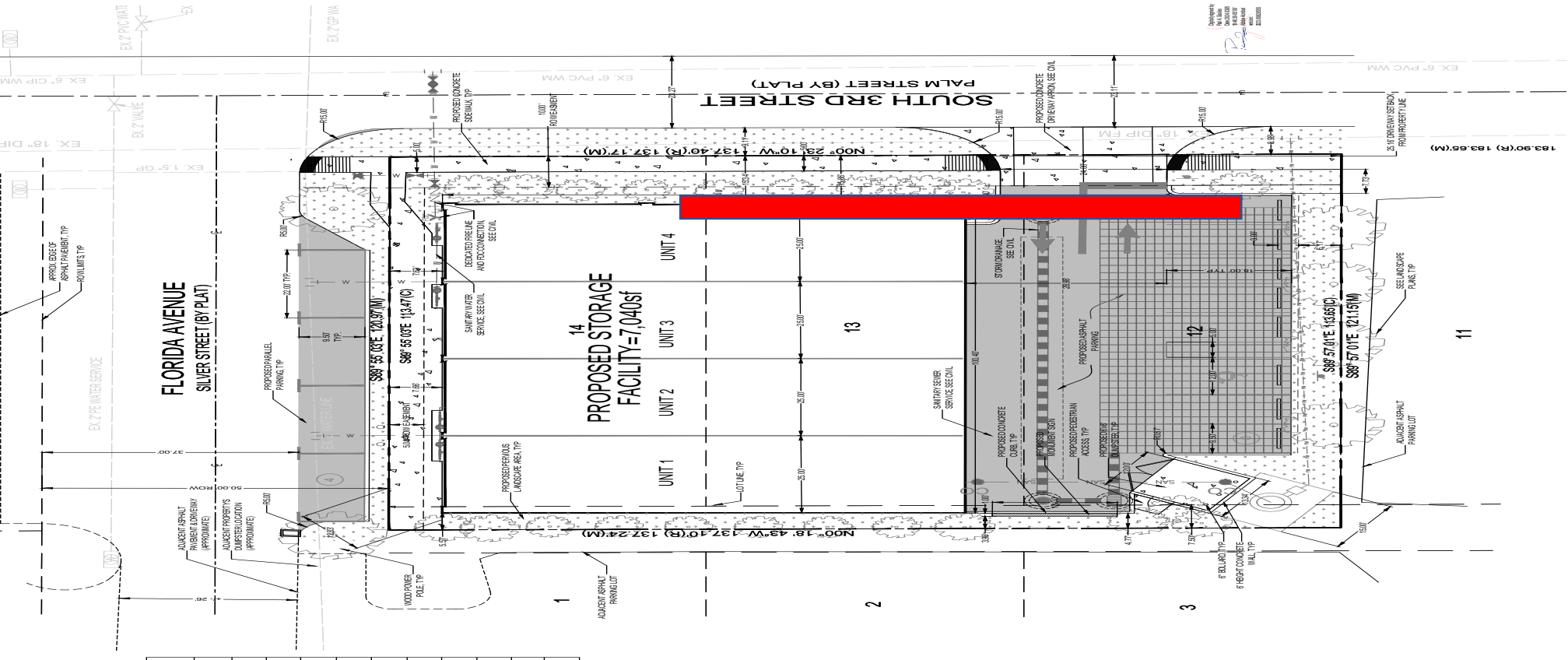
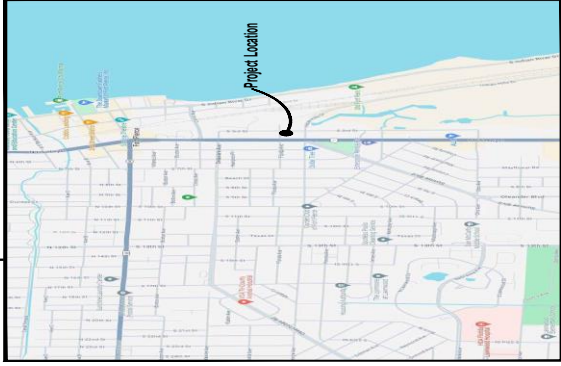
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- All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 118 and 115.
- All landscaping installed within the limits of the Fort Pierce Avenue Right-of-Way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:

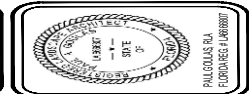


Project Name: Landscape Architect: LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Project Manager: Brian White (Owner)
 Project Designer: TRISTAN P. HANSEN (Landscape Architect)
 Project Engineer: JESSICA L. HANSEN (Professional Engineer)
 Project Date: 08/12/2024
 Project Location: 301 FLORENCE, FORT PIERCE, FL 34950

Owner: CDA Realty Group, LLC
 Project Manager: PAUL COLAS S.A.
 Project Engineer: JESSICA L. HANSEN

Fort Pierce Commercial
 301 Florence Ave., Fort Pierce, FL 34950
Site Plan

Reference	Date	Author	Revised
1	08/12/24	BWH	Submitted
2	11/07/23	BWH	Revised #1
3	01/24/24	BWH	Revised #2
4	03/05/24	BWH	Revised #3



Drawn By: BWH
 Checked By: JCH
 Master Page: 1 of 1
 Scale: AS SHOWN

NORTH

SCALE: 1"=10'
 0 5 10 20

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 201' E x 10' WIDE
- 120 S.F. DIV. BY 201 = 4 TREES REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 111' E x 10' WIDE
- 1110 S.F. DIV. BY 201 = 6 TREES REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 121' E x 10' WIDE
- 1210 S.F. DIV. BY 201 = 6 TREES REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 581' E x 10' WIDE
- 5810 S.F. DIV. BY 201 = 3 TREES REQUIRED

- INTERIOR RECREATIONAL USE AREAS = 5203 S.F.
- 5203 S.F. DIV. BY 37 S.F. REQUIRED PLANTING AREA
- 4 INTERIOR TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

*TOTAL TREES PROVIDED: 21 TREES

SHRUB REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 201' E
- 120 DIV. BY 3 = 40 SHRUBS REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 111' E
- 111 DIV. BY 3 = 37 SHRUBS REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 121' E
- 121 DIV. BY 3 = 41 SHRUBS REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 581' E
- 581 DIV. BY 3 = 193 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

*TOTAL SHRUBS PROVIDED: 143 SHRUBS

*TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS

General Landscape Notes:

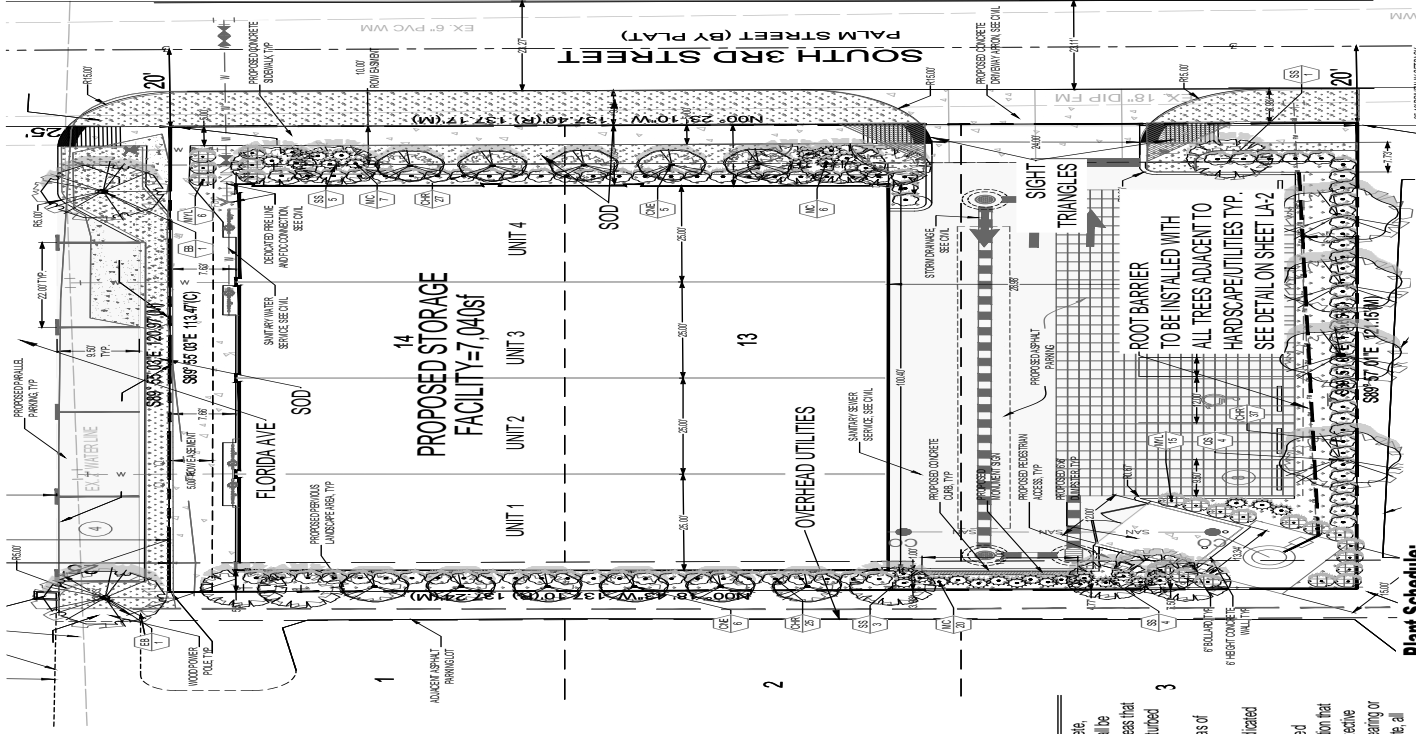
- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable benchmarks will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective benchmarks are removed or altered and/or clearing or construction work is being conducted on the site, all work at the site will be stopped until the benchmarks are restored and any necessary corrective actions taken to repair or replace any vegetation removed or damaged as a result of these encroachments.
- Inigation to conform to all local and State regulations with regard to water consumption.
- All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.
- All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
- All existing native vegetation bound on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.

DRAWING INDEX:

- LA-1 LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
- LA-2 LANDSCAPE DETAILS & SPECIFICATIONS



Know what's behind.
Call before you dig.



Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	OE	11	Conocarpus status	Star-Burnwood	45G	12' HT	6' W	STD. 4CT SP	Native	2.5 DBH
	EB	2	Barringtonia speciosa	Japanese Banyan Tree	45G	12' HT	5' W	STD. 4CT SP	Non-native	2.5 DBH
	OS	4	Quercus nigra	Southern Live Oak	45G	12' HT	5' W	6 CT SP	Native	2.5 DBH

PAVEMENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SS	12	Sida palmata	Star Palm	FG	10-18 CT	3.4 X 1.5 SP		Native
	CHR	88	Crysioides coccinea	Red-Tip Cockscomb	3G	24 HT	18" W	F	Native
	MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24 HT	18" W	F	Native
	MVL	21	Myciodes bignoniifera	Simpson's Stagger	7G	48 HT	36" W	F	Native

SODDED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SOD	780	Paspalum notatum	Bahiá Grass	SOD				Fee of Means and Pass

Professional Seal: LANDSCAPE ARCHITECT, LANCELOT S. SCHMIDT, LLC

Project: LANDSCAPE ARCHITECTURAL SITE PLAN FOR THE PROPOSED STORAGE FACILITY AND ADJACENT PARKING AREAS, 14 SOUTH 3RD STREET, FORT PIERCE, FLORIDA

Fort Pierce Commercial Landscape Plan
Florida Avenue & 3rd Street
Fort Pierce, Florida

Date	By	Description
08/23/23	PG	Submittal
11/02/23	PG	Revised 1
11/28/23	PG	Revised 2
12/21/23	PG	Revised 3

Professional Seal: LANDSCAPE ARCHITECT, LANCELOT S. SCHMIDT, LLC

Project: LANDSCAPE ARCHITECTURAL SITE PLAN FOR THE PROPOSED STORAGE FACILITY AND ADJACENT PARKING AREAS, 14 SOUTH 3RD STREET, FORT PIERCE, FLORIDA

Scale: 1" = 10'

North Arrow

Sheet: LA-1



Y'S AUTOMOTIVE
MACHINE SHOP

Florida Ave





© 2013 Google

© 2013 Google

Florida Ave









FOR SALE
Prudential Real Estate Services
772-216-4870
5,300 SQ FT
17 SPACE PLOTS

PAINT HOUSE

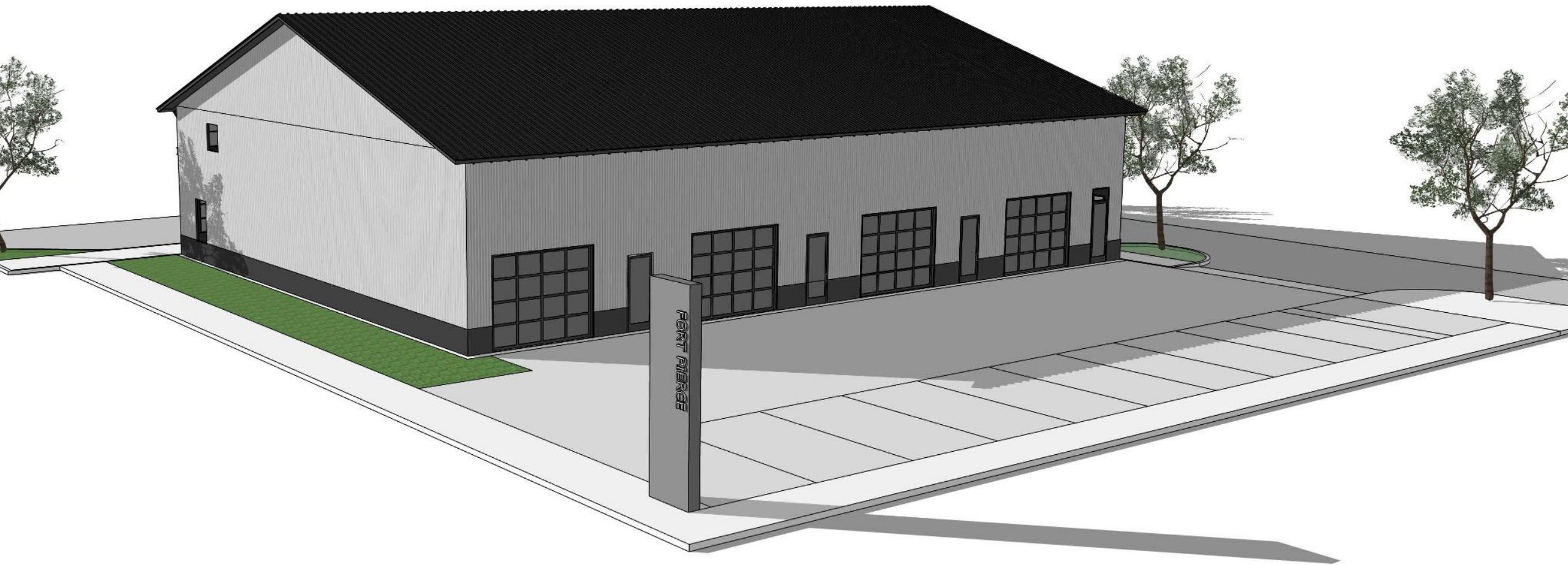
RENTAL SUPPLY

PARTS & SERVICE

PAINT & EQUIPMENT

SALES & SERVICE







Planning Board

6. a.

Meeting Date: 05/13/2024

Re: City Initiated Annexations of 11 parcels

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

City Initiated Annexation - Eleven (11) Parcels

SUMMARY:

This item proposes the annexation of eleven (11) parcels, all processed through separate Ordinances:

SEQ	ADDRESS	PARCEL ID	AREA (Ac)	FLU	ZONING
1	4105 Mariah Cir	2407-114-0002-000-9	2.8	IND	IL
2	4106 Mariah Cir	2407-111-0001-000-3	1.99	IND	IL
3	4075 Virginia	2420-602-0013-000-8	0.47	COM	CG
4	2304 S 41st Street	2420-602-0016-000-9	0.3	COM	CG
5	4001 Virginia	2420-602-0002-000-8	0.45	COM	CG
6	4351 S 25th Street	2432-414-0005-000-9	2.07	RS	AR-1
7	4479 S 25th Street	2432-441-0003-010-2	1.02	RS	AR-1
8	4560 S 25th Street	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1
9	4120 Selvitz	2432-233-0001-000-6	1.68	IND	IH
10	4190 Selvitz	2432-233-0002-000-3	7.35	IND	IH
11	- Glades Cut-off	2431-323-0001-000-9	3.65	IND	IH

Eleven (11) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through eleven (11) ordinances being dealt with in a sequence to meet with the State Statute requirement for contiguity.

RECOMMENDATION:

Staff recommend that the Planning Board forward the proposed annexations of the properties subject of this agenda item as individual ordinances to the City Commission with a recommendation of APPROVAL.

ALTERNATIVES:

ALTERNATIVE RECOMMENDATION

1. Recommend disapproval of an individual or of all annexation proposals.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Managers office.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

Potential additional annual property taxes for the City.

Attachments

Staff Presentation

4105 Mariah Cir

4106 Mariah Cir

4075 Virginia

2304 S 41st ST

4001 Virginia

4351 S 25th ST

4479 S 25th ST

4560 S 25th ST

4120 Selvitz

4190 Selvitz

Glades Cut Off RD

Form Review

Form Started By: Kev Freeman

Started On: 05/02/2024 05:07 PM

Final Approval Date: 05/03/2024



CITY OF FORT PIERCE
PLANNING BOARD
MAY 13th ,2024
CITY INITIATED ANNEXATIONS

1

SUMMARY

Eleven (11) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

CITY INITIATED ANNEXATIONS



2

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through eleven (11) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS



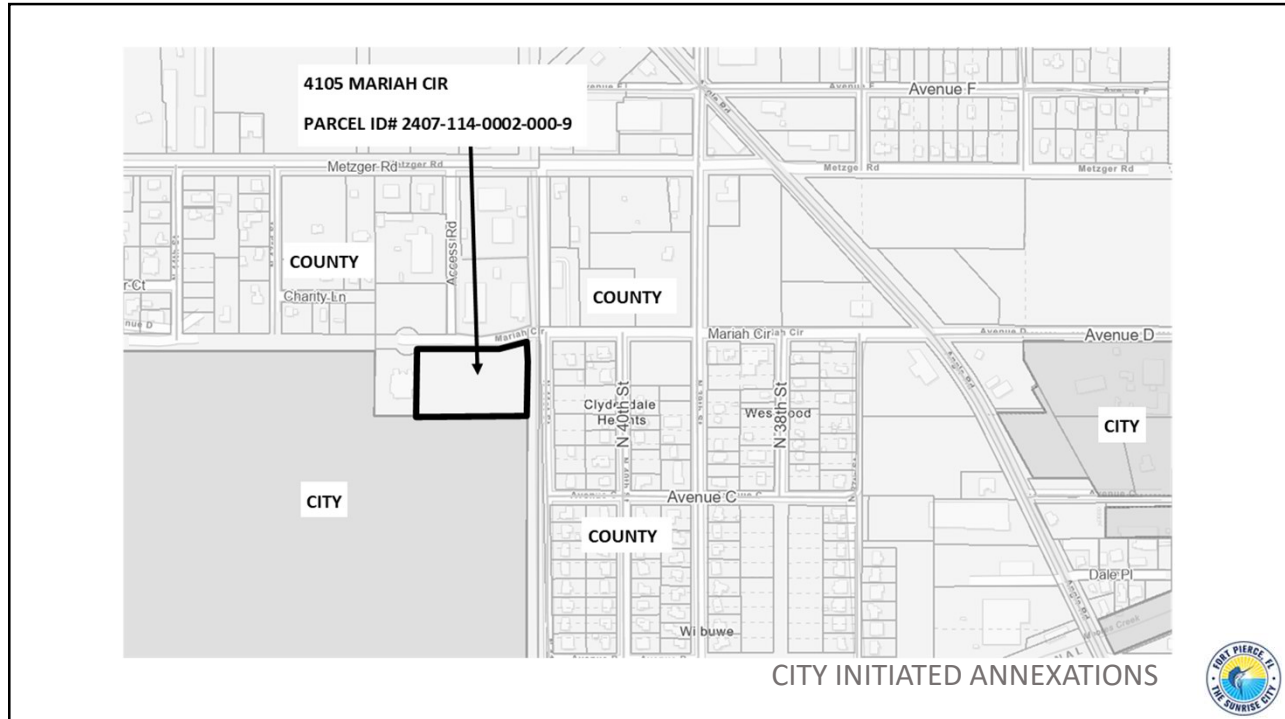
3

SEQ	ADDRESS	PARCEL ID	AREA (Ac)	FLU	ZONING	TAXABLE	EST. CITY TAX
1	4105 Mariah Cir	2407-114-0002-000-9	2.8	IND	IL	\$ 128,100	\$ 883.89
2	4106 Mariah Cir	2407-111-0001-000-3	1.99	IND	IL	\$ 753,745	\$ 5,200.84
3	4075 Virginia	2420-602-0013-000-8	0.47	COM	CG	\$ 245,400	\$ 1,693.26
4	2304 S 41st Street	2420-602-0016-000-9	0.3	COM	CG	\$ 93,835	\$ 647.46
5	4001 Virginia	2420-602-0002-000-8	0.45	COM	CG	\$ 466,600	\$ 3,219.54
6	4351 S 25th Street	2432-414-0005-000-9	2.07	RS	AR-1	\$ 260,997	\$ 1,800.88
7	4479 S 25th Street	2432-441-0003-010-2	1.02	RS	AR-1	\$ 182,301	\$ 1,257.88
8	4560 S 25th Street	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	\$ 188,326	\$ 1,299.45
9	4120 Selvitz	2432-233-0001-000-6	1.68	IND	IH	\$ 686,554	\$ 4,737.22
10	4190 Selvitz	2432-233-0002-000-3	7.35	IND	IH	\$ 1,176,604	\$ 8,118.57
11	- Glades Cut-off	2431-323-0001-000-9	3.65	IND	IH	\$ 1,227,300	\$ 8,468.37

CITY INITIATED ANNEXATIONS



4



5

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 4105 MARIAH CIR to the City Commission with a recommendation of APPROVAL.

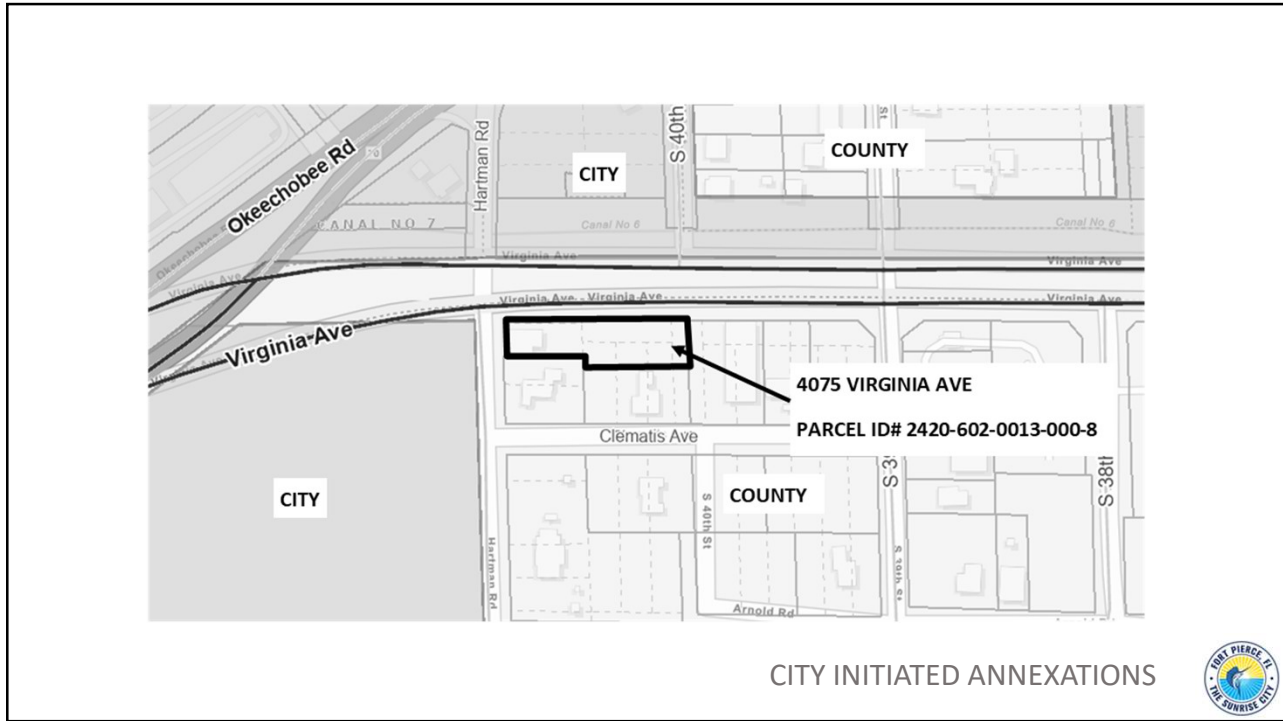
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



6



9

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 4075 VIRGINIA AVE to the City Commission with a recommendation of APPROVAL.

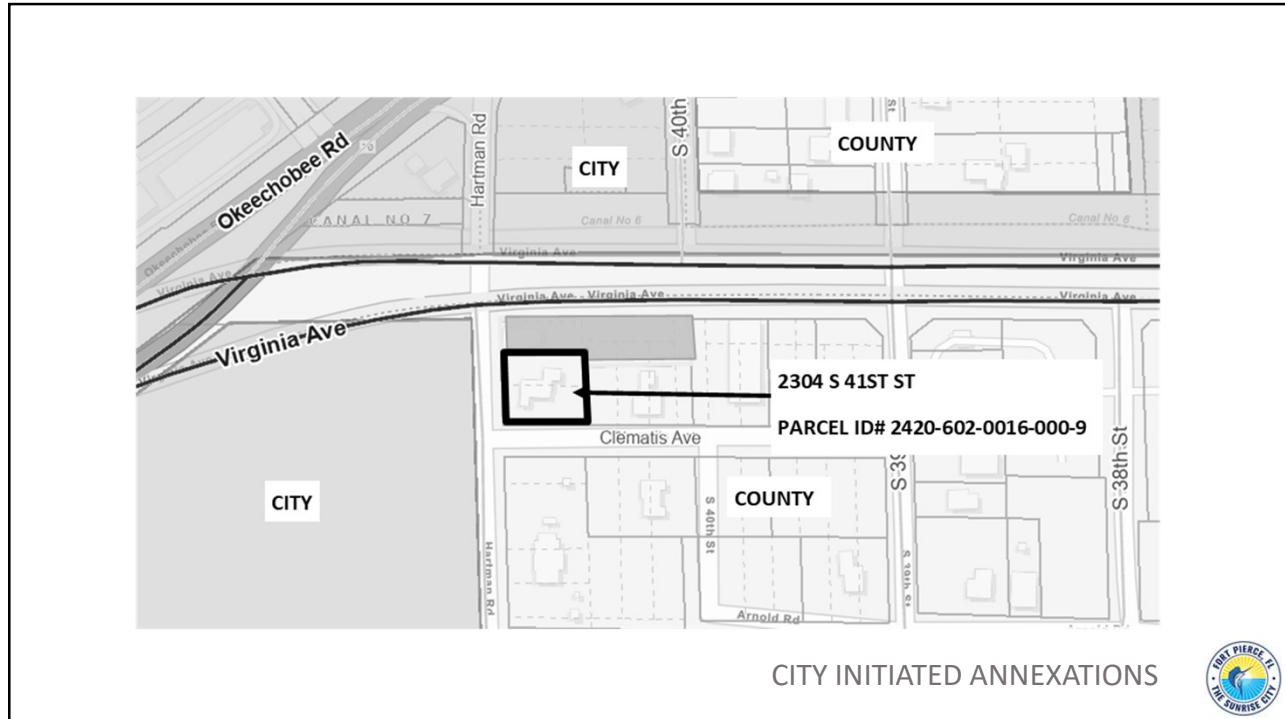
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



10



11

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 2304 S 41st ST to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

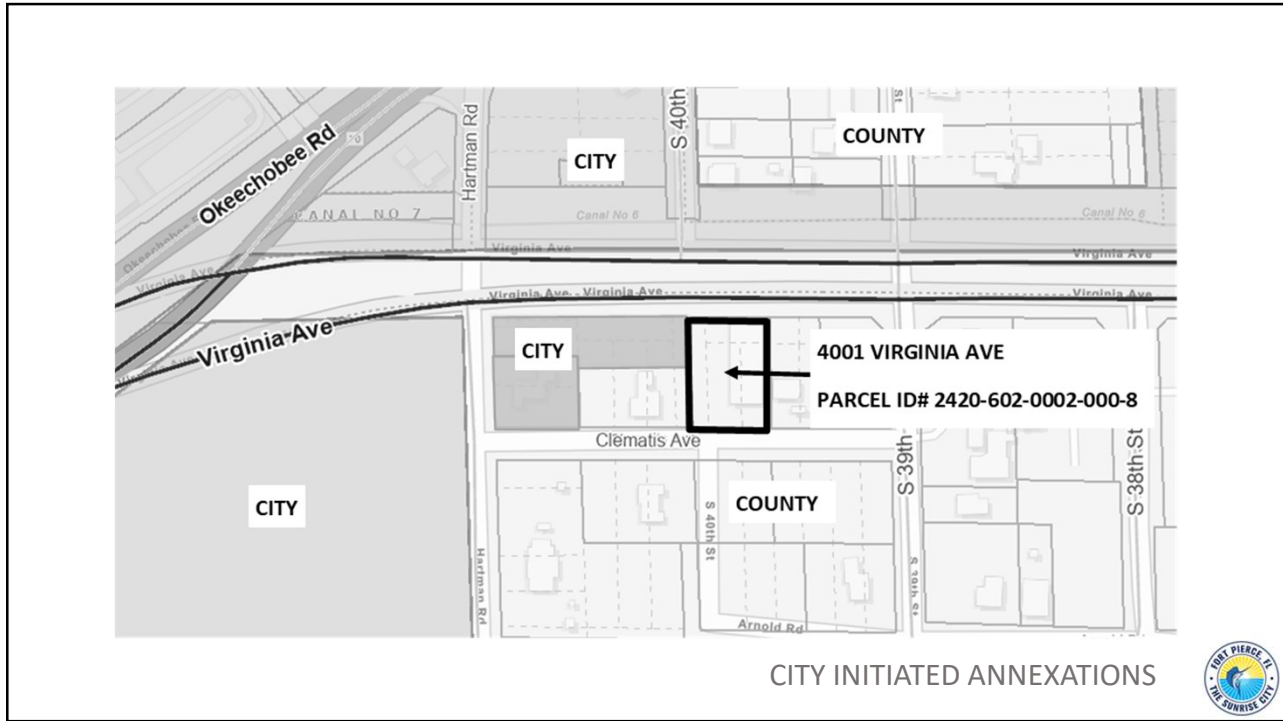
1. Recommend Modified Approval.

or

2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

12



13

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 4001 VIRGINIA AVE to the City Commission with a recommendation of APPROVAL.

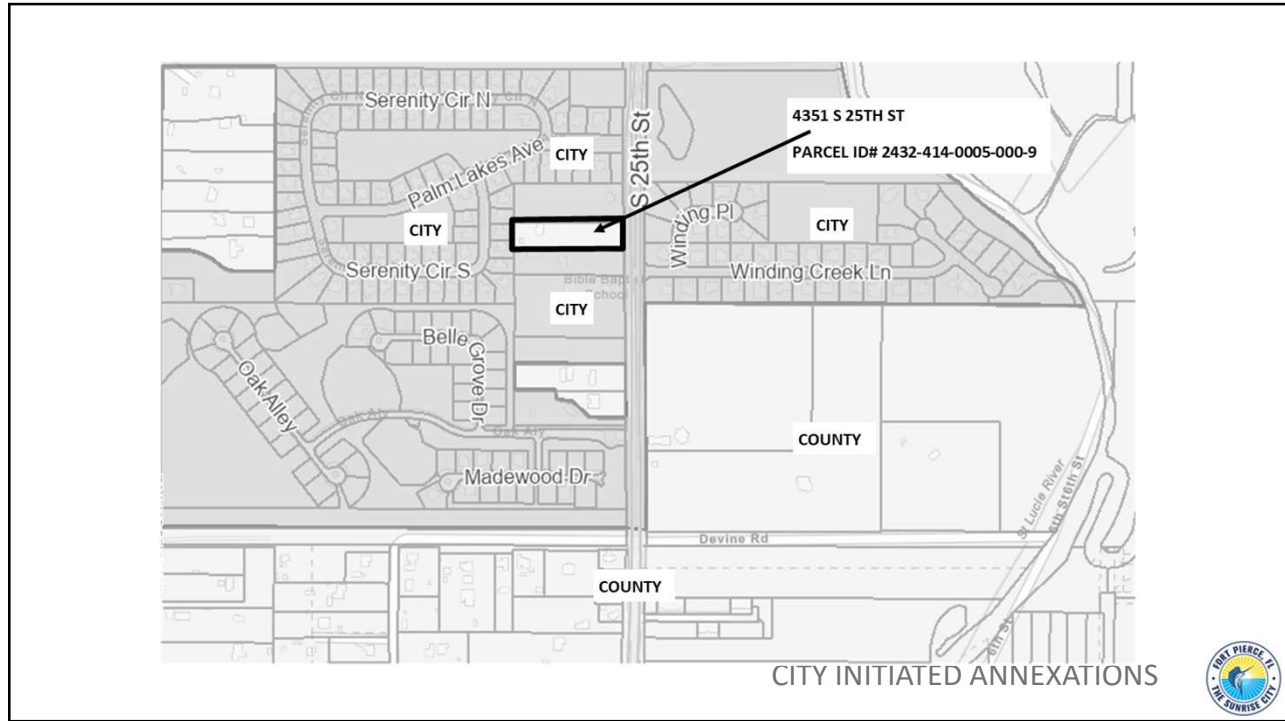
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



14



15

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 4351 S 25th ST to the City Commission with a recommendation of APPROVAL.

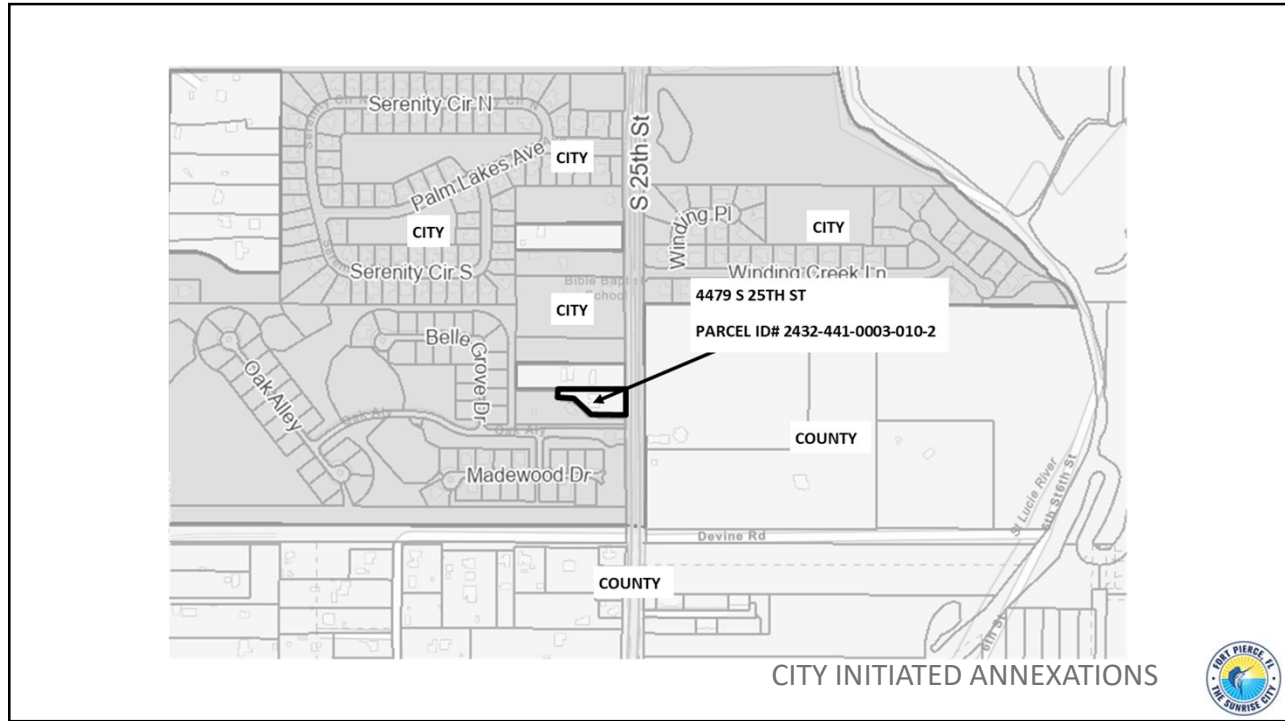
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



16



17

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION 4479 S 25th ST to the City Commission with a recommendation of APPROVAL.

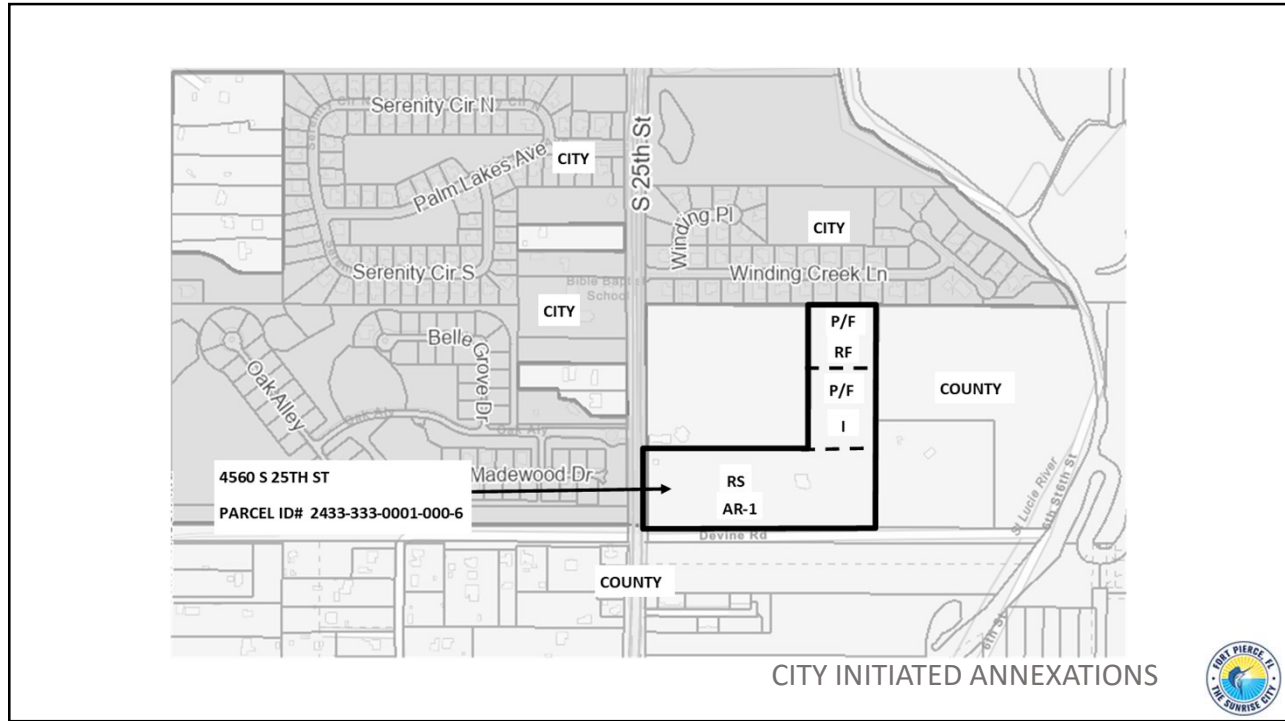
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



18



19

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION 4560 S 25th ST to the City Commission with a recommendation of APPROVAL.


ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

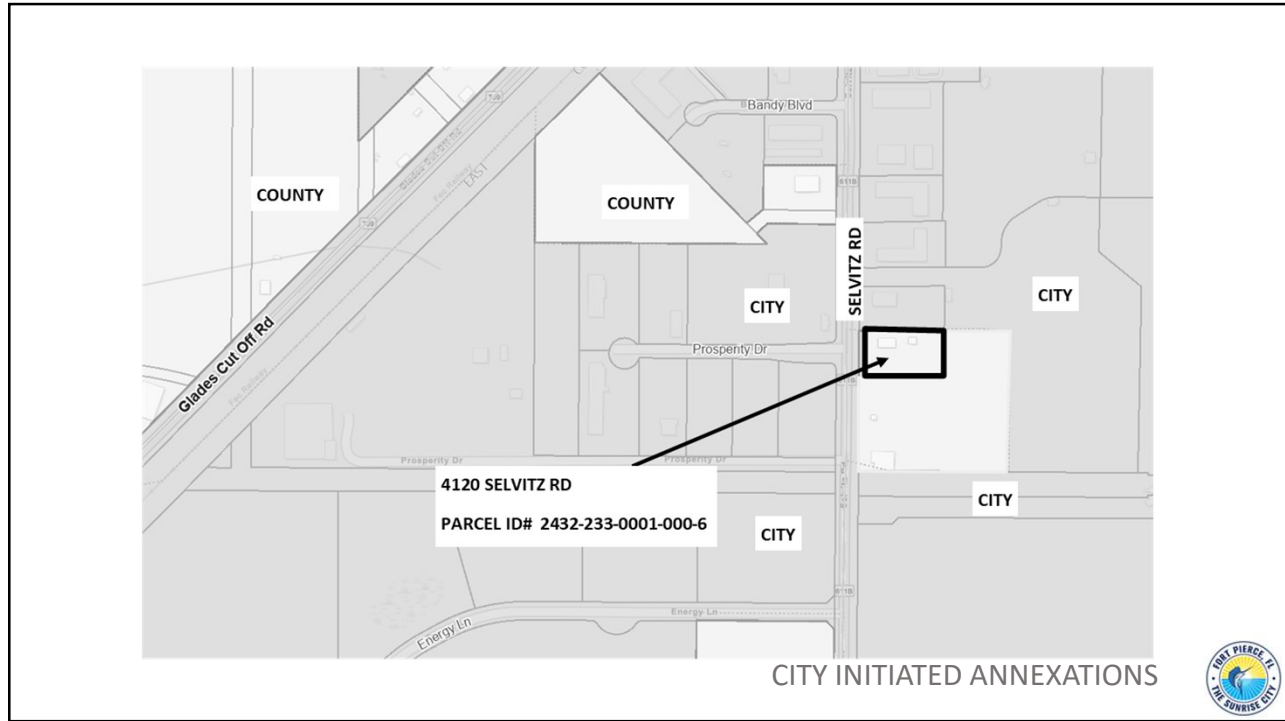
or

2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



20



21

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 4120 SELVITZ RD to the City Commission with a recommendation of APPROVAL.

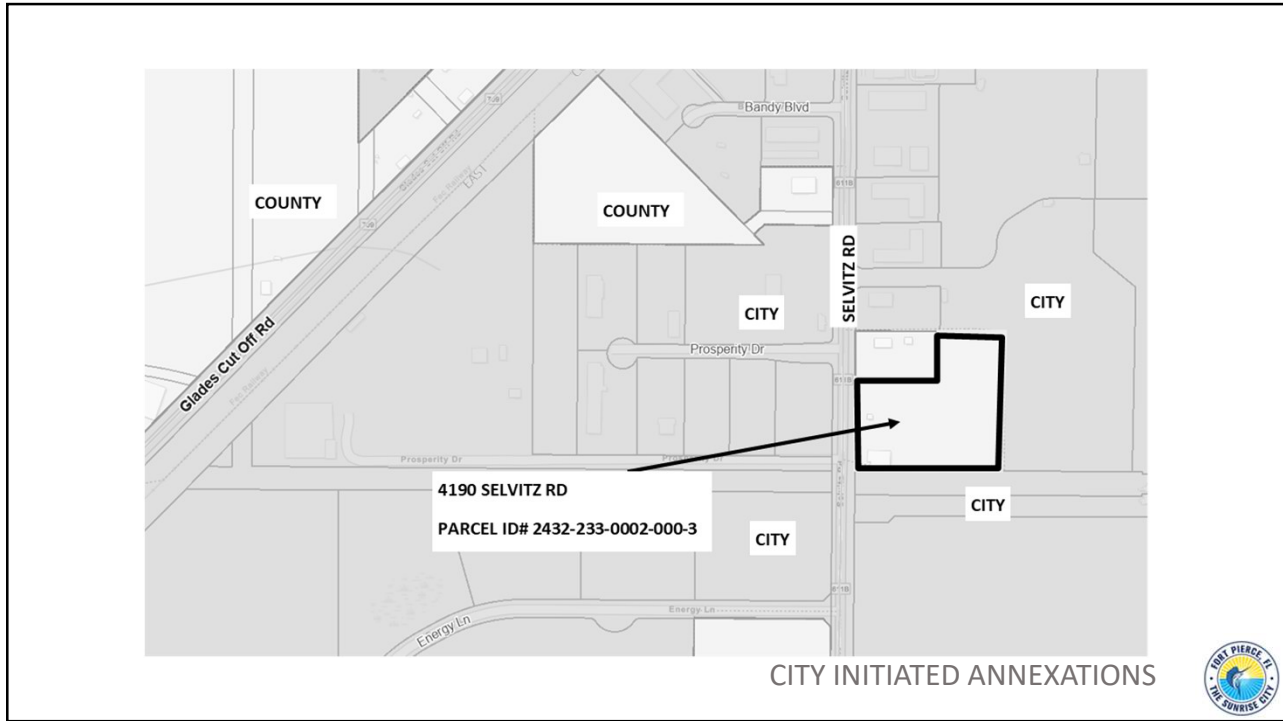
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



22



23

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of 4190 SELVITZ RD to the City Commission with a recommendation of APPROVAL.

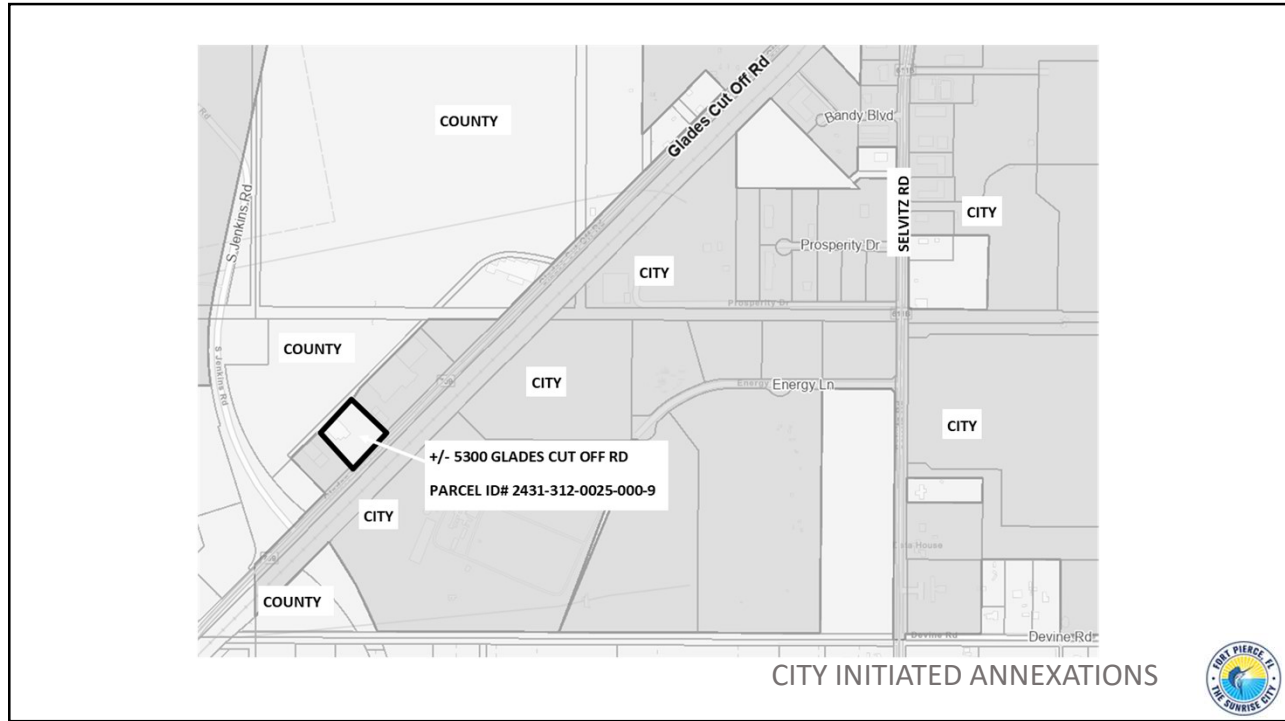
ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



24



25

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed ANNEXATION of a property located South-West of 5300 GLADES ROAD CUT OFF to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

- 1. Recommend Modified Approval.
- or
- 2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS



26

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4105 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ 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, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2407-114-0002-000-9, shall retain the existing St. Lucie County Zoning designation of Industrial Light (IL) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

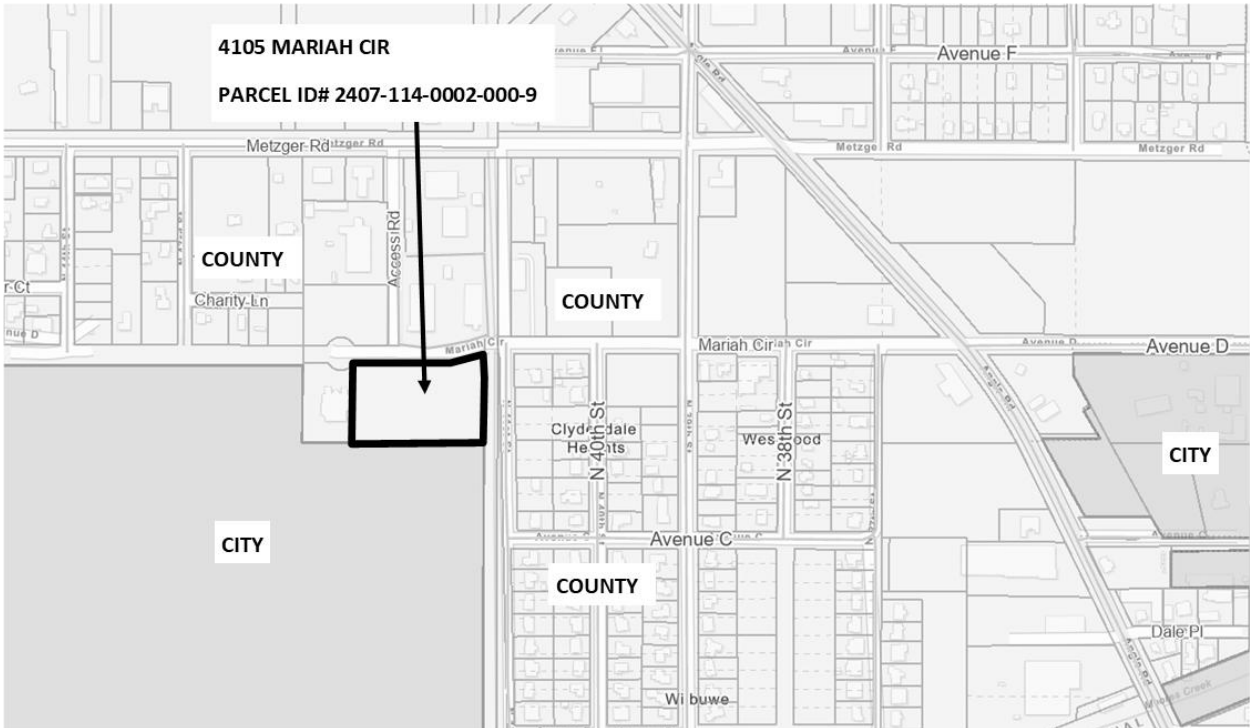
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT
AND LESS AV D R/W- (2.80 AC)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ no fewer than ten (10) days prior to publishing or posting the ordinance notice;

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SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

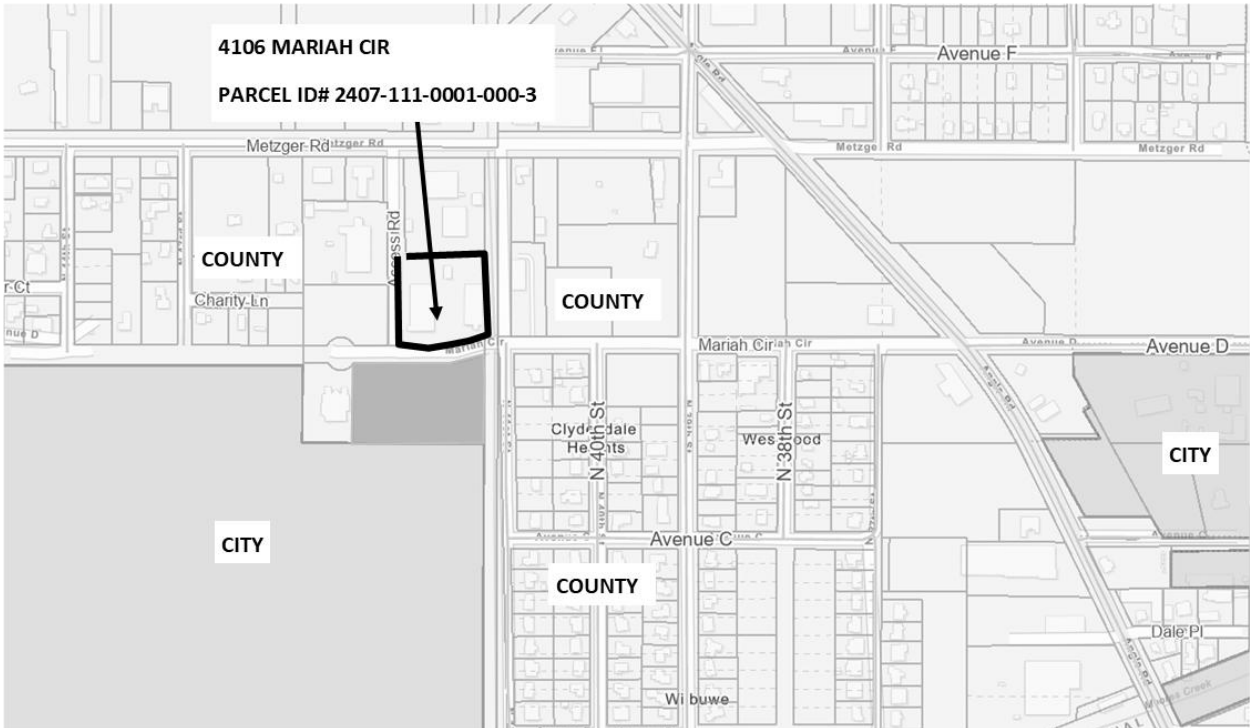
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT
CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4075 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit “B”** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator’s Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ 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, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2420-602-0013-000-8, shall retain the existing St. Lucie County Zoning designation of Commercial General (CG) and the existing St. Lucie County Future Land Use category of Commercial (COM).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

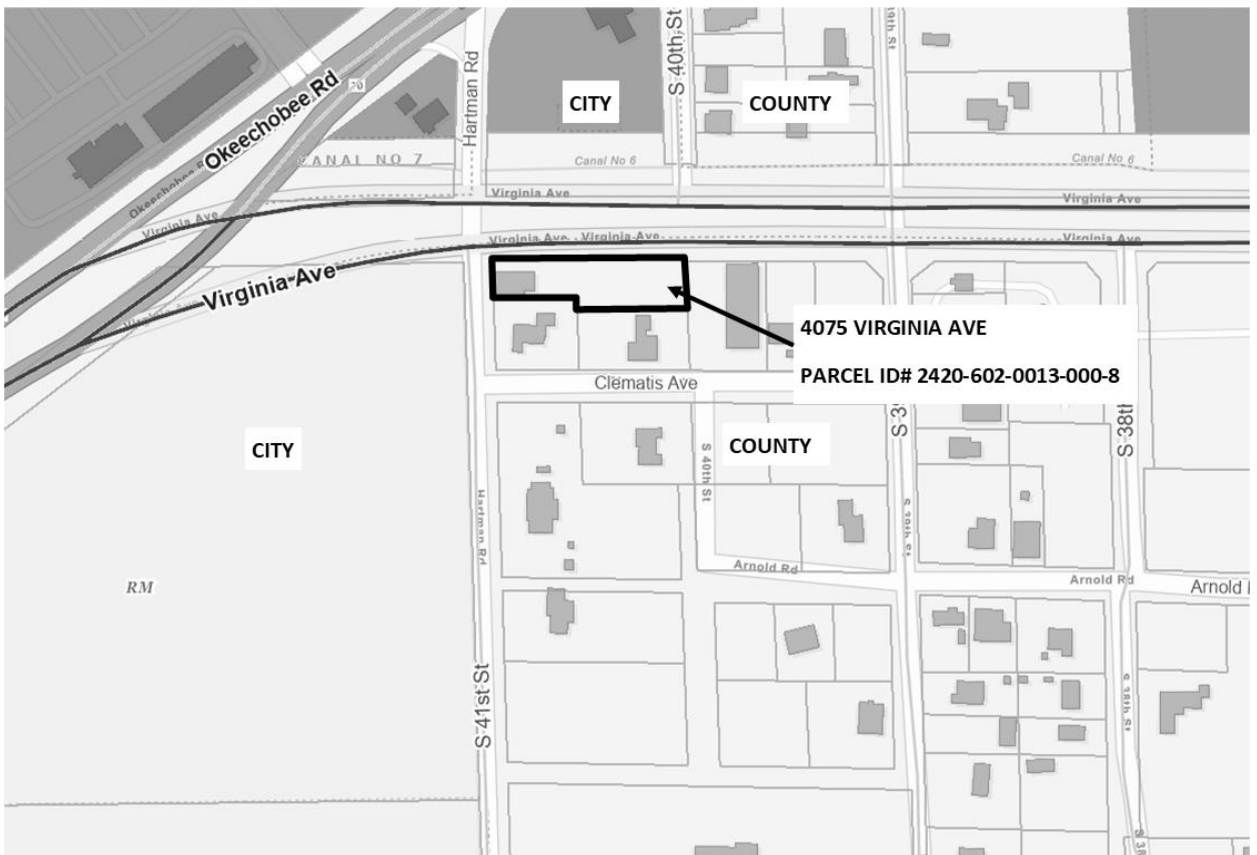
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR3034-556)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4001 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2420-602-0016-000-9, shall retain the existing St. Lucie County Zoning designation of Commercial General (CG) and the existing St. Lucie County Future Land Use category of Commercial (COM).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

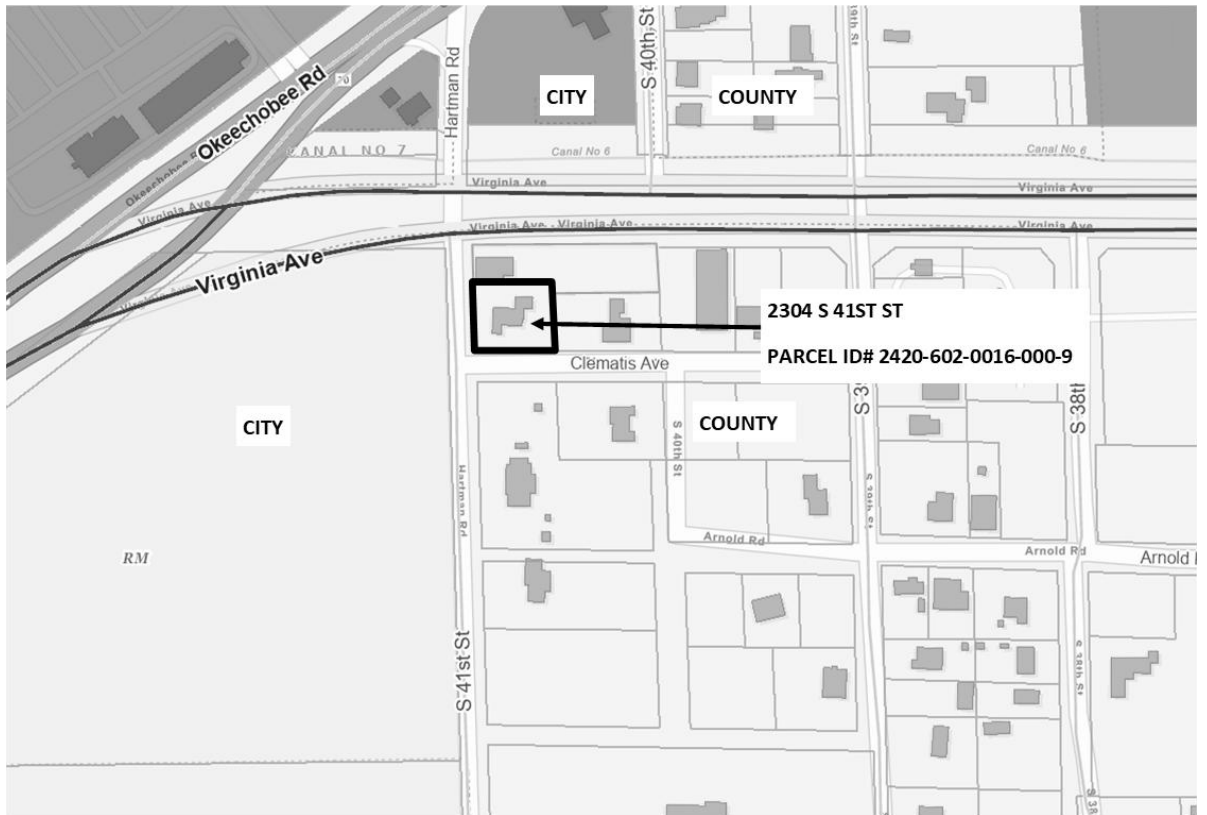
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4001 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2420-602-0002-000-8, shall retain the existing St. Lucie County Zoning designation of Commercial General (CG) and the existing St. Lucie County Future Land Use category of Commercial (COM).

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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That in accordance with Chapter 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 4. That in accordance with Chapter 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 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

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. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 23-023 was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

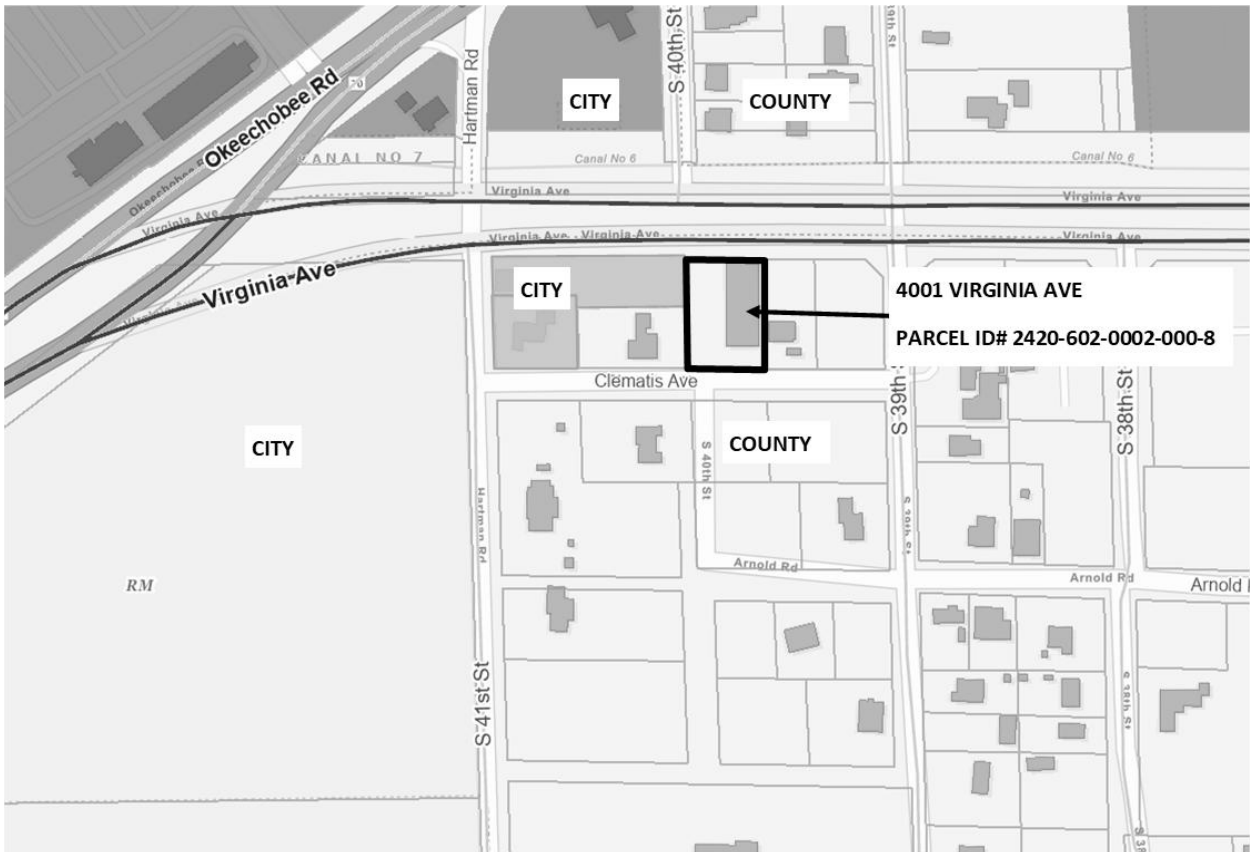
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

PINEHURST S/D BLK 1 S 40.93 FT OF LOT 3-LESS E 46.7 FT- AND ALL LOTS 4 AND 5 AND E 1/2 VAC S 40 ST ADJ ON W AS IN OR 294-1872 AND OR 468-369 (0.45 AC) (OR 2879-1370)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4479 S 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement Exhibit "B" with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 2; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2432-414-0005-000-9, shall retain the existing St. Lucie County Zoning designation of Agricultural-1 (AG-) and the existing St. Lucie County Future Land Use category of Residential Suburban (RS).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

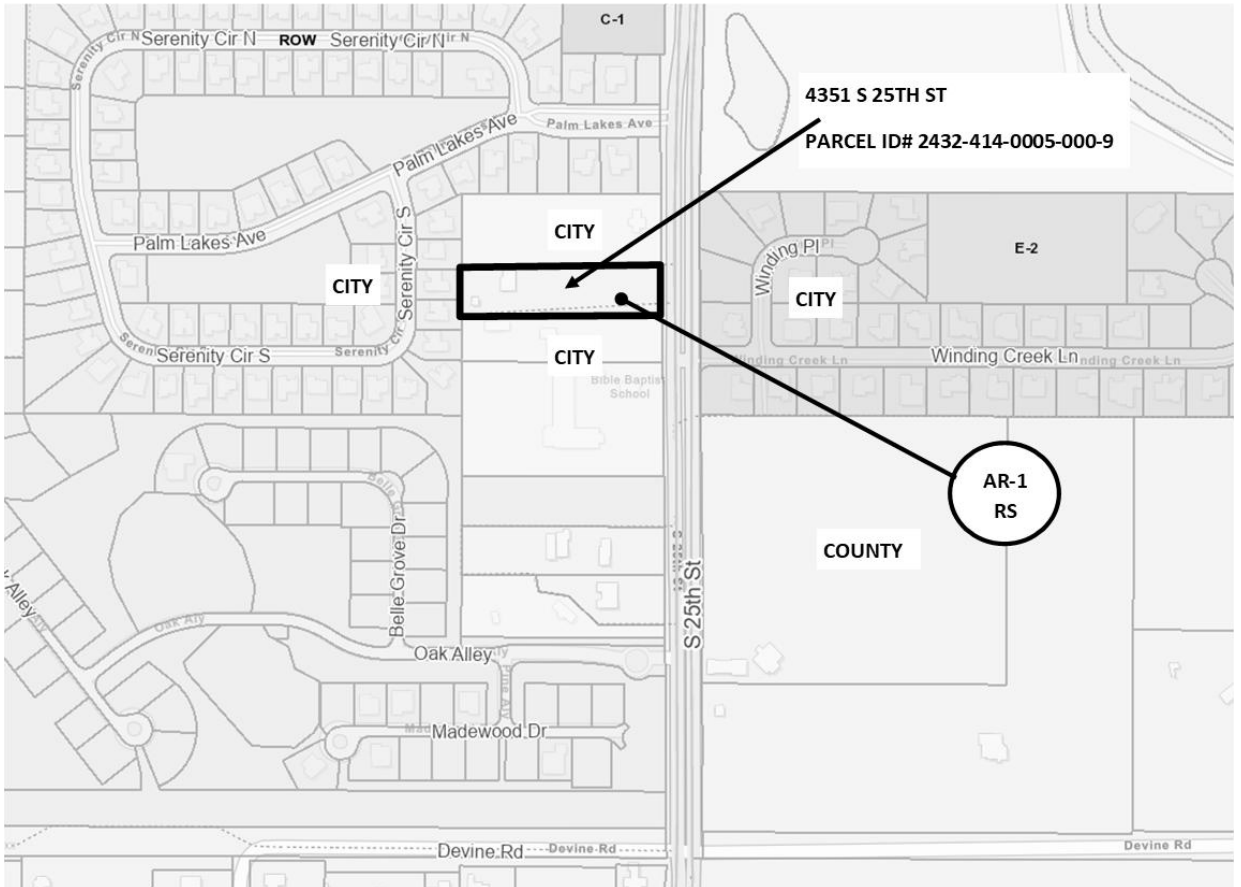
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR
RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4479 S 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement Exhibit "B" with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 2; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2432-441-0003-010-2, shall retain the existing St. Lucie County Zoning designation of Agricultural-1 (AG-) and the existing St. Lucie County Future Land Use category of Residential Suburban (RS).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

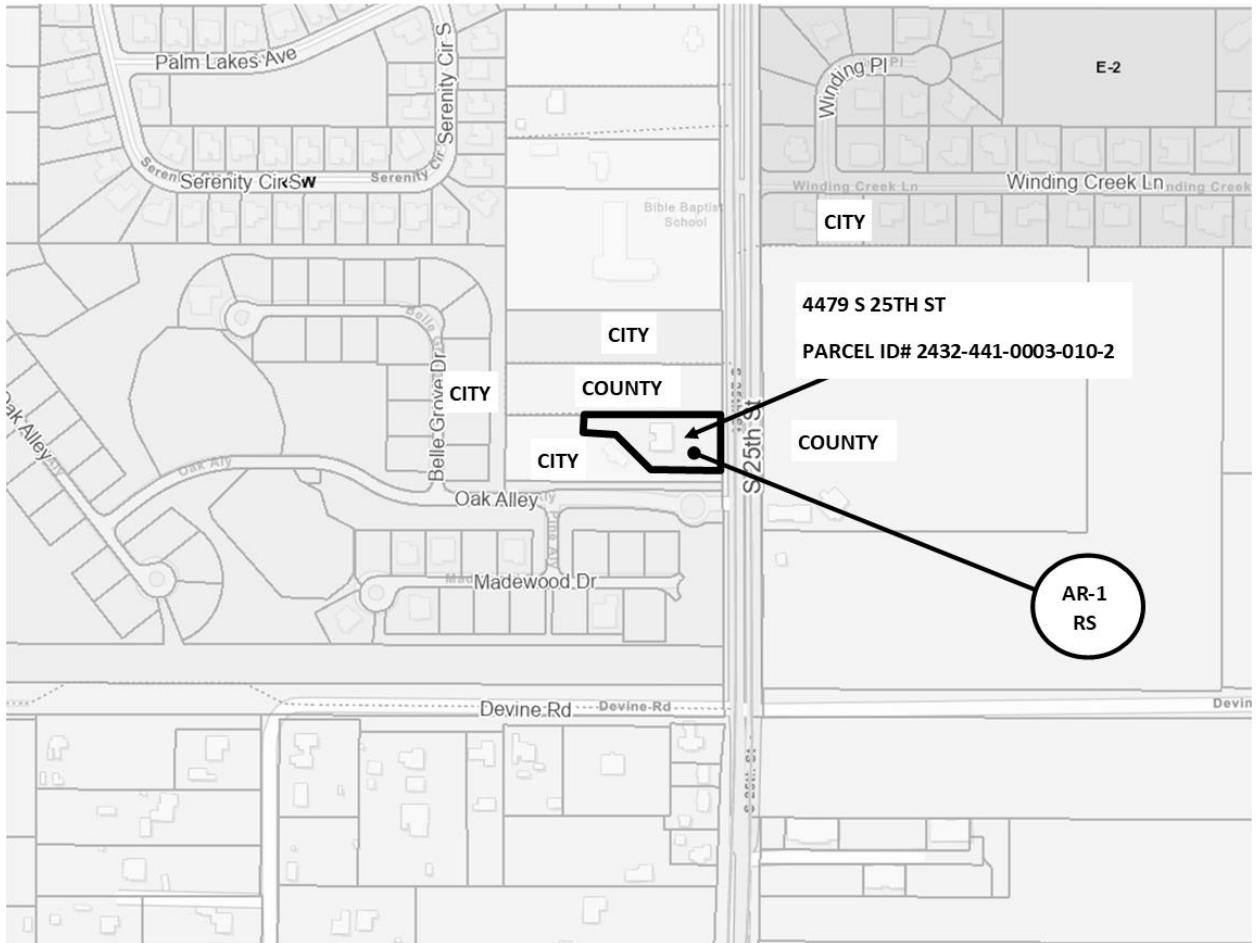
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

32 35 40 THAT PART OF S 180 FT OF NE 1/4 OF SE 1/4 OF SE 1/4-LESS E 40 FT-
LYG NELY OF FOL DESC LI: BEG AT PT ON N LI OF SD S 180 FT SD PT BEING
384.77 FT W OF W R/W S 25 FT (HAWLEY RD), TH S 8 DEG 53 MIN 23 SEC E 50.07
FT, TH S 80 DEG 43 MIN 19 SEC E 81.46 FT, TH S 46 DEG 09 MIN 52 SEC E 126.19
FT, TH E 205.60 FT TO W R/W S 25 ST AND END OF SPEC DESC LI-LESS FROM
SE CORSEC 32 RUN S 89 DEG 53 MIN 19 SEC W ALG S SEC LI 40 FT TO INT WITH
WLY R/W 25 ST, TH N 00 DEG 03 MIN 12 SEC W ALG WLY R/W 25 ST 690.35 FT TO
POB, TH CONT N 00 DEG 03 MIN 12 SEC W ALG SD R/W 150 FT, TH S 89 DEG 56
MIN 03 SEC W 7.92 FT, TH S 00 DEG 39 MIN 35 SEC E 150.01 FT, TH N 89 DEG 56
MIN 03 SEC E 6.33 FT TO POB AS IN OR 652-2838- (1.02 AC) (OR 3802-337)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 S 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2433-333-0001-000-6, shall retain the existing St. Lucie County Zoning designations of Agricultural-1 (AG-1), and Institutional (I), and Religious Facilities (R/F), and the existing St. Lucie County Future Land Use categories of Residential Suburban (RS), and Public Facilities (P/F).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

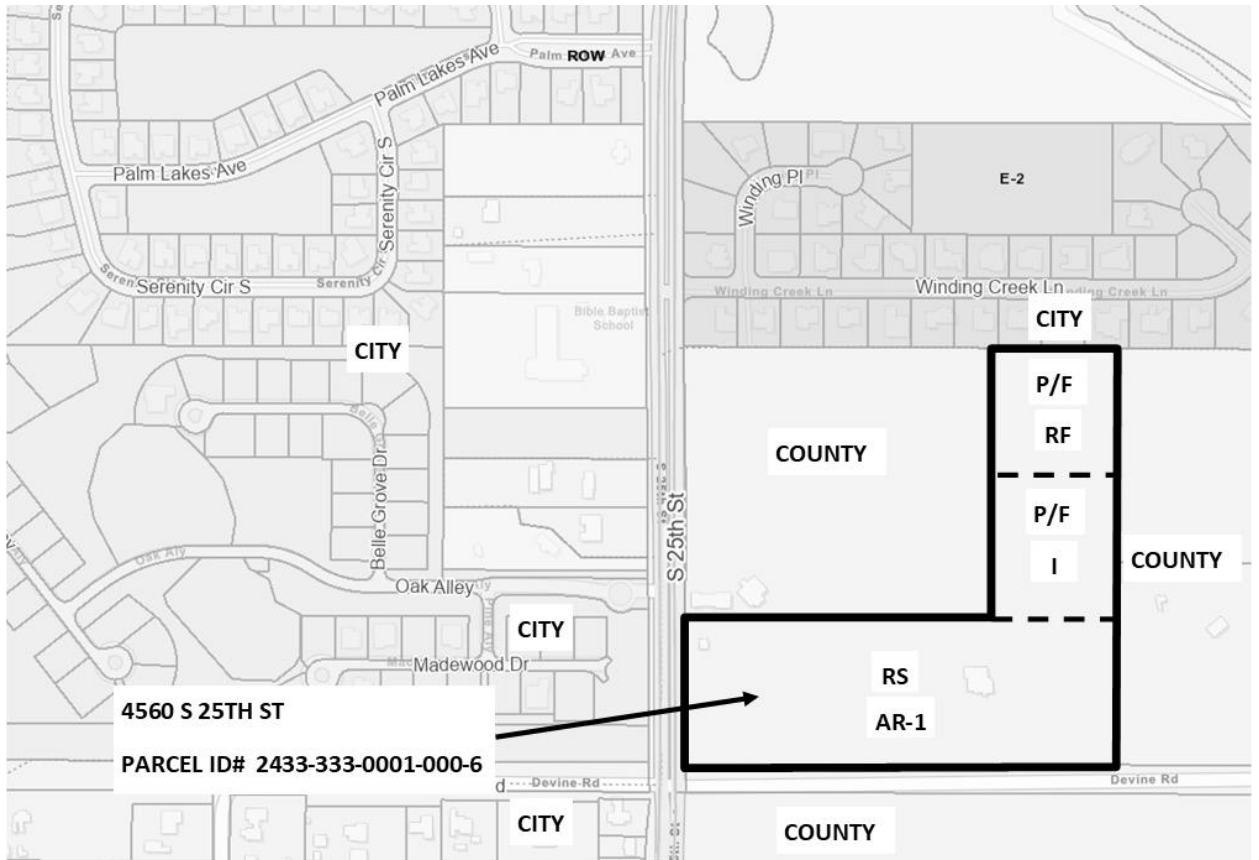
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SELVITZ RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit “B”** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator’s Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ 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, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2432-233-0001-000-6, shall retain the existing St. Lucie County Zoning designation of Industrial Heavy (IH) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

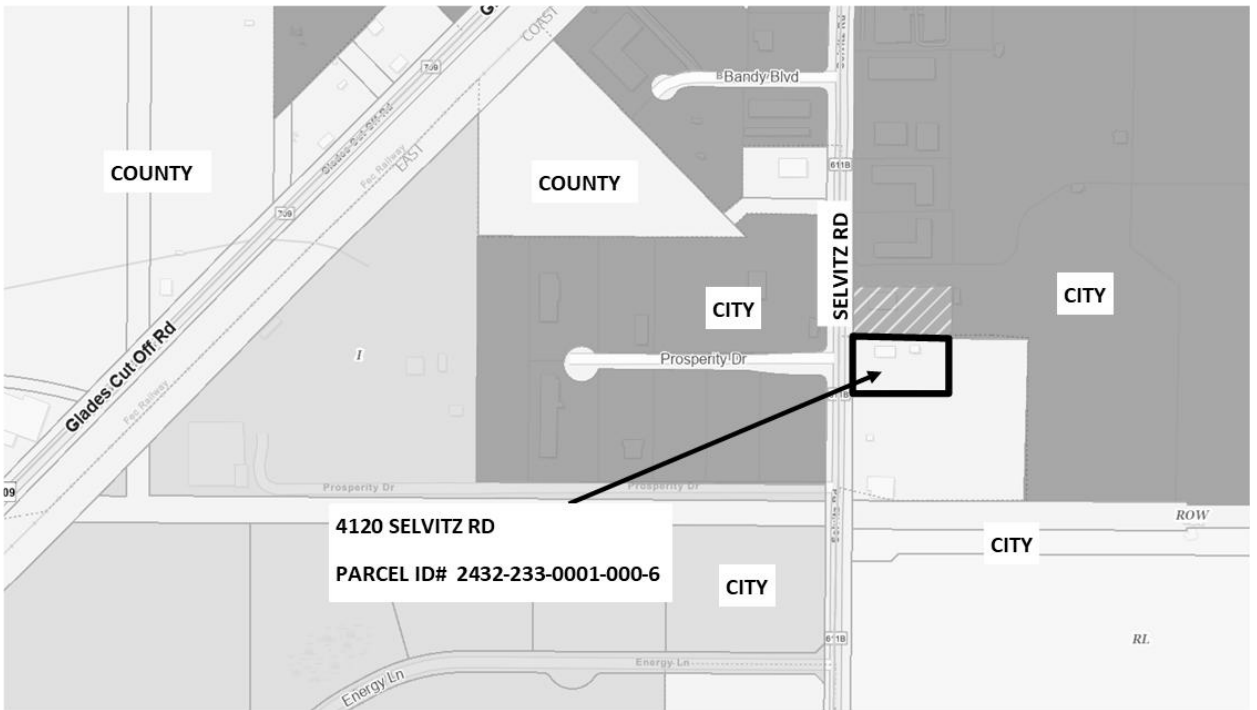
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4
(1.68 AC) (OR 2454-1199)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SELVITZ RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; 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 Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "B"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

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

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ 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, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2432-233-0002-000-3, shall retain the existing St. Lucie County Zoning designation of Industrial Heavy (IH) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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 Chapter 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. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

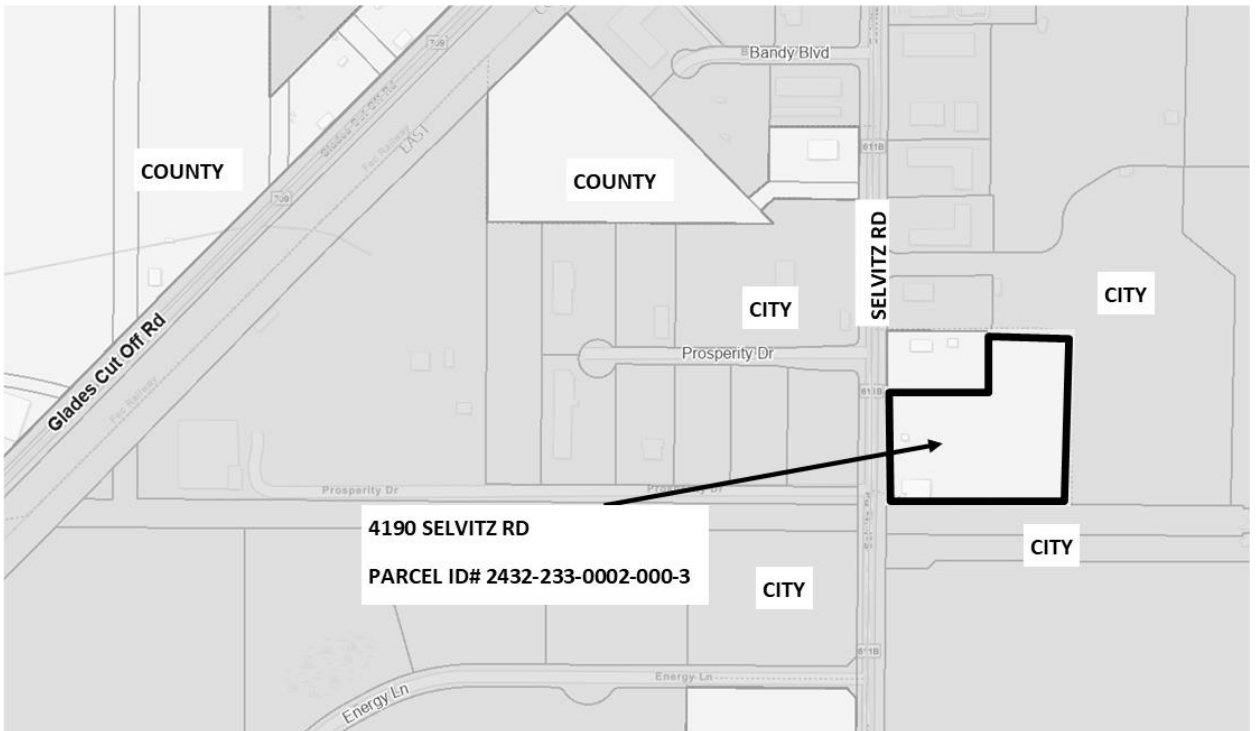
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

32 35 40 N 600 FT OF S 653.50 FT OF E 655 FT OF W 705 FT OF SW 1/4 OF NW 1/4-
LESS N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT- (7.35 AC) (OR 1544-
405,406)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

ORDINANCE NO. 24-NNN

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT SOUTH WEST OF 5300 GLADES CUT OFF ROAD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2024; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their _____, meeting, voted _ to _ to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 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 by _____ 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, together with legal description on **Exhibit "A,"** attached hereto and incorporated herein; and annexed into the City.

SECTION 2. The subject property, parcel ID# 2431-323-0001-000-9, shall retain the existing St. Lucie County Zoning designation of Industrial Heavy (IH) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. 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 _____, 2024, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 4. That in accordance with Chapter 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.

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SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24_NNN was duly advertised by title only in the St. Lucie News Tribune on _____, 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 _____, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

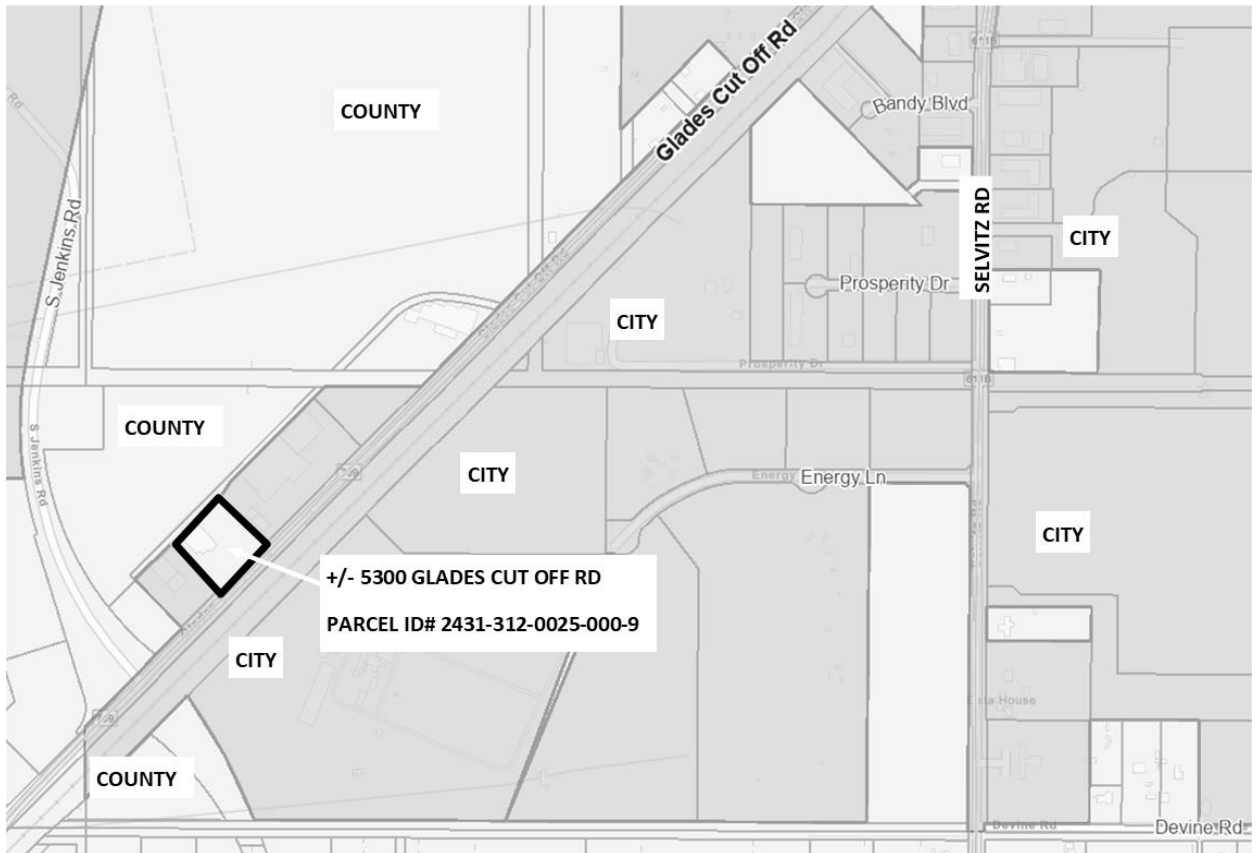
Linda Hudson, Mayor

ATTEST:

Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

31 35 40 FROM INT OF WLY R/W CANAL #99 AND NWLY R/W GLADES CUT OFF RD
RUN S 44 DEG 56 MIN 07 SEC W ALG SD RD R/W 2189.04 FT TO POB, TH CONT S
44 DEG 56 MIN 07 SEC W 400 FT, TH N 45 DEG 03 MIN 53 SEC W 386.18 FT, TH N
37 DEG 46 MIN 57 SEC E 81.07 FT TO PC OF CURVE TO RIGHT, R 478.34 FT AND
CA 07 DEG 09 MIN 10 SEC, RUN AN ARC DIST OF 59.72 FT, TH N 44 DEG 56 MIN 07
SEC E 260 FT, TH S 45 DEG 03 MIN 53 SEC E 400 FT TO POB (3.65 AC)

EXHIBIT "B"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – will be inserted)

Planning Board

6. b.

Meeting Date: 05/13/2024

Re: Conditional Use w/ New Construction - City of Fort Pierce Gateway Monument Sign - 2423-234-0001-000-1

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Conditional Use with New Construction - City of Fort Pierce Gateway Monument Sign - 2423-234-0001-000-1

SUMMARY:

A conditional use with new construction application has been submitted on behalf of the City of Fort Pierce and is proposing to install one (1) illuminated City gateway monument sign on parcel #2423-234-0001-000-1. The proposed sign measurements are 9'x8. and will have a side A and side B

RECOMMENDATION:

Staff recommendation is for Planning Board to vote approval of the conditional use application proposed gateway monument sign and move it to City Commission.

ALTERNATIVES:

- Recommend Approval with Conditions
- Recommend Disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technial Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

- Staff Presentation
 - Applicant File & Supporting Documents
 - Staff Supporting Documents
-

Form Review

Form Started By: Kerry Driver
Final Approval Date: 05/06/2024

Started On: 04/18/2024 02:23 PM



CITY OF FORT PIERCE

PLANNING BOARD

May 13th, 2024

City of Fort Pierce Gateway Monument Sign

Conditional Use

2423-234-0001-000-1

APPLICANT

Cecil J. Ward, V.P., Don Bell Signs, LLC.

PROPERTY OWNER(S)

City of Fort Pierce

PARCEL ID #(S):

2423-234-0001-000-1

COFP Gateway Sign – Conditional Monument Use



SUMMARY

A conditional use application has been submitted on behalf of the City of Fort Pierce to install one (1) illuminated gateway monument sign along S. Indian River Drive. The sign is proposed to be placed on the west-end of the vacant lot within.



SITE LOCATION



SITE AREA= 1.28 +/- Acres

COFP Gateway Sign – Conditional Monument Use



EXISTING FUTURE LAND USE

Current FLU: RL
(Low Density Residential – City)

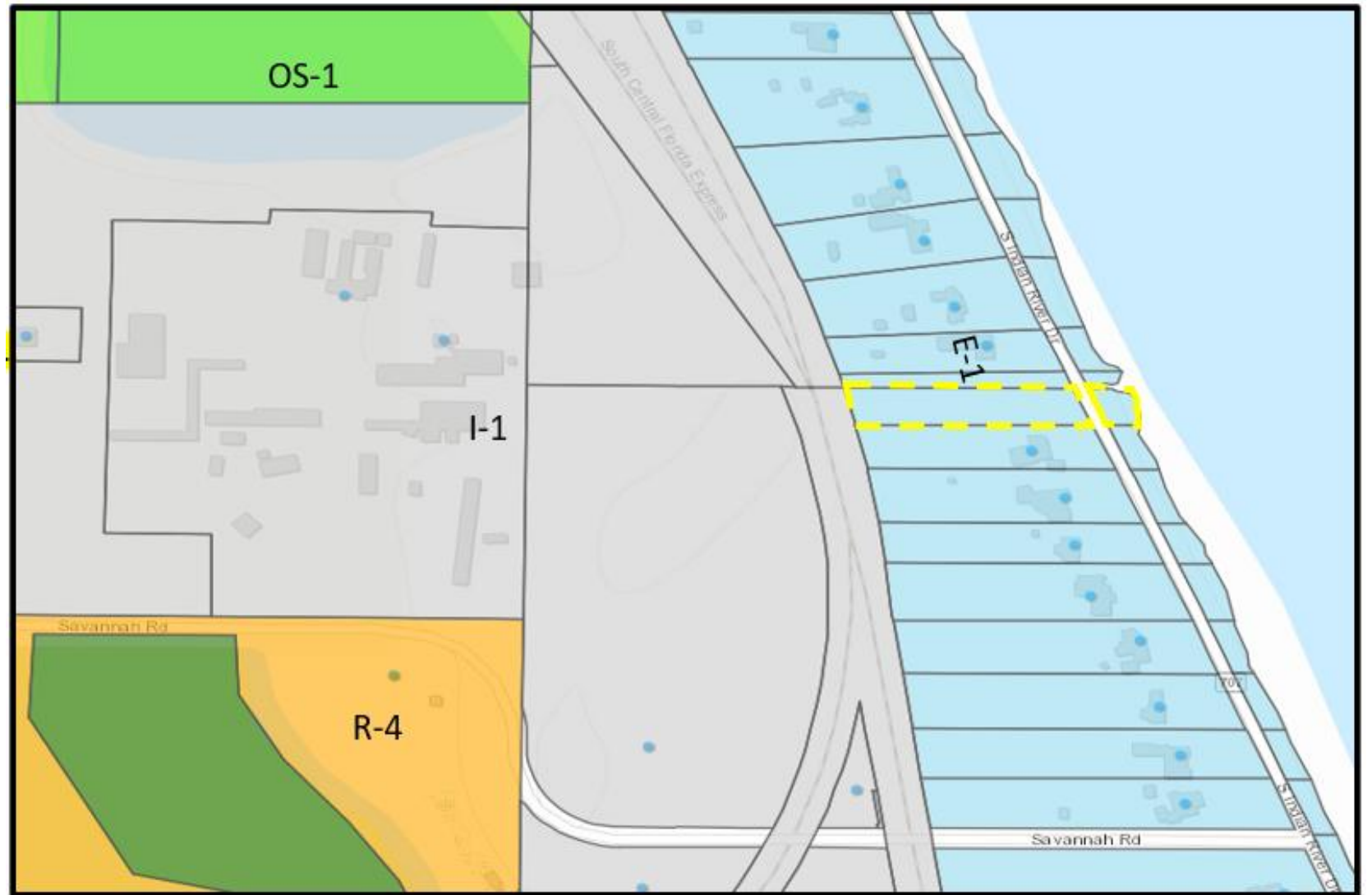


COFP Gateway Sign – Conditional Monument Use



EXISTING ZONING

Currently Zoned: E-1
(Single Family Estate Density - City)



COFP Gateway Sign – Conditional Monument Use



SITE PLAN

A.1 GATEWAY MONUMENT -INSTALL LOCATION



Sign Type	Location	Median Width	Design Speed
	South Indian River Drive & North of Savannah Rd	21 FT	25 mph

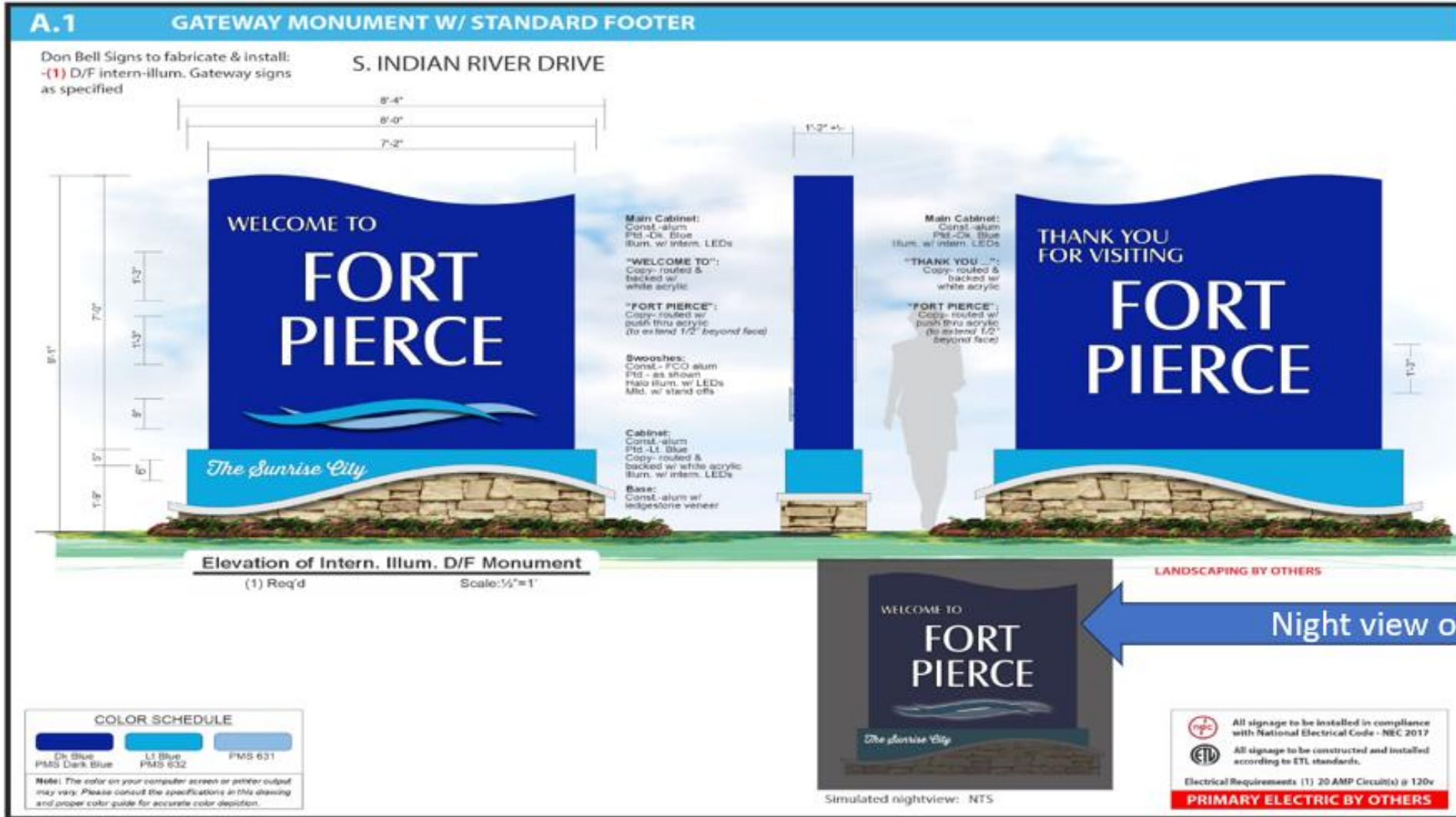


NOTES:
 -LANDSCAPING BY OTHERS
 -12' SETBACK FROM RD
 -NO FDOT REQ'D

COFP Conditional Use – Gateway Monument Sign



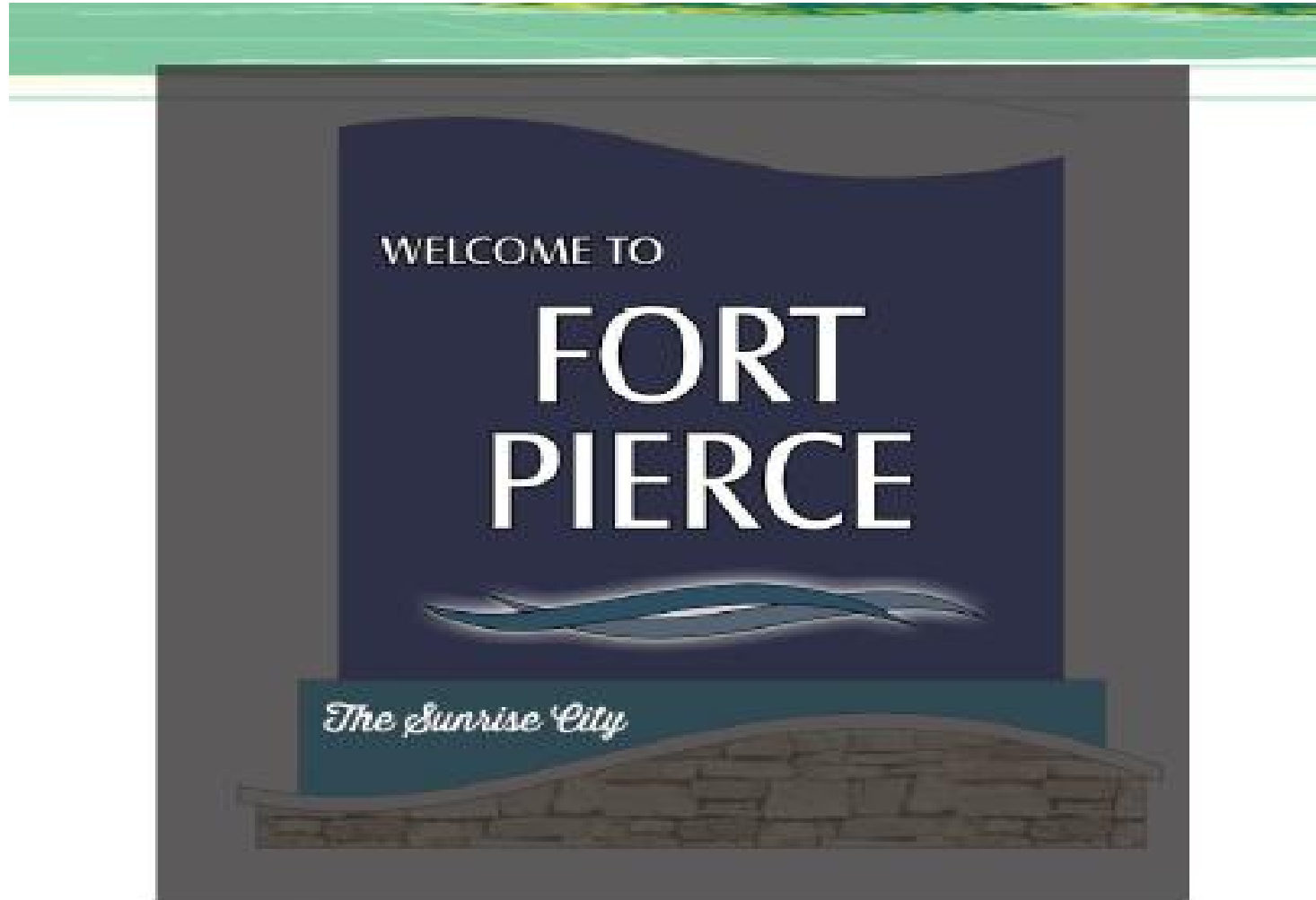
DESIGN REVIEW



COFP Conditional Use – Gateway Monument Sign



DESIGN REVIEW: Night View



Simulated nightview: NTS

COFP Conditional Use – Gateway Monument Sign



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Conditional Use application for **Approval** to City Commission.

ALTERNATIVE RECOMMENDATION

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





CITY OF FORT PIERCE

PLANNING BOARD

May 13th, 2024

City of Fort Pierce Gateway Monument Sign

Conditional Use

2423-234-0001-000-1



DEVELOPMENT REVIEW

Property Information

Property address or Location S. INDIAN RIVER DRIVE

Parcel ID #(s) 2423-234-0001-000-1

Project description (1) ONE NEW ILLUMINATED CITY GATEWAY SIGN.

Application Type

Site Plan Conditional Use w/New Construction Conceptual Development Plan

Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

City of Fort Pierce
Property Owner(s)

100N US HWY 1
Street Address

FORT PIERCE, FL 34950
City State Zip

772-467-3025
Phone Number

Citymanagerdl@cityoffort.pierce.com
Email Address

CECIL J. WARD V.P. DON BELL SIGNS LLC.
Applicant/Representative, Title, Company

365 OAK PLACE
Street Address

PORT ORANGE, FL 32127
City State Zip

386-788-8084
Phone Number

cward@donbellsigns.com
Email Address

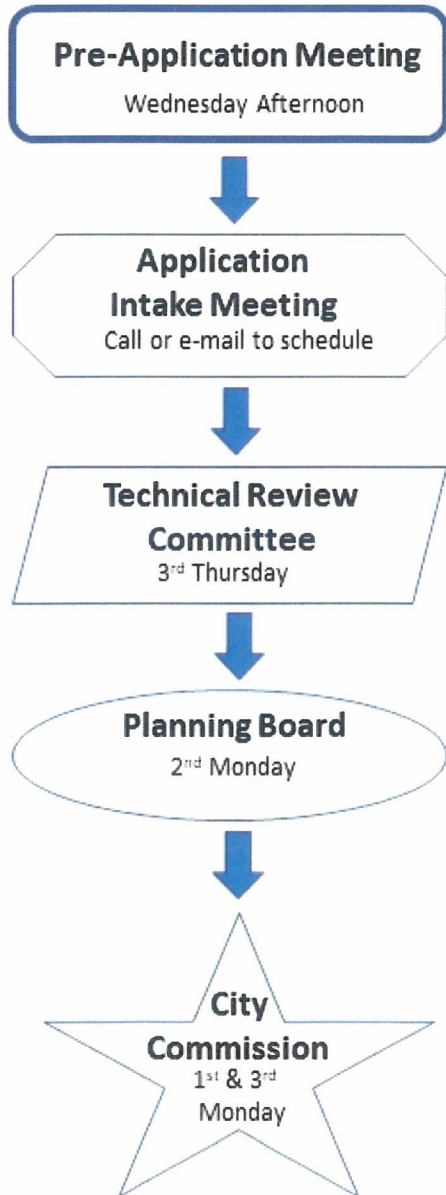
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL [PLANNING DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)
For more information, please refer to the website:
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



Query

Tasks Results

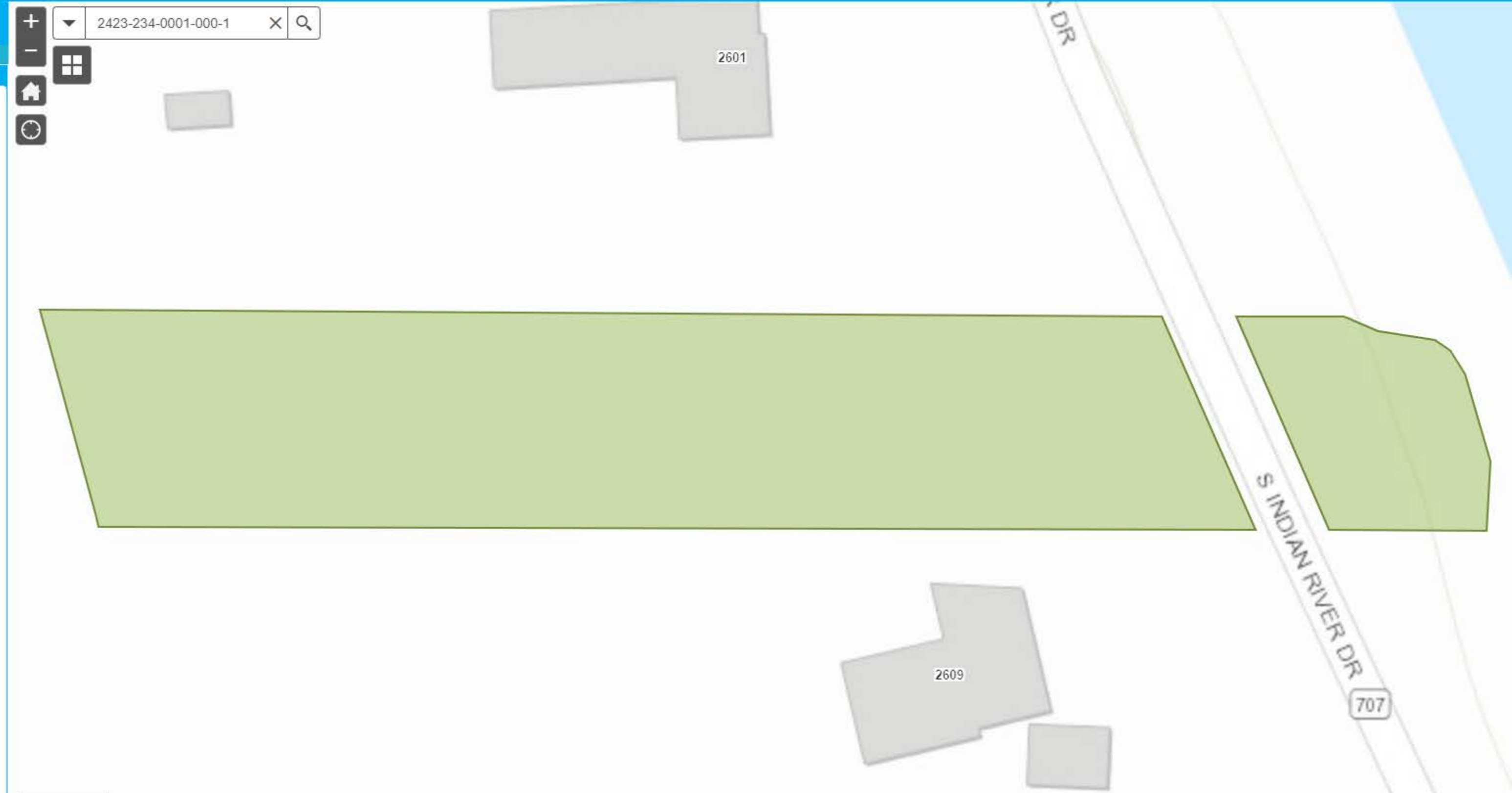
Search Parcels by Parcel ID _Query result

Displayed features: 1/1

Parcel Boundaries

Account Number	30,608
Parcel Number	242323400010001
Acre	1.28
SiteAddress	S INDIAN RIVER DR
SiteCSZ	Fort Pierce, FL 34950
Owner1	Ft Pierce City Of
Owner2	
Owner3	
Owner Address1	PO Box 1480
Owner Address2	
Owner CSZ	Fort Pierce, FL 34954
Legal Description	23 35 40 BEG SW COR C W RINEHARTS/D RUN E 563.79 FT M/L TO IND RIV, TH SELY ALG RIV 106.26 FT, TH RUN W TO R/W IND RIV DR TO PT 106.26 FT SELY FROM S LI S/D, TH CONT W 580 FT M/L TO E R/W FEC RR, TH NWLY 98.39 FT TO POB
Notes	
Property Appraiser	More info
SLC Zoning	
Place Name	
CorporateLimits	City of Ft Pierce
Edited by FtPierceGIS on 4/2/24 at 4:08 PM	

2423-234-0001-000-1



40ft
-80.314 27.420 Degrees

Property Identification

Site Address: S INDIAN RIVER DR
 Sec/Town/Range: 23/35S/40E
 Parcel ID: 2423-234-0001-000-1
 Jurisdiction: Saint Lucie County

Use Type: 8000
 Account #: 30608
 Map ID: 24/23N
 Zoning: Sing Fam E

Ownership

City of Fort Pierce
 100 N US Highway 1
 Fort Pierce, FL 34950

Legal Description

23 35 40 BEG SW COR C W RINEHARTS/D RUN E 563.79 FT M/L TO IND RIV, TH SELY ALG RIV 106.26 FT, TH RUN W TO R/W IND RIV DR TO PT 106.26 FT SELY FROM S LI S/D, TH CONT W 580 FT M/L TO E R/W FEC RR, TH NWLY 98.39 FT TO POB

Current Values

Just/Market Value: \$462,600
 Assessed Value: \$311,632
 Exemptions: \$311,632
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 1.28
 Land Size (SF): 55,912

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 160 170
 Sources/links:

Taxes for this parcel: SLC Tax Collector's Office [📄](#)
 Download TRIM for this parcel: [Download PDF](#) [📄](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$462,600
 Just/Market: \$462,600
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$150,968
 Assessed: \$311,632
 Exemption(s): \$311,632
 Taxable: \$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023		8000	City of Ft Pierce	\$311,632

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	0.1	Fort Pierce Stormwater Charge	\$6.90

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$462,600	\$311,632	\$311,632	\$0
2022	\$433,800	\$283,302	\$283,302	\$0
2021	\$289,500	\$257,548	\$257,548	\$0
2020	\$270,300	\$234,135	\$234,135	\$0



CERTIFICATION: To the best of my knowledge, I certify this analysis meets structural requirements of: 2023 Florida Building Code, 8th Edition

LIMITATION: Valid for two (2) signs, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg. owner responsibilities control.

Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: **Column / Pole Design and Footing Design**

- Specifications:
- | | |
|--|---|
| <ol style="list-style-type: none"> 2023 Florida Building Code, 8th Edition ACI 318-08, ASCE 7-22 ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO) ASTM A36 Structural Steel ASTM A325 Connection Bolts, Snug Tight ASTM A500 Grade B, Structural Steel Tubing, $F_y = 46$ ksi ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, $F_y = 120, 105, 90$ minimum Will comply with National Electrical Coded (NEC) 2020 | <ol style="list-style-type: none"> ASTM 6053, 6061-T6 Structural Aluminum Tubing, $F_y = 20$ ksi min. ASTM A53, Grade B, Type E or S, Structural Piping, $F_y = 35$ ksi Rebar, Grade 60 for #6 or Larger, Grade 40 for #5 or Smaller ASTM A992 / A572 Grade 50 - Standard I-Beams, $F_y = 50$ ksi ASTM A307 Carbon Steel Bolts & Studs ASTM C-920 Elastomeric Joint Sealant Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. |
|--|---|

THIS SEAL FOR STRUCTURAL ONLY
DUSTIN DIPERSIA, P.E. FL 77276
CERTIFICATE OF AUTHORIZATION: 33209

Signature: _____
Date: 4/4/2024

Printed Date: 4/4/2024
Drawn By: Dustin DiPersia, P.E.
Checked By: Dustin DiPersia, P.E.

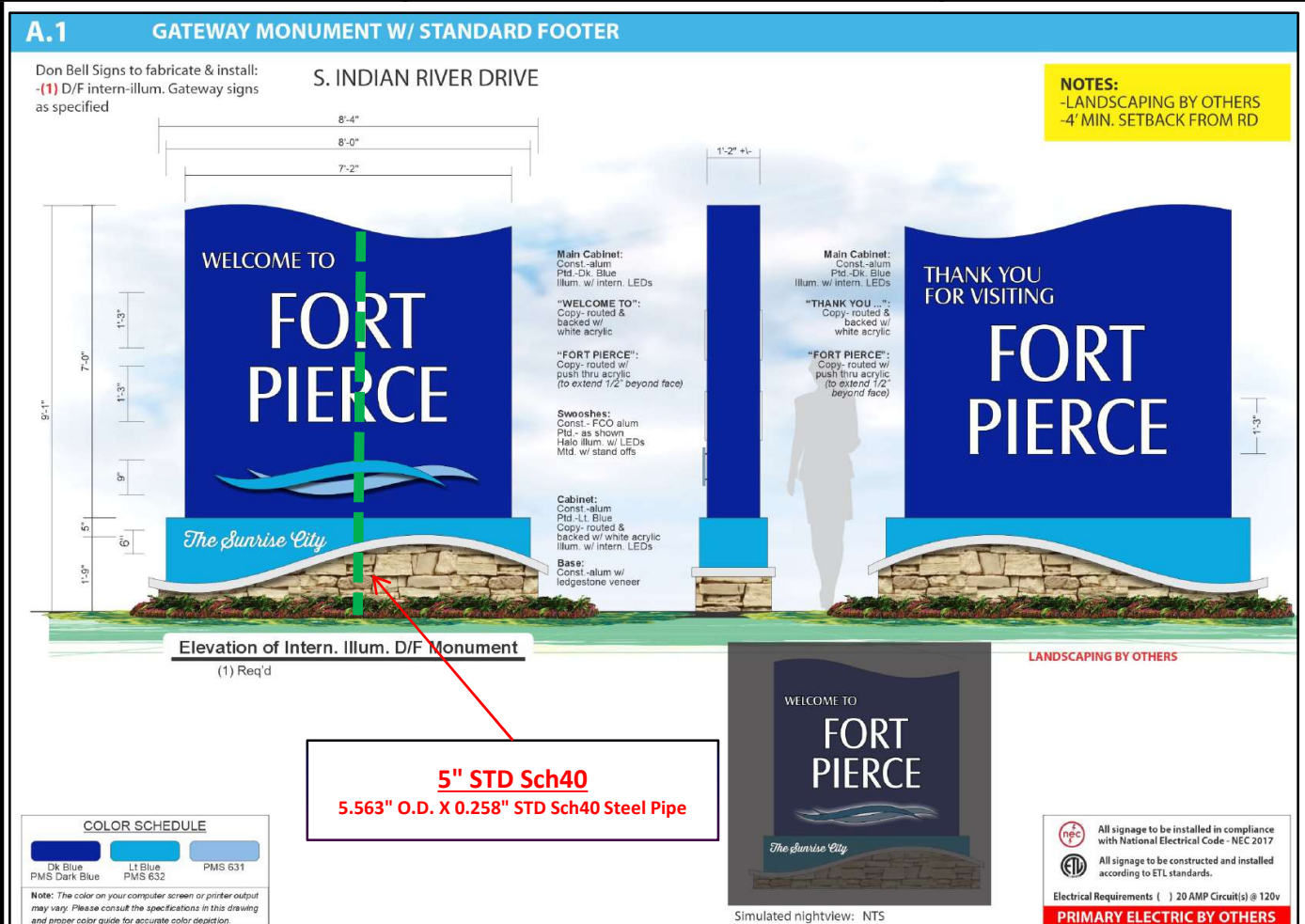
Special Notes:
1. Sign Location: S. Indian River Dr., Fort Pierce, FL
2. Column Specs 1: 5.563" O.D. X 0.258", $f_y = 31.9$ ksi STD Sch40 Steel Pipe
3. Requ. Foot. Size = 2.00 ft dia. @ 5.40 ft depth
4. Assumed soil bearing capacity = 2200 psf, sides = 200 psf per foot depth (Field Verify)

- Assumption:
- Design Wind Speed, $V_{ult} = 160$ mph Per 2023 FBC 8th Edition Wind Maps
 - Concrete Strength, $f_c' = 3000$ psi min. compressive strength
 - Wind Loads Per = ASCE 7-22
 - Wind Exposure = C Verify in Field
 - $Z_g = 900$
 - $\alpha = 9.5$
 - $K_d = 0.85$
 - Risk Category = II MRI = 900 years
 - $I = 1.00$ ASCE 7-22, For Category II Buildings
 - Columns / Pipes = 5.563" O.D. X 0.258", $f_y = 31.9$ ksi STD Sch40 Steel Pipe
 - $d = 0.258$ in STD Sch40
 - O.D. = 5.563 in STD Sch40
 - I.D. = 5.047 in
 - $S_{act} = 5.45$ in³
 - Weight = 14.63 lbs / ft
 - # Columns = 1

		= 132.89 lbs	X 1 =	132.89 lbs
Total Weight				132.89 lbs
 - Sign Dimensions =

	Height (ft)	Width (ft)	Area (ft ²)	Each	Area _T (ft ²)
a) Adv. Cabinet1 =	9.08	8.33	75.69	1	75.69
b) Adv. Cabinet2 =	0.00	0.00	0.00	1	0.00
c) Adv. Cabinet3 =	0.00	0.00	0.00	1	0.00
Total Area =					75.69 ft²
 - Sign Weight =

	Unit Weight (lb/ft ²)	Weight (lbs)
a) Adv. Cabinet1 =	3.00	= 227.08
b) Adv. Cabinet2 =	3.00	= 0.00
c) Adv. Cabinet3 =	5.00	= 0.00
Total Weight =		227.08 lbs
 - Soil must be verified by sign installer. Calculations are based off the assumption that the soil bearing capacity is a minimum of 2200 psf and sides of 200 psf per foot depth (1.3 for wind). If there is a question about bearing capacity of the soil, it is recommended that a soil test be performed before sign installation. (Field Verify)



PEAK Engineering & Construction Consulting, LLC
P.O. Box 238121, Port Orange, FL 32123-8121

Phone: (808) 264-7214
Email: dustin.dipersia@gmail.com



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LIMITATION: Valid for two (2) signs, at specified location. In case of conflict, structural requirements, scope of work, and installer, mfg, owner responsibilities control.

Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Additional Details

- | | |
|---|--|
| <p>Specifications:</p> <ol style="list-style-type: none"> 1. 2023 Florida Building Code, 8th Edition 2. ACI 318-08, ASCE 7-22 3. ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO) 4. ASTM A36 Structural Steel 5. ASTM A325 Connection Bolts, Snug Tight 6. ASTM A500 Grade B, Structural Steel Tubing, $F_y = 46$ ksi 7. ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, $F_y = 120, 105, 90$ minimum 8. Will comply with National Electrical Coded (NEC) 2020 | <ol style="list-style-type: none"> 9. ASTM 6053, 6061-T6 Structural Aluminum Tubing, $F_y = 20$ ksi min. 10. ASTM A53, Grade B, Type E or S, Structural Piping, $F_y = 35$ ksi 11. Rebar, Grade 60 for #6 or Larger, Grade 40 for #5 or Smaller 12. ASTM A992 / A572 Grade 50 - Standard I-Beams, $F_y = 50$ ksi 13. ASTM A307 Carbon Steel Bolts & Studs 14. ASTM C-920 Elastomeric Joint Sealant 15. Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. |
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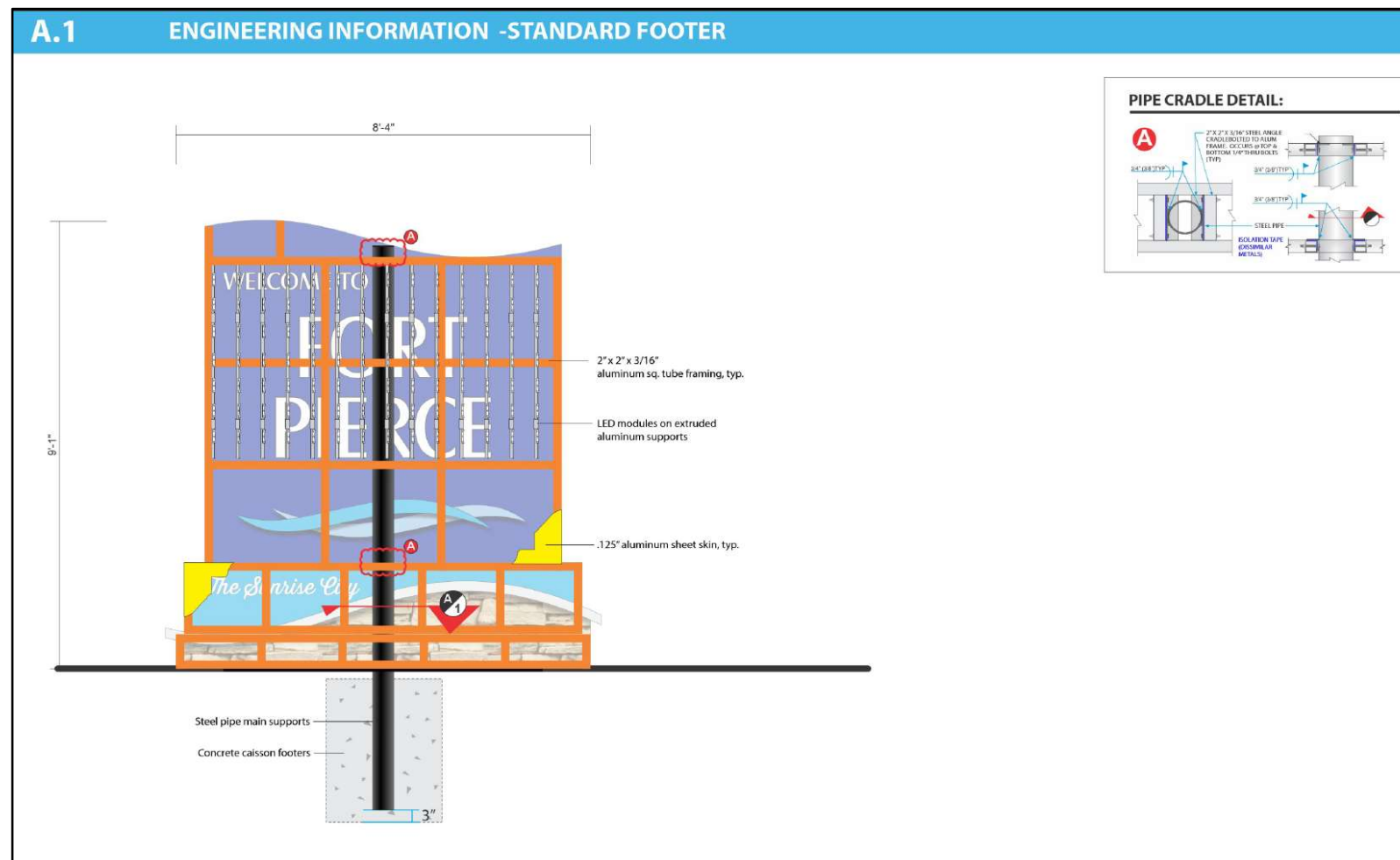
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Special Notes:
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Signature:
Date: 4/4/2024

Details:



NOT TO SCALE

Drawing Sheet S-2

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Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Elevation

- Specifications:
- 2023 Florida Building Code, 8th Edition
 - ACI 318-08, ASCE 7-22
 - ASTM F1554 Grade 36, ASTM A307 Anchor Bolts, (Heavy Hex on Bottom, not "L" bolts, UNO)
 - ASTM A36 Structural Steel
 - ASTM A325 Connection Bolts, Snug Tight
 - ASTM A500 Grade B, Structural Steel Tubing, $F_y = 46$ ksi
 - ASTM A449 Hex Cap Screws, Bolts & Studs, Steel, Heat Treated, $F_y = 120, 105, 90$ minimum
 - Will comply with National Electrical Coded (NEC) 2020

- ASTM 6053, 6061-T6 Structural Aluminum Tubing, $F_y = 20$ ksi min.
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Signature:
Date: 4/4/2024

Elevation:

A.1 GATEWAY MONUMENT -INSTALL LOCATION

Sign Type	Location	Median Width	Design Speed
	South Indian River Drive & North of Savannah Rd	21 FT	25 mph

NOTES:
- LANDSCAPING BY OTHERS
- 5' SETBACK FROM RD
- NO FDOT REQ'D

NOT TO SCALE

Drawing Sheet S-3



Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Calculate Wind Loads

Sign Dimensions: 1. Sign Height, H, Z & s = 9.08 ft
2. Width, B = 8.33 ft
3. Height off Ground, h = 0.00 ft if h = 0, s = h

Analysis: 1. Wind Loads, ASCE 7-22

>Wind Force

a) Velocity Pressure, VP = $0.00256 \times K_z \times K_{zt} \times K_d \times V^2 \times I$, where
 K_z = velocity pressure exposure coefficient = 0.85
 K_{zt} = topographic speed up factor = 1.00
 K_d = wind directional factor = 0.85
 V = wind velocity = 160 mph
 I = Importance Factor = 1.00

For $Z < 15$ ft: $K_z = 2.01 \left(\frac{15}{Z_g}\right)^{2/\alpha}$, where Z = height above ground level
 Z_g & α = terrain exposure constants (ASCE 7-22)

For $15 \leq Z \leq Z_g$: $K_z = 2.01 \left(\frac{Z}{Z_g}\right)^{2/\alpha}$

Therefore.... **Velocity Pressure = 47.29 psf**

b) Factored Wind Pressure, WP = $VP \times G \times C_f$, where
 G = gust-effect factor (0.85 for rigid struct) = 0.85
 C_f = force coeff (Fig. 29.4-1, ASCE 7-22) = 1.43
 a) aspect ratio = B/s = 0.92
 b) clearance ration = s/h = 1.00

Therefore.... **Factored Wind Pressure = 57.48 psf**

c) Wind Force, WF = $WP \times A \times \frac{x^2}{L^2}$, where
 $x = 2/3 \times L = 6.06$ ft
 A = area of sign = 75.69 sf

Therefore.... **Wind Force (Shear Force) = 1933.68 lbs**
Sign Weight (Axial Force) = 359.97 lbs

>Moment At Grade

a) Moment, M = $WF \times h$, where h = moment arm = $0.5H$ = 4.54 ft
 Therefore.... **Moment at Sign Bottom = 10.42 kips-ft**

2. Sign Column Bending, S (Section Modulus)

$S = \frac{M}{f_b \times NC}$
 M = Moment = 10.42 kips-ft
 f_b = yield strength = 31.9 ksi
 NC = # of Columns = 1.00

Therefore.... **Bending, S_{req} = 3.925 in3**

Therefore.... **Bending, S_{act} = 5.451 in3**

Therefore.... **$S_{act} > S_{req}$ (OK)**

Pipe Size = 5.563 in X 0.2580 in Steel Pipe, $S = 5.4511$ in3

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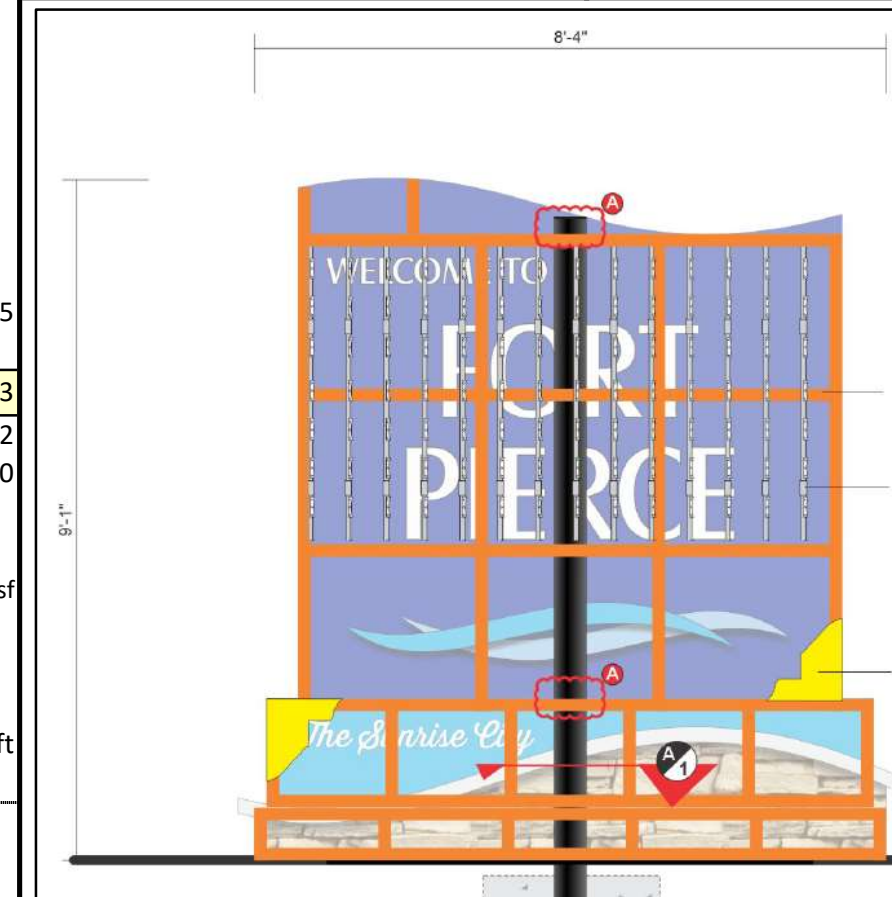
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Name: Don Bell Signs
Project: City of Fort Pierce (2100575) - Monument Sign

Description: Footing Design for Monument Sign

Assumptions:	1. Unit Weight, $\Gamma_{SAND} =$	105.00 lbs / ft3
	2. Friction Angle, $\phi =$	30 degrees
	3. Soil Bearing Capacity, $q_s =$	2200.00 lbs / ft2
	4. Factor of Safety =	3.00

Analysis: **1. Broms Method**
> Shear Force $V_x = WF \frac{x^2}{L^2}$, where

W = Total Wind Force =	1933.68 lbs
$x = \frac{2}{3} \times L =$	6.06
L = Total Height of Sign =	9.08

Therefore... $V_x =$ 859.41 lbs / 1 Column = 859.41 lbs

> Diameter, D = $D = \frac{2V_x(e+L)}{\Gamma L^3 K_p}$, where

Diameter of Footing, D =	2.00 ft
Shear Wind Force, $V_x =$	859.41 lbs
Moment Arm, e =	4.54 ft
Requ. Embedment Depth, $L_R =$	5.40 ft
Exist Embed Depth, $L_E =$	N/A
Unit Weight of Sand, $\Gamma =$	105.00 lbs / ft3
Passive Earth Coef., $K_p =$	0.5
Depth Check =	OK

Therefore... Required Dia. = 2.00 ft
Exist. Dia. = N/A

Therefore...

Footing Depth =	5.40 ft
Footing Diameter =	2.00 ft
Volume of Concrete =	0.69 CU YDS

 X 145 lbs / ft³ = 2705.86 lbs

> Bearing Pressure

$q_{actual} = \frac{W_{TOTAL} + \Pi r^2 \times d \times \Gamma_c}{\Pi r^2}$, where $W_{TOTAL} = W_{SIGN} + W_{FOOTING} + W_{POLES} =$ 3065.83 lbs

$r =$	1.00 ft
$\Gamma_{concrete} =$	145.00 pcf

$q_{actual} =$ 490.5 lbs / ft2

$q_{allowable} = q_s [1 + 0.20(d-1)]$, where Soil Bearing Capacity, $q_s =$ 2200.0 lbs / ft2

$q_{allowable} =$ 1378.7 lbs / ft2

Therefore...

$q_{allowable} > q_{actual}$	OK
------------------------------	----

Footing Size = 2.00 ft dia. @ 5.40 ft depth

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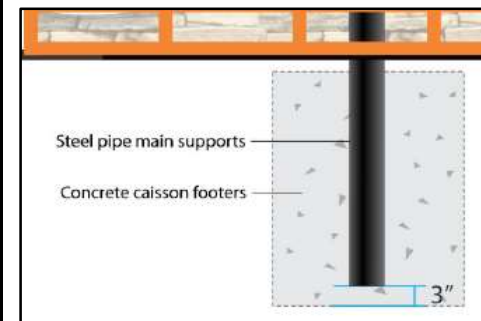
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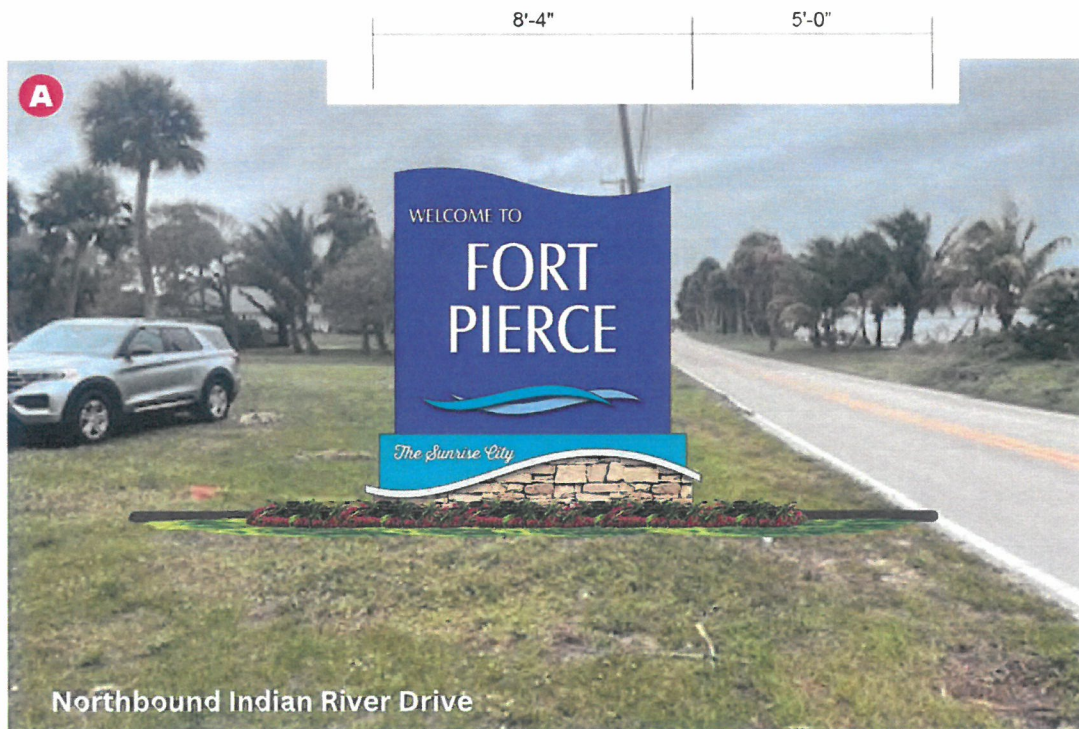
Footing Options:



Required Footing Options:
Option 1: 2'-0" Diameter Footing @ 5'-5" (0.70 CU YDS Concrete)
Option 2: 3'-0" Diameter Footing @ 4'-7" (1.35 CU YDS Concrete)

- Notes:
- In the event utilities are encountered during footing excavation/installation, stop work immediately & notify the engineer.
 - In the event utilities are encountered, there will be two options:
 - Bottom of footing to be 3'-6" min. (horizontal distance) from top of pipe(s).
 - Concrete encase utilities according to engineer's recommendation.
 - In the event construction debris and/or other deleterious material encountered during footing excavation/installation, stop work immediately & notify the engineer.
 - Refer to 9. on S-1 for soil bearing capacity requirements. Soil must be capped to RC = 98% min. around footing to extent 4' beyond footing diameter.
 - Concrete Volume calculations are based on neatline footings. Additional concrete may be necessary. Contractor will need to verify actual concrete volumes required.
 - In the event the footing to be hand dug and, therefore; the diameter is an approximation & not an exact shape.
 - Digital Signatures (F.A.C. 61G15-23.004): This item has been electronically signed and sealed by Dustin DiPersia, PE, on this date using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GATEWAY SIGNS: LOCATION 4



Sign Type	Location	Median Width	Design Speed
	South Indian River Drive North of Savannah Rd	21 FT	25 mph



NOTES:
-LANDSCAPING BY OTHERS
-5' SETBACK FROM RD
-NO FDOT REQ'D



City of Ft. Pierce
City Signs

DESIGN #: 2100575 R11

DATE:

DRAWN BY: Andrew

Revisions / Date / Initials

- R5 NEW CONCEPTS FROM CUSTOMER
- R6 ADJUSTED OPT 1; ADDED NOTES OPT 2
MATCHED COLORS FOR WAYFINDING/DISTRICT
- R7 CHANGED COLOR OF DOWNTOWN TO BLUE
- R8 MADE DIRECTIONAL PANELS INTERCHANGEABLE
- R9 ADDED NEW WAVE TOP TO MONUMENT TO MATCH DIRECT ORNL
- R10 ADDED THANK YOU FOR VISITING COPY TO GATEWAY SIGN
- R11 ADDED GATEWAY INSTALL LOCATIONS & FDOT REQUIREMENTS

ETL Acct. #115459
UL 48 Listed Signage
All Sign Components shall be UL listed and Recognized in the SAM Manual
All Wiring shall be at least 90° C rated

ACCOUNT #115459 120 Volt
 277 Volt

SHEET 6

ACCOUNT: XXXX
STREET: XXXX
CITY: XXXX STATE: FL
SALES REP: XXXX
SCALE: As Noted
FILE NAME:
PROGRAM: CorelDRAW
FORMAT USED:
CUSTOMER APPROVAL: DATE:

Note: Primary power & signage lighting control by others. The primary power must be located within 5' of applicable signs installation location.

**All penetrations to have bushings
PRIMARY ELECTRIC BY OTHERS**

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365 OAK PLACE
PORT ORANGE, FL 32127
386-788-8084
800-624-0080



4/22/2024

Attn: City of Ft. Pierce Planning Department
Project: City of Ft. Pierce Gateway Sign
24-07000004

Addressing comments as follows:

Planning Department:

1. "Uplighting and proper lighting around sign required", **ground and around sign lighting is not needed as the sign is internally illuminated as design depicts.**
2. "ground covers are to be installed and maintained around the sign"
Design depicts low growing plants, design notes "landscaping by others", This would be required of the citys grounds staff.

3. Addressing Police department and St. Lucie County PW/Engineering :

" ensure sign does not obscure the safe visibility for motorists....."

Design depicts a 12' setback from right of way. At a 12' setback , sign will be outside of the Right of way and clear zone.

4. Addressing Electric Engineering: Attn: Sal Scimeca's request for Electric Amp Size and voltage required for sign, **noted on design " (1) 20 AMP Circuit(s) @120V.**
Note Primary Electric is provided by the city, Don Bell Signs is a secondary and can only hookup to the primary. Primary power should be 4-5 ft of sign location.

Frank Boanno
Accounts Manager

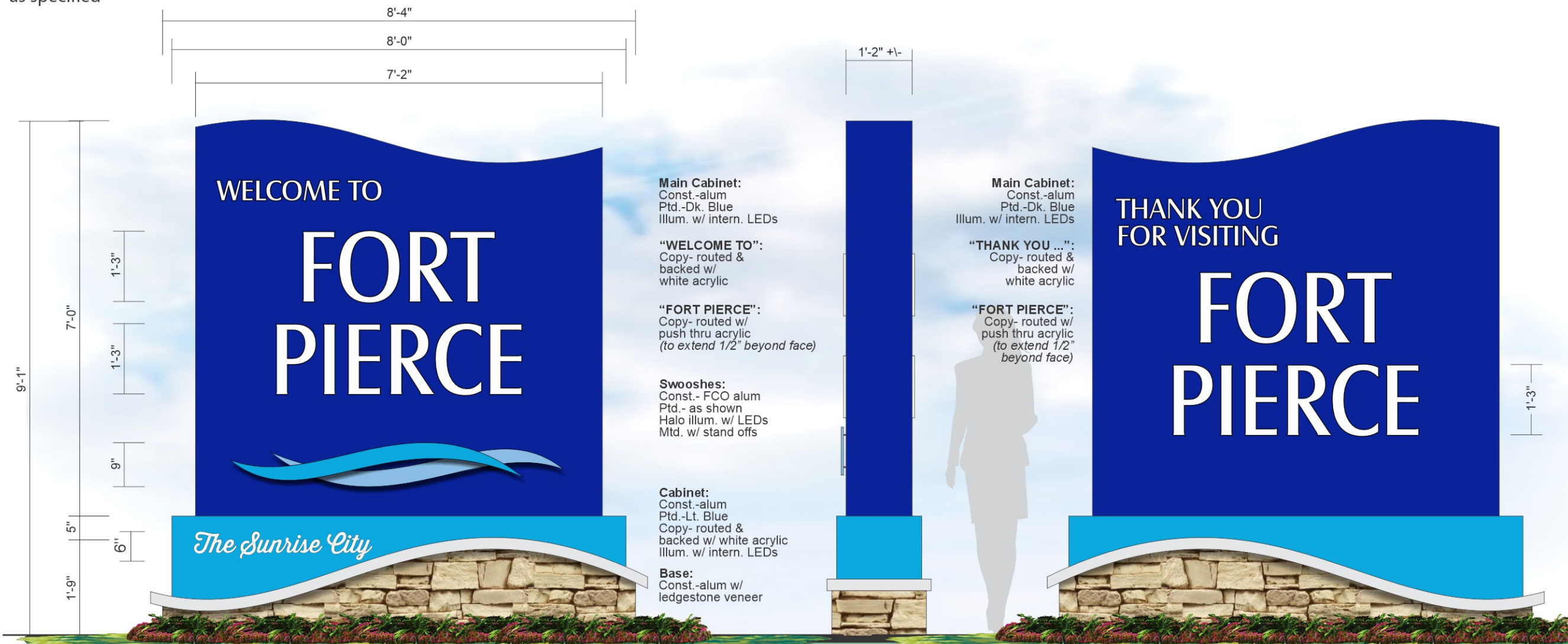
Gary Bell
President

Cecil J. Ward
E.S. License Holder #0000146

A.1 GATEWAY MONUMENT W/ STANDARD FOOTER

Don Bell Signs to fabricate & install:
 -(1) D/F intern-illum. Gateway signs
 as specified

S. INDIAN RIVER DRIVE

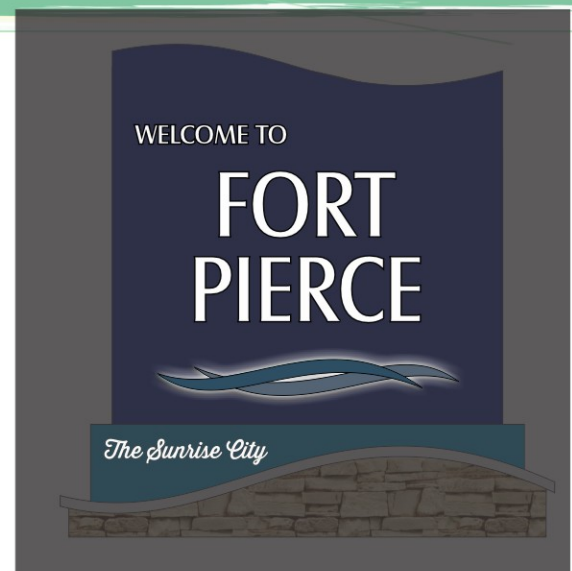


Elevation of Intern. Illum. D/F Monument
 (1) Req'd Scale: 1/2" = 1'

COLOR SCHEDULE

Dk Blue PMS Dark Blue	Lt Blue PMS 632	PMS 631

Note: The color on your computer screen or printer output may vary. Please consult the specifications in this drawing and proper color guide for accurate color depiction.



Simulated nightview: NTS

LANDSCAPING BY OTHERS

All signage to be installed in compliance with National Electrical Code - NEC 2017

All signage to be constructed and installed according to ETL standards.

Electrical Requirements (1) 20 AMP Circuit(s) @ 120v

PRIMARY ELECTRIC BY OTHERS



DESIGN #: 2100575 R11

DATE: _____
 DRAWN BY: Andrew

- Revisions / Date / Initials**
- R5-NEW CONCEPTS FROM CUSTOMER
 - R6-ADJUSTED OPT 1. ADDED NOTES OPT 2 MATCHED COLORS FOR WAYFINDING/DISTRICT
 - R7-CHANGED COLOR OF DOWNTOWN TO BLUE
 - R8-MADE DIRECTIONAL PANELS INTERCHANGEABLE
 - R9-ADDED NEW WAVE TOP TO MONUMENT TO MATCH DIRECTIONAL
 - R10-ADDED "THANK YOU FOR VISITING" COPY TO GATEWAY SIGN
 - R11-ADDED GATEWAY INSTALL LOCATIONS & FOOT REQUIREMENTS

ETL Acct. #115459
 UL 48 Listed Signage
 All Sign Components shall be UL listed and Recognized in the SAM Manual
 All Wiring shall be at least 90° C rated

ACCOUNT #115459 120 Volt
 277 Volt

SHEET 1

CITY OF FT. PIERCE

South Indian River Drive & North of Savannah Rd

SALES REP: Frank B, Gary B
 SCALE: As Noted

PROGRAM: CorelDRAW

CUSTOMER APPROVAL: _____ DATE: _____

Note: Primary power & signage lighting control by others. The primary power must be located within 5' of applicable signs installation location.

All penetrations to have bushings
PRIMARY ELECTRIC BY OTHERS

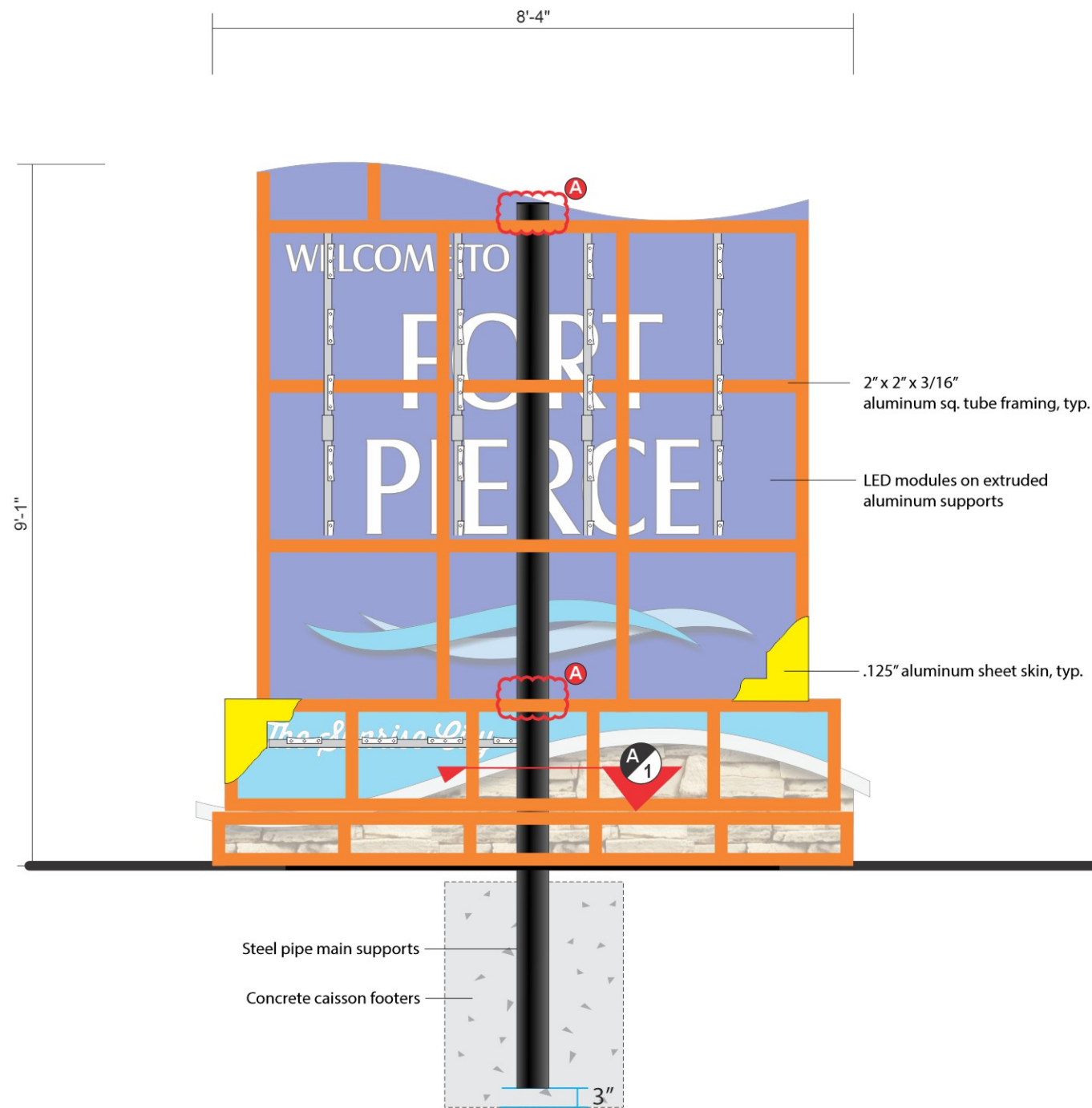
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 PORT ORANGE, FL 32127
 386-788-8084
 800-824-0080

A.1

ENGINEERING INFORMATION - STANDARD FOOTER



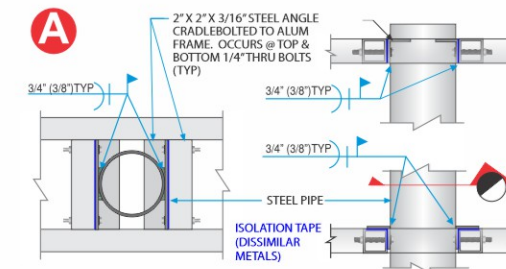
MAIN SUPPORT

Column 1: 0.00" (O.D.) x .000" STD SCH40 Steel Pipe

AUGER FOOTING OPTIONS

- 2' dia. footer @ 0' 0" deep (0.00 CY concrete)
- 3' dia. footer @ 0' 0" deep (0.00 CY concrete)

PIPE CRADLE DETAIL:



(4)- 60" LEDs @24 watt each 24v

(2)- 60 watt 24 volt DC power supplies
1.5 amp each @ 120v

(2)- 60 watt 12 volt DC power supplies
8 amp each @ 120v

All signage to be installed in compliance with National Electrical Code - NEC 2017

All signage to be constructed and installed according to ETL standards.

Electrical Requirements (1) 20 AMP Circuit(s) @ 120v

PRIMARY ELECTRIC BY OTHERS



City of Ft. Pierce
City Signs

DESIGN #: 2100575 R11

DATE:

DRAWN BY: *Andrew*

Revisions / Date / Initials

- R5-NEW CONCEPTS FROM CUSTOMER
- R6-ADJUSTED OPT 1. ADDED NOTES OPT 2
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ETL Acct. #115459
UL 48 Listed Signage
All Sign Components shall be UL listed and Recognized in the SAM Manual
All Wiring shall be at least 90° C rated

ACCOUNT #115459 120 Volt
 us 277 Volt

SHEET 2

ACCOUNT City of Ft. Pierce

South Indian River Drive & North of Savannah Rd

SALES REP: Frank B, Gary B

SCALE: As Noted

FILE NAME:

PROGRAM: CorelDRAW

FONTS USED:

CUSTOMER APPROVAL: DATE:

Note: Primary power & signage lighting control by others. The primary power must be located within 5' of applicable signs installation location.

All penetrations to have bushings

PRIMARY ELECTRIC BY OTHERS

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800-824-0080

A.1

GATEWAY MONUMENT -INSTALL LOCATION



Sign Type	Location	Median Width	Design Speed
	South Indian River Drive & North of Savannah Rd	21 FT	25 mph



City of Ft. Pierce
City Signs

DESIGN #: 2100575 R11

DATE:

DRAWN BY: Andrew

Revisions / Date / Initials

- R5-NEW CONCEPTS FROM CUSTOMER
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ETL Acct. #115459
UL 48 Listed Signage
All Sign Components shall be UL listed and Recognized in the SAM Manual
All Wiring shall be at least 90' C rated

ACCOUNT #115459 120 Volt
 277 Volt

SHEET 3

CITY OF FT. PIERCE

South Indian River Drive & North of Savannah Rd

SALES REP: Frank B, Gary B
SCALE: As Noted

PROGRAM: CorelDRAW

CUSTOMER APPROVAL: DATE:

Note: Primary power & signage lighting control by others. The primary power must be located within 5' of applicable signs installation location.

All penetrations to have bushings
PRIMARY ELECTRIC BY OTHERS

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365 OAK PLACE
PORT ORANGE, FL 32127
386-788-8084
800-824-0080

- NOTES:**
- LANDSCAPING BY OTHERS
 - 12' SETBACK FROM RD
 - NO FDOT REQ'D



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Cecil J. Ward, V.P.
Don Bell Signs, LLC.
365 Oak Place
Port Orange, FL 32127

Project #: 24-0700004 Conditional Use with No New Construction – One (1) new illuminated City Gateway Sign. – Technical Review Committee Comments for April 18, 2024 TRC Meeting

City of Fort Pierce Planning Department

- Uplighting and proper illumination is required around the sign.
- Groundcovers are to be installed and maintained around the sign.
- Sign needs a 12ft setback for clear zone

Fort Pierce Engineering Department

The Gateway sign is proposed to be installed within the limits of a platted residential lot and not within the public right-of-way and therefore is not subject to engineering review nor approval.

Fort Pierce Building Department

No comments at this time.

Fort Pierce Police Department

Please ensure the proposed gateway sign does not obscure the safe visibility for motorists emerging from driveways in the vicinity of the proposed sign.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

Corrections:

1. The sign location shall be outside of the Right-of-way and clear zone for Indian River Drive.



City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

W/WW Engineering: **Approved**

Existing water is located on the west side of the South Indian River Drive. Please call 811, Florida's Official BEFORE YOU DIG hotline, to have these services located in the field to ensure no conflict with proposed.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Rejected**

Please show the Electric amp size and voltage to run the sign.

Please contact Sal Scimeca for electric customer requirements and project coordination.

FPUA Electric & Gas Engineering has reviewed the application. Approved on 4/23/24.

Sal Scimeca

Engineering Technician III

Electric & Gas Engineering

Fort Pierce Utilities Authority

sccimeca@fpu.com

772-466-1600 ext, 6957

Gas: N/A

FPUAnet 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.

RE: City of Ft Pierce Gateway signs

Nick Mimms <nmimms@cityoffortpierce.com>

Wed 2/14/2024 11:12 AM

To: Sara Anne Delgado <sadelgado@cityoffortpierce.com>

Looks good Delgado!!!

Please proceed.



Nicholas C. Mimms, P.E., ICMA-CM

City Manager

City of Fort Pierce • 100 N U.S. 1 Fort Pierce, FL 34950

772.467.3793 • nmimms@cityoffortpierce.com



From: Sara Anne Delgado <sadelgado@cityoffortpierce.com>

Sent: Tuesday, February 13, 2024 4:42 PM

To: Nick Mimms <nmimms@cityoffortpierce.com>

Subject: FW: City of Ft Pierce Gateway signs

Thoughts?

From: Frank Boanno <fboanno@donbellsigns.com>

Sent: Wednesday, February 7, 2024 12:50 PM

To: Sara Anne Delgado <sadelgado@cityoffortpierce.com>

Cc: Gary Bell <gbell@donbellsigns.com>

Subject: RE: City of Ft Pierce Gateway signs

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Sara,

I do hope you and yours are well. The attached is for yours, associates and Caf's approval. Let me know. Thank you.

FYI I am currently waiting to hear back form a couple of electrical contractors.

Best regards,

Frank Boanno

Sales manager

"Politeness is a sign of dignity, not subservience."-Theodore Roosevelt.

Don Bell Signs, LLC

365 Oak Place, Port Orange, FL 32127

386.788.8084/800.824.0080, ext. 344

[Click here to see what we do!](#)



“For God so loved the World, that He gave his only begotten Son, that whosoever believeth in Him should not perish, but have everlasting Life.”

John 3:16

From: Sara Anne Delgado <sadelgado@cityoffortpierce.com>
Sent: Monday, February 5, 2024 5:12 PM
To: Frank Boanno <fboanno@donbellsigns.com>
Subject: RE: City of Ft Pierce Gateway signs

Hi Frank,

I'll be out of the office this week, I have a family emergency.

I'll be checking emails, but I will have limited access to the internet. I'll respond as fast as I can.

From: Frank Boanno <fboanno@donbellsigns.com>
Sent: Monday, February 5, 2024 8:22 AM
To: Doc Barseghian <doc@swinkelectric.com>
Cc: Gary Bell <gbell@donbellsigns.com>; Mike Hanson <mhanson@donbellsigns.com>; Sara Anne Delgado <sadelgado@cityoffortpierce.com>
Subject: RE: City of Ft Pierce Gateway signs

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Doc,

Thank you for getting back to me.

Please see my replies below. We look forward to hearing back from you.

Best regards,

*Frank Boanno
Sales manager*

“Politeness is a sign of dignity, not subservience.”-Theodore Roosevelt.

*Don Bell Signs, LLC
365 Oak Place, Port Orange, FL 32127
386.788.8084/800.824.0080, ext. 344*

[Click here to see what we do!](#)



“For God so loved the World, that He gave his only begotten Son, that whosoever believeth in Him should not perish, but have everlasting Life.”

John 3:16

From: Doc Barseghian <doc@swinkelectric.com>
Sent: Friday, February 2, 2024 1:25 PM
To: Frank Boanno <fboanno@donbellsigns.com>
Cc: Gary Bell <gbell@donbellsigns.com>; Mike Hanson <mhanson@donbellsigns.com>
Subject: RE: City of Ft Pierce Gateway signs

Hi Frank – thank you for the kind words and thank you for reaching out regarding this opportunity.

I am going to speak to my team about it and get back to you as soon as possible letting you know our interest in/ability to bid. We’re a small family owned business so we’re careful to take on only projects that we’re confident in our ability to deliver great results for our clients.

Couple questions since we are not sign experts (forgive my ignorance):

1. will there be master permits pulled in the respective jurisdiction that we sub under or will we pull master permits for each sign? **We will pull permits for the signs, you would reverence our permit numbers and or “piggyback “yours off of ours.**
2. Is it correct to assume that each sign requires a brand-new service setup with FPL and that the City of Ft. Pierce will be the “owner” of those accounts? **You are correct.**
3. Will Don Bell Signs take care of trenching/boring or want us perform that work? **We would request this to be in your scope of work, unless there might be a site where you can tie into existing power?**

I’m sure we’ll have more questions for you after I have a chance to get some input from my team. Have a great weekend

Best Regards,

Doc

Doc Barseghian
President, Swink Electric Inc.
Office: 561-683-1512
EC13012035
swinkelectric.com

From: Frank Boanno <fboanno@donbellsigns.com>
Sent: Friday, February 2, 2024 11:44 AM
To: Doc Barseghian <bids@swinkelectric.com>
Cc: Gary Bell <gbell@donbellsigns.com>; Mike Hanson <mhanson@donbellsigns.com>
Subject: City of Ft Pierce Gateway signs

Hi Doc,

First Id like to say great lady answering your calls! Nice touch especially today. We have been awarded the sign package for The City of Ft Pierce. We have now been requested to handle the primary electric to each of the 8 Gate way signs. Each sign will need service (1) 20amp circuit(s) @ 120 v.

Ive also attached the site locations . The signs all in the medians except for one. Service should be ran 4- 5 feet of each location. I'm hoping you will price each location, as I saw your rating on Google. If you get the chance please look at what we do. We have had the pleasure to do several city's down your way. Dania Beach, Lake Worth, Port St Lucie and currently have been awarded The City of Delray Beach.

I look forward to hearing back from you. Thanks and have a great weekend.

Best regards,

*Frank Boanno
Sales manager*

"Politeness is a sign of dignity, not subservience."-Theodore Roosevelt.

*Don Bell Signs, LLC
365 Oak Place, Port Orange, FL 32127
386.788.8084/800.824.0080, ext. 344*

[Click here to see what we do!](#)



"For God so loved the World, that He gave his only begotten Son, that whosoever believeth in Him should not perish, but have everlasting Life."

John 3:16



4/22/2024

Attn: City of Ft. Pierce Planning Department
Project: City of Ft. Pierce Gateway Sign
24-07000004

Addressing comments as follows:

Planning Department:

1. "Uplighting and proper lighting around sign required", **ground and around sign lighting is not needed as the sign is internally illuminated as design depicts.**
2. "ground covers are to be installed and maintained around the sign"
Design depicts low growing plants, design notes "landscaping by others", This would be required of the citys grounds staff.
3. Addressing Police department and St. Lucie County PW/Engineering :
"ensure sign does not obscure the safe visibility for motorists....."
Design depicts a 12' setback from right of way. At a 12' setback , sign will be outside of the Right of way and clear zone.
4. Addressing Electric Engineering: Attn: Sal Scimeca's request for Electric Amp Size and voltage required for sign, **noted on design " (1) 20 AMP Circuit(s) @120V.**
Note Primary Electric is provided by the city, Don Bell Signs is a secondary and can only hookup to the primary. Primary power should be 4-5 ft of sign location.

Frank Boanno
Accounts Manager

Gary Bell
President

Cecil J. Ward
E.S. License Holder #0000146



PUBLIC HEARING
A **CONDITIONAL USE** application
has been received for this property.
For more information:
(772) 467-3737

PUBLIC HEARING
A **CONDITIONAL USE** application
has been received for this property.
For more information:
(772) 467-3737



Planning Board

6. c.

Meeting Date: 05/13/2024

Re:

Information

SUBJECT:

Annual Open Government Training

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Open Government Training Presentation 2024

Form Review

Form Started By: Alicia Rosenthal

Started On: 03/29/2024 11:13 AM

Final Approval Date: 03/29/2024

Florida's Open Government Laws

SARA HEDGES

CITY ATTORNEY

CITY OF FORT PIERCE

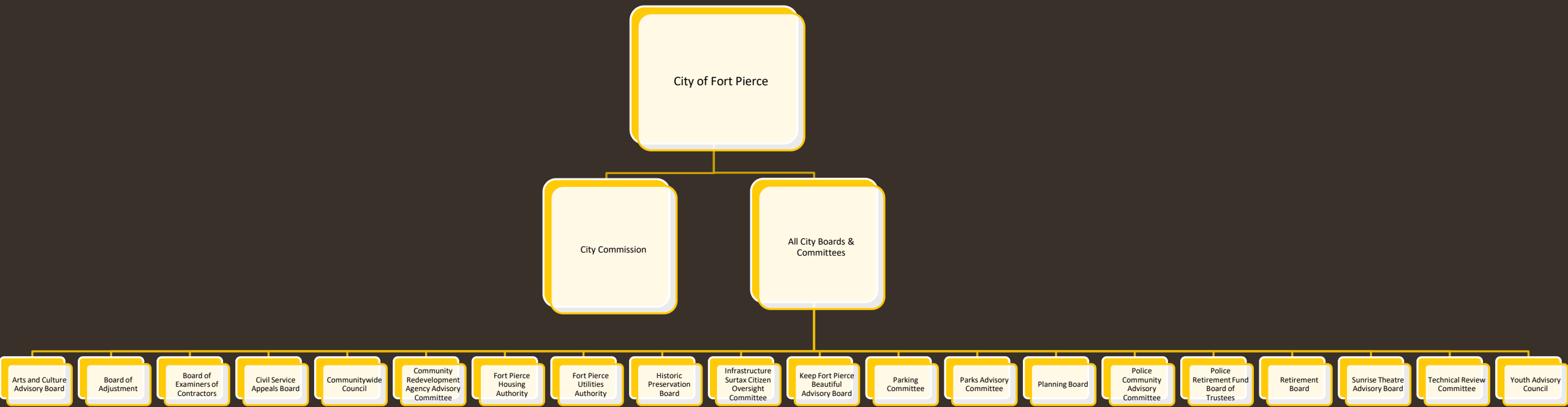
Florida's Open Government Laws

Florida's Government in the Sunshine Law

Florida's Public Records Act

Voting Conflicts of Interest

Who do these laws apply to?



Florida's Government in the Sunshine Law: Chapter 286, Florida Statutes

Provides for a right of access to governmental proceedings of any board or commission at both the state and local levels of government.

Applies to any gathering of two or more members of a board or commission to discuss any matter which will foreseeably come before them for action.

Applies to both elected and appointed boards or commissions.

Basic Requirements of Section 286.011, Florida Statutes

1. Meetings of public boards or commissions must be open to the public
2. Reasonable notice of such meetings must be given
3. Written minutes of the meetings must be taken, promptly recorded, and open to public inspection

Advisory Boards and Committees

Sunshine Law applies to advisory boards, even though their recommendations are not binding upon the agencies that created them.

Very limited exception applies to advisory committees established for fact-finding only. However, if the committee has any decision-making function (making recommendations to the governmental body) as part of their duties, the Sunshine Law applies.

“The principle to be followed is very simple: When in doubt, the members of any board, agency, authority or commission should follow the open-meeting policy of the State.”

Town of Palm Beach v. Gradison, 296 So.2d 473 (Fla. 1974).

Ex Officio Board Members

An ex officio board member is subject to the Sunshine Law, no matter whether serving in a voting or non-voting capacity.

Staff and Non-Board Members

Board members are not prohibited from discussing board business with City staff or non-board members.

Cannot, however, use such individuals as a liaison to communicate with members of your board.

Examples:

Member of the CRA Advisory Committee speaking to the City's Economic Development Manager regarding an item on the agenda for an upcoming meeting?

Member of the CRA Advisory Committee asking the Economic Development Manager to poll the remaining members of the committee to see how they will vote on the review of upcoming grant applications?

Types of Gatherings Considered a Meeting

Gathering does not have to be a formal meeting.

Sunshine Law applies to informal gatherings as well.

Types of Communication Constituting a Meeting

Sunshine Law is not limited to just verbal in person communication.

Applies to all communications.

Includes:

Telephone Conversations

Text Conversations

Emails

Public Social Media Posts

Private Social Media Communications

One Way Communications

May send documents to other commission or board members for their review.

But, once there is a response to the group or to one individual, that has triggered a meeting for which the Sunshine Law applies.

BEST PRACTICE: Do not send such communications. Do not reply to such communications.

Behavior by Members of the Public

The public must “be given a reasonable opportunity to be heard on a proposition before a board or commission,” subject to limited exceptions in the statute.

The board or commission is permitted to maintain “orderly conduct or proper decorum in a public meeting.”

May adopt rules or policies for the meetings.

Section 286.0114, Florida Statutes.

Rules or Policies Governing Opportunity of the Public to be Heard at Public Meetings

Section 286.0114, Florida Statutes limits the rules or policies to permit those that:

1. Provide guidelines regarding the amount of time an individual has to address the board or commission;
2. Prescribe procedures for allowing representatives of groups or factions on a proposition to address the board or commission, rather than all members of such groups or factions, at meetings in which a large number of individuals wish to be heard;
3. Prescribe procedures or forms for an individual to use in order to inform the board or commission of a desire to be heard; to indicate his or her support, opposition, or neutrality on a proposition; and to indicate his or her designation of a representative to speak for him or her or his or her group on a proposition if he or she so chooses; or
4. Designate a specified period of time for public comment.

Prohibited Restrictions on Meetings

Cannot ask certain members of the public to “voluntarily” leave a meeting.

Cannot ban videotaping, tape recording, or photography at public meetings when doing so is nondisruptive.

Cannot require those attending a public meeting to provide identification in order to attend.

Secret Ballots

Secret ballots violate the Sunshine Law.

Written ballots may be used so long as the votes are made openly at a public meeting. Ballot must include the name of the person voting and their selection. Ballot must be maintained and made available for public inspection.

Consequences of Violating the Sunshine Law

No resolution, rule, regulation, or formal action shall be considered binding except when taken or made at an open meeting.

Civil action can be brought for the violation.

Violations of the Sunshine Law result in those decisions being voided. They will have to be cured by reexamining the decision within the Sunshine.

Waste of time and resources of the City.

Penalties for Violating the Sunshine Law

Public officer who violates any provision is guilty of non-criminal infraction, punishable by a fine up to \$500.00.

Member of a board or commission who knowingly violates the provisions by attending a meeting not held in accordance with the Sunshine Law is guilty of a misdemeanor of the second degree, punishable by up to 60 days in the county jail, 6 months of probation, and/or a fine up to \$500.00.

Conduct occurring outside of the State of Florida which would be a knowing violation is a misdemeanor of the second degree, punishable by up to 60 days in the county jail, 6 months of probation, and/or a fine up to \$500.00.

May also be suspended or removed from your position

How Serious Should You Take the Sunshine Law?

Damien Gilliams, Pamela Parris, and Charles Mauti, formerly of the Sebastian City Council.

Accusation was that they held an illegal meeting outside of the Sunshine, where they voted to remove the Mayor and fire the City Manager, City Clerk, and City Attorney.

Mauti entered a plea to two civil infractions. Ordered to pay fines, court costs, cost of investigation, and attend and complete sunshine law training in the cases. Total ordered to be paid equaled \$1,886.00.

Gilliams found guilty at trial of 3 counts of Violation of the Sunshine Law (affirmed on appeal) and 1 count of Perjury – Unofficial Proceeding (reversed on appeal).

Parris found guilty at trial of 1 count of Violation of the Sunshine Law (affirmed on appeal) and 2 counts of Perjury – Unofficial Proceeding (Count V reversed on appeal, Count VI affirmed on appeal).

Damien Gilliams Sentences

3120210065303 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF COURT
BK: 3464 PG: 607, 9/16/2021 8:36 AM

IN THE COUNTY COURT, OF THE
NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY
STATE OF FLORIDA

CRIMINAL COURT

CASE: 312020MM001119AXXXXX

STATE OF FLORIDA
VS
DAMIEN HERMAN GILLIAMS

Charge(s): CT(1)
VIOLATION OF THE SUNSHINE LAW

JUDGMENT AND SENTENCE

- The Defendant now being before the Court and having:
 pleaded guilty
 pleaded no contest
 been tried and found guilty
- The Court does hereby:
 Adjudge the Defendant to be Guilty
 Withhold Adjudication of Guilty
- The Court orders the Defendant to pay a fine, cost and assessments as follows:
FINE \$ 500 PD FEE \$ _____
COSTS \$ 243 PD APP FEE \$ _____
TV AD \$ _____ C.O.P. \$ Reserved
COI \$ Reserved ADDITIONAL COSTS \$ _____
- The Defendant is incarcerated for a period of 45 days in the Indian River County Jail.
a. _____ as a condition of probation. as CTS concurrent
- The Defendant is placed on Supervised Probation for _____ months with these special conditions:
a. _____ hours of community service.
b. Restitution of \$ 26088.00 to City of Sebastian; Joint and several
c. Drivers License to be suspended for _____ Business Permit Yes No
d. _____ Attend the next victim impact panel.
e. _____ Attend DUI School and follow any recommendations.
f. _____ Days House Arrest.
g. _____ day car impounded / _____ Ignition Interlock
h. _____ days work program, minimum _____ days per week.
i. _____ Attend and complete:
 26 week Batterer's Intervention Program
 12 week Living without Violence Program / Anger Mgt. Class
 ACF Mileposts Misd. Class
 Enroll within _____ Days.
j. Report to CORE Probation within 72 hrs. of release from jail.
k. Pay In Full or Set Up Payment Plan Today or _____
l. Other No contact with [REDACTED]

3120210065304 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF COURT
BK: 3464 PG: 609, 9/16/2021 8:36 AM

IN THE COUNTY COURT, OF THE
NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY
STATE OF FLORIDA

CRIMINAL COURT

CASE: 312020MM001119AXXXXX

STATE OF FLORIDA
VS
DAMIEN HERMAN GILLIAMS

Charge(s): CT(2)
VIOLATION OF THE SUNSHINE LAW

JUDGMENT AND SENTENCE

- The Defendant now being before the Court and having:
 pleaded guilty
 pleaded no contest
 been tried and found guilty
- The Court does hereby:
 Adjudge the Defendant to be Guilty
 Withhold Adjudication of Guilty
- The Court orders the Defendant to pay a fine, cost and assessments as follows:
FINE \$ 500 + 25 PD FEE \$ _____
COSTS \$ _____ PD APP FEE \$ _____
TV AD \$ _____ C.O.P. \$ _____
COI \$ _____ ADDITIONAL COSTS \$ _____
- The Defendant is incarcerated for a period of 45 days in the Indian River County Jail.
a. _____ as a condition of probation. as CTS concurrent
- The Defendant is placed on Supervised Probation for _____ months with these special conditions:
a. _____ hours of community service.
b. Restitution of \$ _____ to _____
c. Drivers License to be suspended for _____ Business Permit Yes No
d. _____ Attend the next victim impact panel.
e. _____ Attend DUI School and follow any recommendations.
f. _____ Days House Arrest.
g. _____ day car impounded / _____ Ignition Interlock
h. _____ days work program, minimum _____ days per week.
i. _____ Attend and complete:
 26 week Batterer's Intervention Program
 12 week Living without Violence Program / Anger Mgt. Class
 ACF Mileposts Misd. Class
 Enroll within _____ Days.
j. Report to CORE Probation within 72 hrs. of release from jail.
k. Pay In Full or Set Up Payment Plan Today or _____
l. Other _____

3120210065305 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF COURT
BK: 3464 PG: 611, 9/16/2021 8:36 AM

IN THE COUNTY COURT, OF THE
NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY
STATE OF FLORIDA

CRIMINAL COURT

CASE: 312020MM001119AXXXXX

STATE OF FLORIDA
VS
DAMIEN HERMAN GILLIAMS

Charge(s): CT(3)
VIOLATION OF THE SUNSHINE LAW

JUDGMENT AND SENTENCE

- The Defendant now being before the Court and having:
 pleaded guilty
 pleaded no contest
 been tried and found guilty
- The Court does hereby:
 Adjudge the Defendant to be Guilty
 Withhold Adjudication of Guilty
- The Court orders the Defendant to pay a fine, cost and assessments as follows:
FINE \$ 500 + 125 PD FEE \$ _____
COSTS \$ _____ PD APP FEE \$ _____
TV AD \$ _____ C.O.P. \$ _____
COI \$ _____ ADDITIONAL COSTS \$ _____
- The Defendant is incarcerated for a period of 45 days in the Indian River County Jail.
a. _____ as a condition of probation. as CTS concurrent
- The Defendant is placed on Supervised Probation for _____ months with these special conditions:
a. _____ hours of community service.
b. Restitution of \$ _____ to _____
c. Drivers License to be suspended for _____ Business Permit Yes No
d. _____ Attend the next victim impact panel.
e. _____ Attend DUI School and follow any recommendations.
f. _____ Days House Arrest.
g. _____ day car impounded / _____ Ignition Interlock
h. _____ days work program, minimum _____ days per week.
i. _____ Attend and complete:
 26 week Batterer's Intervention Program
 12 week Living without Violence Program / Anger Mgt. Class
 ACF Mileposts Misd. Class
 Enroll within _____ Days.
j. Report to CORE Probation within 72 hrs. of release from jail.
k. Pay In Full or Set Up Payment Plan Today or _____
l. Other _____

Pamela Parris Sentences

3120210065296 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF COURT
BK: 3464 PG: 574, 9/16/2021 8:30 AM

IN THE COUNTY COURT, OF THE
NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY
STATE OF FLORIDA

CRIMINAL COURT

CASE: 312020MM001119BXXXXX

STATE OF FLORIDA
VS
PAMELA RAPP PARRIS

Charge(s): CT(1)
VIOLATION OF THE SUNSHINE LAW

JUDGMENT AND SENTENCE

- The Defendant now being before the Court and having:
 pleaded guilty
 pleaded no contest
 been tried and found guilty
- The Court does hereby:
 Adjudge the Defendant to be Guilty
 Withhold Adjudication of Guilty
- The Court orders the Defendant to pay a fine, cost and assessments as follows:
FINE \$ 500 PD FEE \$ _____
COSTS \$ 243 PD APP FEE \$ _____
TV AD \$ _____ C.O.P. \$ Reserved
COI \$ Reserved ADDITIONAL COSTS \$ _____
- The Defendant is incarcerated for a period of 30 days in the Indian River County Jail.
a. _____ as a condition of probation. CS CR5 Concurrent
- The Defendant is placed on Supervised Probation for _____ months with these special conditions:
 - _____ hours of community service.
 - Restitution of \$ 2698.95 to City of Sebastian; Joint and Several
 - Drivers License to be suspended for _____ Business Permit Yes No
 - _____ Attend the next victim impact panel.
 - _____ Attend DUI School and follow any recommendations.
 - _____ Days House Arrest.
 - _____ day car impounded / _____ Ignition Interlock
 - _____ days work program, minimum _____ days per week.
 - Attend and complete:
 26 week Batterer's Intervention Program
 12 week Living without Violence Program / Anger Mgt. Class
 ACF Mileposts Misd. Class
 Enroll within _____ Days.
 - Report to CORE Probation within 72 hrs. of release from jail.
 - Pay In Full or Set Up Payment Plan Today or _____
 - Other No Contact with _____

3120210065300 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF COURT
BK: 3464 PG: 601, 9/16/2021 8:30 AM

IN THE COUNTY COURT, OF THE
NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY
STATE OF FLORIDA

CRIMINAL COURT

CASE: 312020MM001119BXXXXX

STATE OF FLORIDA
VS
PAMELA RAPP PARRIS

Charge(s): CT(6)
PERJURY - NOT IN OFFICIAL PROCEEDING

JUDGMENT AND SENTENCE

- The Defendant now being before the Court and having:
 pleaded guilty
 pleaded no contest
 been tried and found guilty
- The Court does hereby:
 Adjudge the Defendant to be Guilty
 Withhold Adjudication of Guilty
- The Court orders the Defendant to pay a fine, cost and assessments as follows:
FINE \$ 1000 + 50.00 PD FEE \$ _____
COSTS \$ _____ PD APP FEE \$ _____
TV AD \$ _____ C.O.P. \$ _____
COI \$ _____ ADDITIONAL COSTS \$ _____
- The Defendant is incarcerated for a period of 90 days in the Indian River County Jail.
a. _____ as a condition of probation. CS CR5 Concurrent
- The Defendant is placed on Supervised Probation for _____ months with these special conditions:
 - _____ hours of community service.
 - Restitution of \$ _____ to _____
 - Drivers License to be suspended for _____ Business Permit Yes No
 - _____ Attend the next victim impact panel.
 - _____ Attend DUI School and follow any recommendations.
 - _____ Days House Arrest.
 - _____ day car impounded / _____ Ignition Interlock
 - _____ days work program, minimum _____ days per week.
 - Attend and complete:
 26 week Batterer's Intervention Program
 12 week Living without Violence Program / Anger Mgt. Class
 ACF Mileposts Misd. Class
 Enroll within _____ Days.
 - Report to CORE Probation within 72 hrs. of release from jail.
 - Pay In Full or Set Up Payment Plan Today or _____
 - Other _____

One Last Thought on the Sunshine Law

“We note that the Sunshine Law was enacted in the public interest to protect the public from ‘closed door’ politics and, as such, the law must be broadly construed to effect its remedial and protective purpose.” Wood v. Marston, 442 So.2d 934 (Fla 1983).

Florida Public Records Act: Chapter 119, Florida Statutes

Florida's public records laws create a right of access to records of state and local governments and private entities acting on their behalf.

Material falling within the definition of a "public record" must be disclosed to the public absent a statutory exemption.

Be mindful, a public records exemption does not create a Sunshine Law exemption.

Definition of “Public Records”

“Public records’ means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.” Section 119.011(12), Florida Statutes

When “intended to perpetuate, communicate, or formalize knowledge of some type.”Shevin v. Byron, Harless, Schaffer, Reid and Associates, Inc., 379 So.2d 633 (Fla. 1980).

Personal Communications and “Public Records”

Personal notes are a public record if they are intended to communicate, perpetuate, or formalize knowledge of some type.

Emails to and from personal email, texts on personal cell phone, social media exchanges, etc. made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency or intended to communicate, perpetuate, or formalize knowledge of some type are public record.

Personal communications or documents stored on government equipment are not automatically public records, but they may be depending on the circumstances.

Retention of Public Records

All public records have a specific retention schedule approved by the Department of State.

Even exempt records must be retained.

Bottom Line: Do **NOT** destroy, delete, or alter a public record. If you are unsure whether something is a public record, **KEEP IT**.

Public Records Requests

Cannot be withheld at the request of the sender.

No legitimate purpose or noncommercial interest must be established by the requestor, motivation is irrelevant.

Cannot deny a request because it is overbroad.

Unless a statute authorizes such, requestor cannot be required to identify themselves or make the request in writing.

Cannot delay production of the records requested further than reasonable amount of time to retrieve and redact the records (according to the law).

Penalties for Noncompliance with Public Records Laws

Civil Actions

Civil action to enforce compliance with chapter 119 requires an immediate hearing and takes priority over other matters.

Attorney's fees shall be awarded if agency is found to have unlawfully withheld public records.

Civil Penalties

An unintentional violation is a non-criminal infraction punishable by up to a \$500.00 fine.

Criminal Penalties

Knowing and intentional violation is a first degree misdemeanor, punishable by up to 1 year in the county jail, 1 year of probation, and/or up to a \$1,000.00 fine.

May also be suspended or removed from your position

Voting Conflicts of Interest: Section 286.012, Florida Statutes

As a general rule, cannot abstain from voting.

Members must vote unless there is, or appears to be, a possible conflict of interest under Florida Statutes (112.311, 112.313, 112.3143, and 112.326).

If the only conflict or possible conflict is one arising from the additional or more stringent standards adopted pursuant to s. 112.326, the member shall comply with any disclosure requirements adopted pursuant to s. 112.326.

If the official decision, ruling, or act occurs in the context of a quasi-judicial proceeding, a member may abstain from voting on such matter if the abstention is to assure a fair proceeding free from potential bias or prejudice.

Voting Conflicts of Interest: Section 112.3143, Florida Statutes

A voting conflict of interest exists when voting on any matter that would inure to the special private gain or loss of the person voting, their relative, their business associate, or a principal by whom they are retained.

Relative: father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law.

Business associate: any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, co-owner of property, or corporate shareholder.

Principal by whom retained: individual or entity, other than an agency as defined in s. 112.312(2), that for compensation, salary, pay, consideration, or similar thing of value, has permitted or directed another to act for the individual or entity, and includes, but is not limited to, one's client, employer, or the parent, subsidiary, or sibling organization of one's client or employer.

Voting Conflicts of Interest: Section 112.3143, Florida Statutes

Special private gain or loss: an economic benefit or harm that would inure to the officer, his or her relative, business associate, or principal, unless the measure affects a class that includes the officer, his or her relative, business associate, or principal, in which case, at least the following factors must be considered when determining whether a special private gain or loss exists:

1. The size of the class affected by the vote.
2. The nature of the interests involved.
3. The degree to which the interests of all members of the class are affected by the vote.
4. The degree to which the officer, his or her relative, business associate, or principal receives a greater benefit or harm when compared to other members of the class.

The degree to which there is uncertainty at the time of the vote as to whether there would be any economic benefit or harm to the public officer, his or her relative, business associate, or principal and, if so, the nature or degree of the economic benefit or harm must also be considered.

Additional Conflicts of Interest Statutes

Section 112.311, Florida Statutes: Legislative Intent and Declaration of Policy.

Excerpt of subsection (5): “It is hereby declared to be the policy of the state that no officer or employee of a state agency or of a county, city, or other political subdivision of the state, and no member of the Legislature or legislative employee, shall have any interest, financial or otherwise, direct or indirect; engage in any business transaction or professional activity; or incur any obligation of any nature which is in substantial conflict with the proper discharge of his or her duties in the public interest.”

Section 112.313, Florida Statutes: Standards of Conduct for Public Officers, Employees of Agencies, and Local Government Attorneys.

Topics addressed include accepting gifts, doing business with own agency, misuse of public position, etc.

Voting Conflicts of Interest: Section 112.3143, Florida Statutes

If you have a voting conflict:

Must: Announce the nature of the conflict, abstain from voting, and file a Memorandum of Voting Conflict (Commission on Ethics Form 8B).

May: Participate (attempt to influence the decision orally or in writing by self or at your direction) if follow specifically outlined steps in the statute based on when you decide to participate.

Best Practice: Disclose the conflict prior to the meeting and remove oneself from the room during that agenda item.

Questions about Sunshine Law, Public Records Laws, Ethical Concerns, Etc.

May contact the City Attorney's Office

- Remember, we represent the City and will take a position that best protects the City
- We will advise you to stay "1,000 feet" away from the line
 - Example: voting conflicts of interest
- You should always follow up with:
 - The Commission on Ethics
 - Your own private, personal attorney

Resources Available:

- Sunshine Manual
- Attorney General's Office
- Florida Statutes