

CITY OF FORT PIERCE
AMENDED CITY COMMISSION AGENDA

City Commission Meeting - Monday, March 10, 2025 - 9:00 a.m.
City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
5. **Proclamations**
 - a. Recognition of Fort Pierce Police Department's James Pulliam as the Officer of the Year for the St. Lucie County Hundred Club's First Responder of the Year Awards
6. **Additions or deletions to agenda and approval of the agenda.**
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 Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.
8. **Miscellaneous Reports and Presentations**
 - a. St. Lucie County Schools Update by Dr. Prince.
 - b. Tyler Munis Update
9. **Consent Agenda**
10. **City Commission - Resolutions**

- a. Resolution 25-R19 Appointing Daniel Flaherty to the Police Officers Retirement Fund Board of Trustees.
- b. Resolution 25-R20 Appointing Shatell Hypolite to the Fort Pierce Parking Committee as Commissioner Gaines appointee.
- c. Resolution 25-R21 Appointing Deborah Thompson to the Sunrise Theater Advisory Board as Commissioner Gaines appointee.

11. **New Business - City Commission Discussion Items**

- a. Presentation of Law Enforcement Impact Fee Study - Discussion and Direction
- b. Follow-up discussion and direction regarding the final contract for Pay to Park Pilot Program with PCI Municipal Services.
- c. Discussion regarding City Manager contract.

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

13. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

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

City Commission Day Meeting

5. a.

Meeting Date: 03/10/2025

Re: Office James Pulliam

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Recognition of Fort Pierce Police Department's James Pulliam as the Officer of the Year for the St. Lucie County Hundred Club's First Responder of the Year Awards

Form Review

Inbox

City Manager

Form Started By: Jennifer Robinson

Final Approval Date: 02/05/2025

Reviewed By

Linda Cox

Date

02/05/2025 03:04 PM

Started On: 02/05/2025 01:17 PM

City Commission Day Meeting

8. a.

Meeting Date: 03/10/2025

Re:

SUBJECT:

St. Lucie County Schools Update by Dr. Prince.

Attachments

Presentation

Form Review

Form Started By: Tina Rel
Final Approval Date: 03/05/2025

Started On: 03/05/2025 09:18 AM



St. Lucie Public Schools

Spring 2025



Board Member
Debbie Hawley



Board Member
Terissa Aronson



Board Chair
Dr. Donna Mills

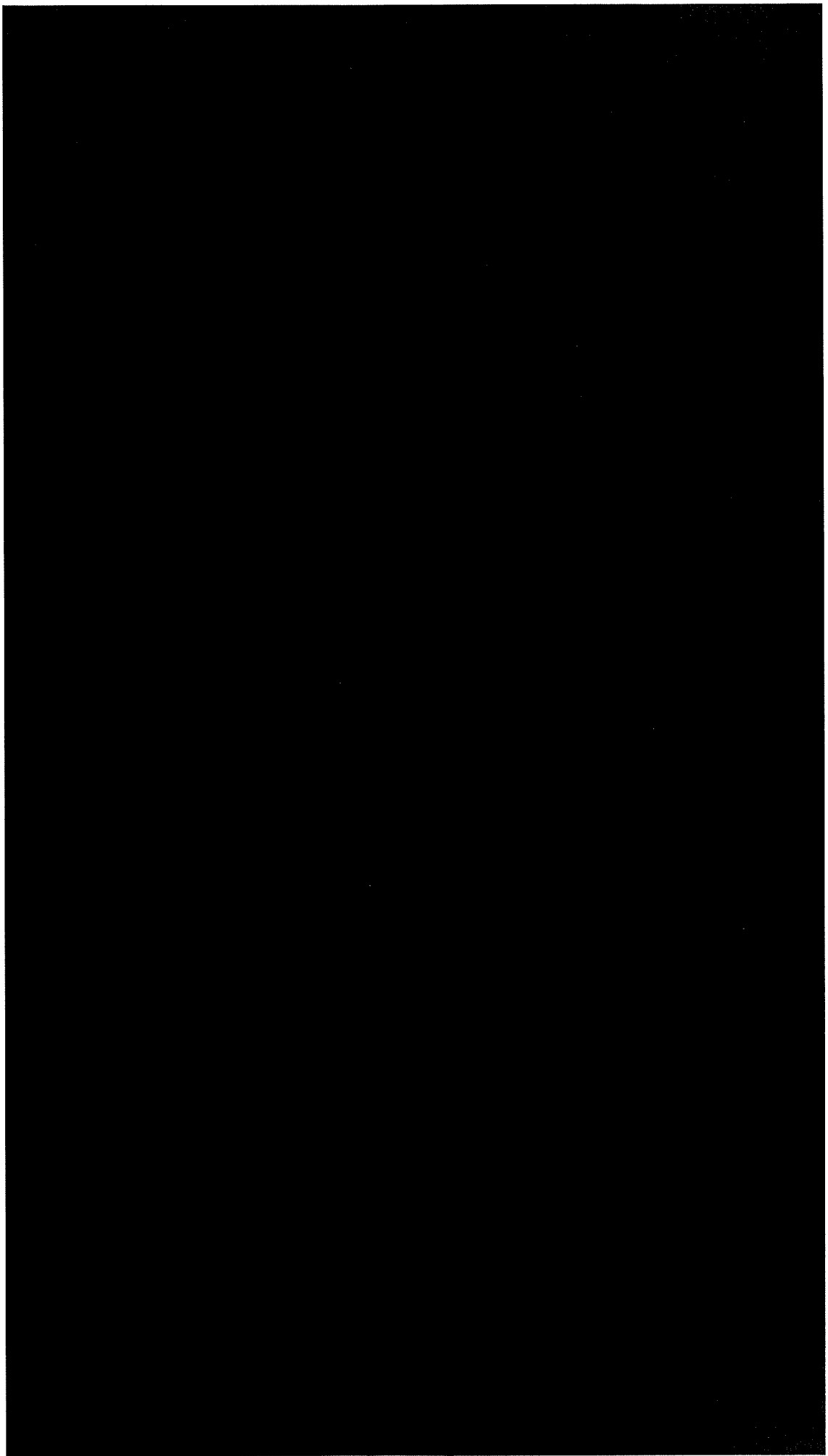


Board Member
Jennifer Richardson



Board Vice Chair
Troy Ingersoll

School Board of St. Lucie County

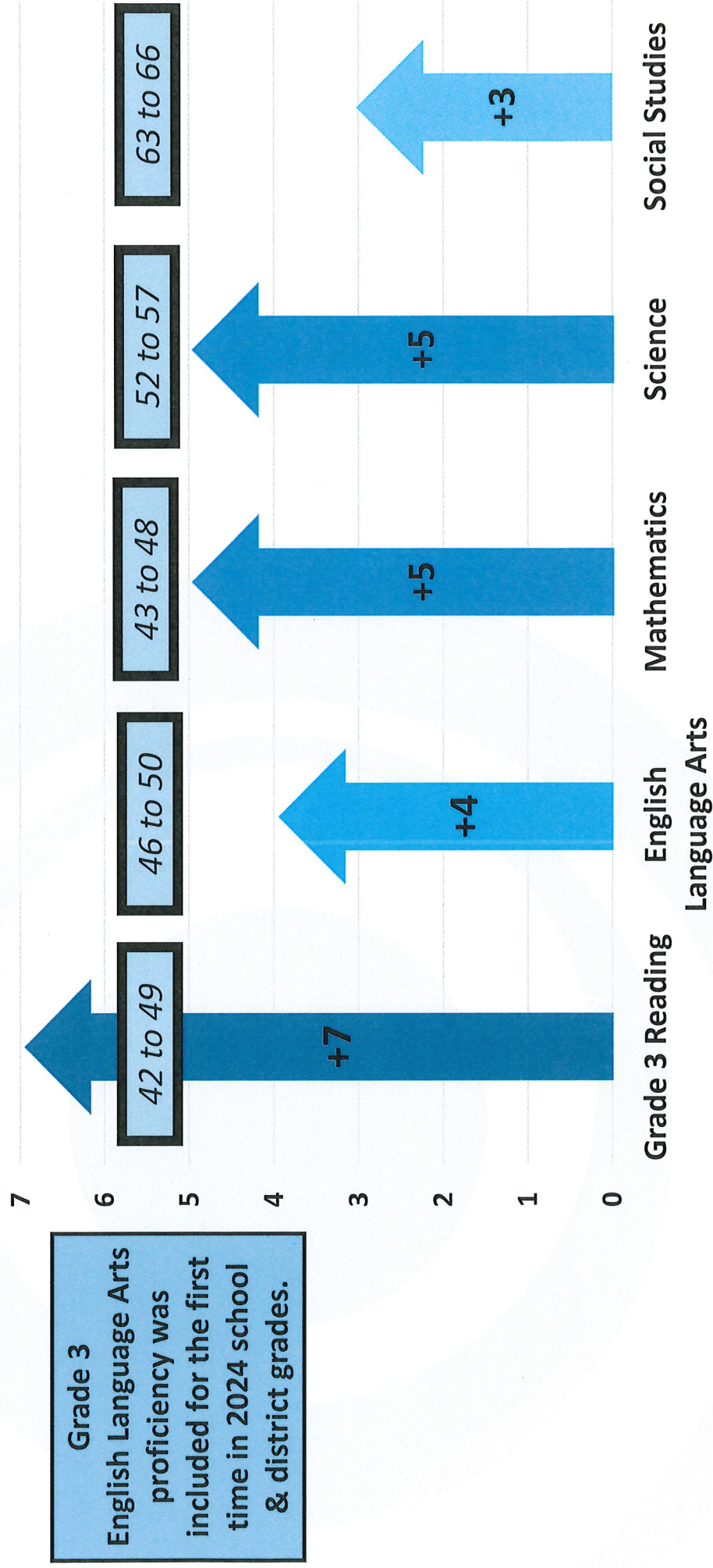


2024 Outcome Recap

SLPS Had a Historically
Successful Year!

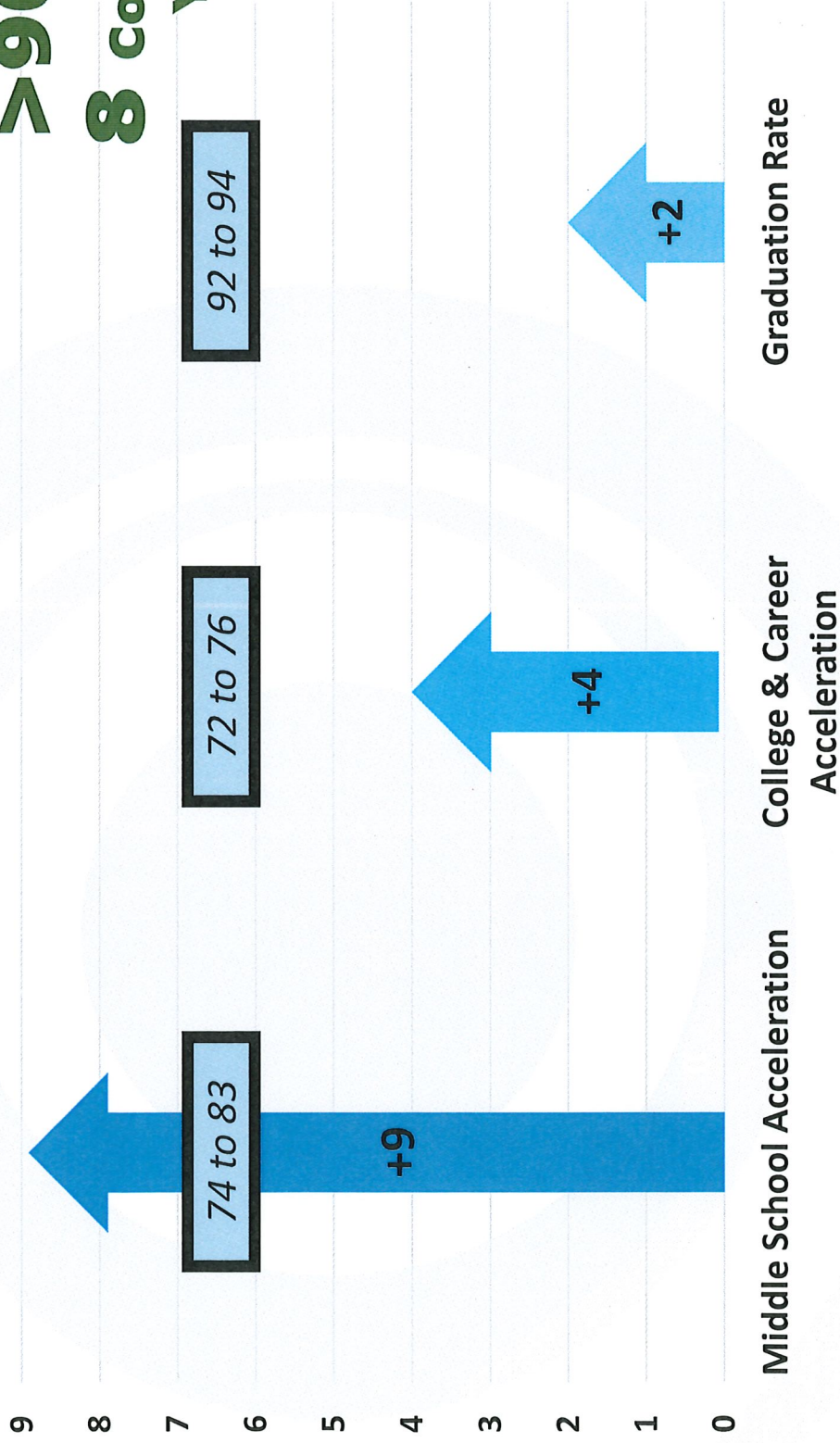


Improvements Across All Tested Areas 2023 vs 2024



Differences in Acceleration & Graduation 2022-23 to 2023-24

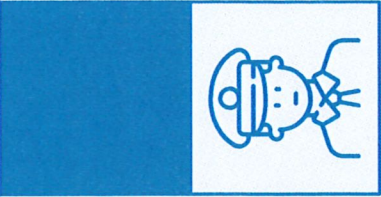
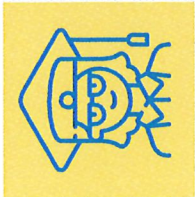
**>90% for
8 consecutive
Years**



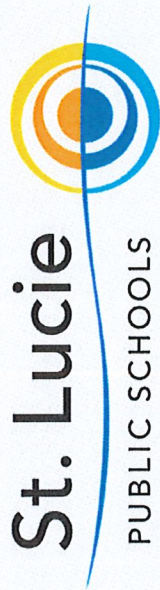
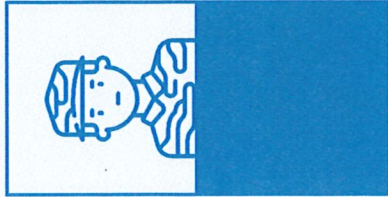
School Grades Over Time

SLPS Schools	2016	2017	2018	2019	2022	2023	2024
A	3	5	8	6	7	6	9
B	8	16	16	18	11	12	15
C	17	13	11	11	16	16	13
D	7	3	2	2	3	3	
F	2						

Charter Schools	2016	2017	2018	2019	2022	2023	2024
A	1	2	2	1	1	1	2
B	2	1	1	3	1	1	3
C	1	1	1		5	5	2
D							1
F							

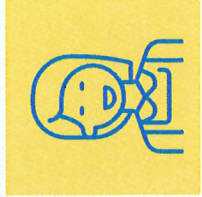


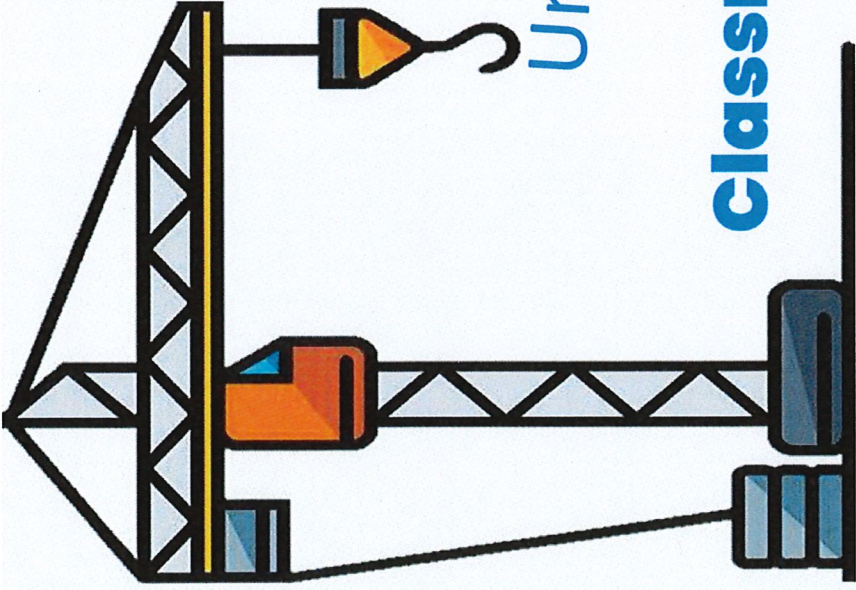
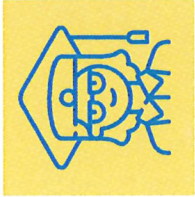
SLIPS Gets to Work



St. Lucie

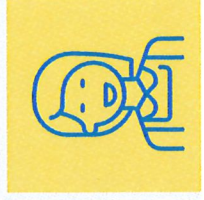
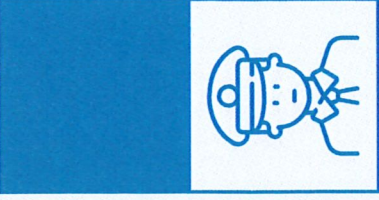
PUBLIC SCHOOLS

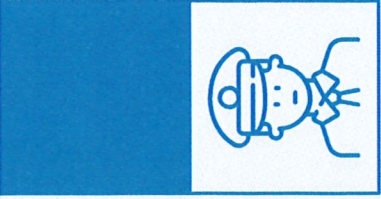
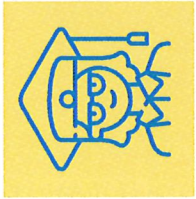




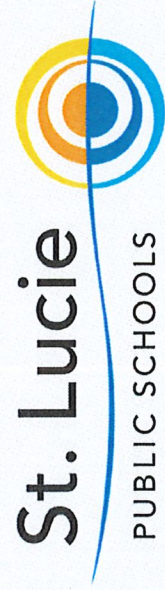
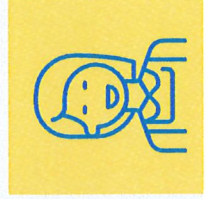
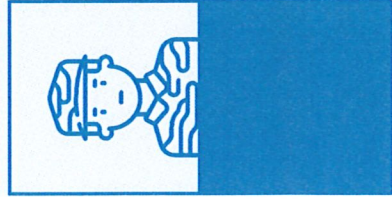
Under Construction

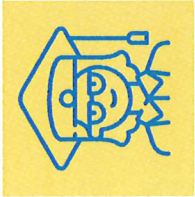
Classrooms  **careers**





What Ignites Career Interest in a Child?

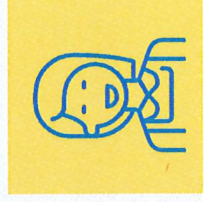
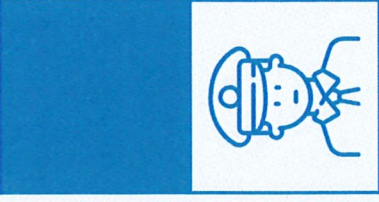
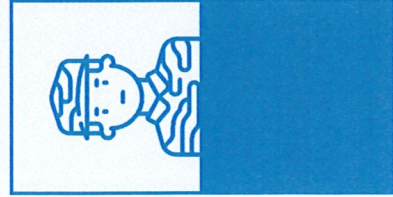


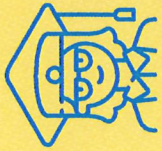


What Happens in St. Lucie Stays in St. Lucie



How Do We Build Better?





CTE: Industry Certification

3 Year Trend

21-22	22-23	23-24
2,054	3,404	4,313

+110%



St. Lucie



PUBLIC SCHOOLS

#1
RANKED DISTRICT ON THE TREASURE COAST
FOR COLLEGE & CAREER READINESS

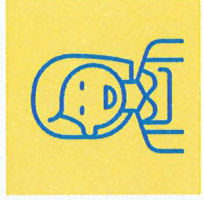
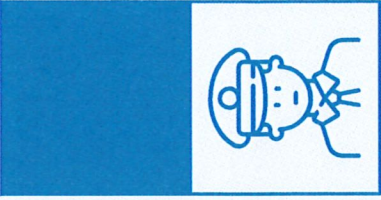
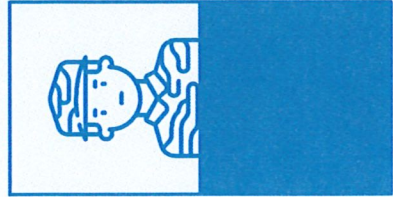
SLPS students are graduating with college credit and workforce ready credentials.

BENEFITS INCLUDE

- Qualified for high-skill jobs with lucrative income.
- Earning college credits before starting college - resulting time and cost savings
- Better prepared for rigorous college course work.
- Earning nationally-recognized industry certifications.



An Educated Workforce Benefits Everyone





Classrooms Careers



Awareness
Elementary School



Experience
High School



Exploration
Middle School

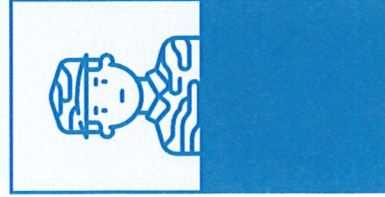
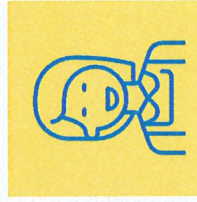
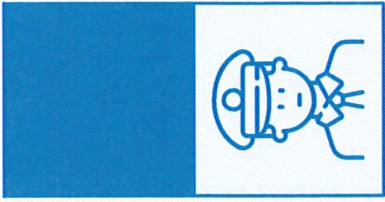


**College
& Career**



**Thriving
St. Lucie
Community**

Graduation



Classrooms careers

It isn't college
or career.
Career
readiness is
for everyone.

Goals-

- To Create a K-12 Career Readiness Pathway with intentionality.
- Create work-ready graduates to support the local economy.
- Prepare K-8 students for high school course pathways.
- Communicate what we do.
- Enhance EDC and business partnerships.



Play with a Purpose

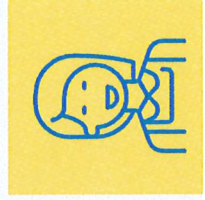
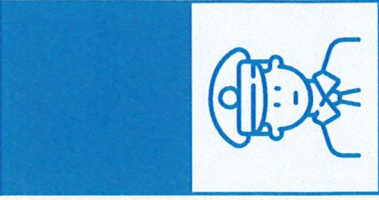
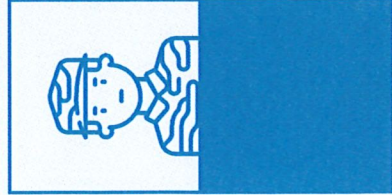
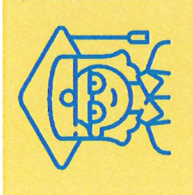
Kindergarten students rotate through 13 themes to learn about careers and vocabulary through playing. This program is teacher-led.

Veterinarian
Italian Restaurant
Camping and Fishing
Bakery
Farm to Table
Space Exploration

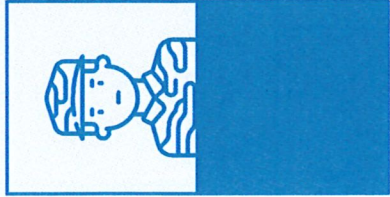
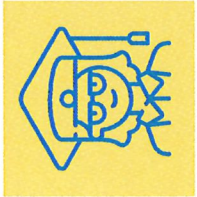
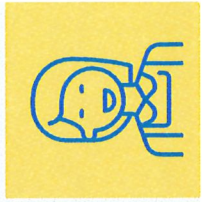
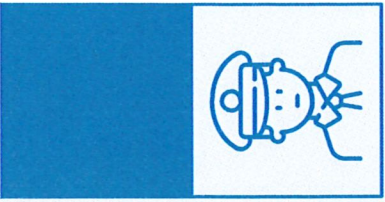
First Responders
Grocery Store
Caring for Babies
Airport
Science Lab
Aquarium



What is Xello?







Industrial-Organizational Psychologist



Excellent match

\$63,750 - \$168,300

Hide

Management Consultant



Excellent match

\$48,360 - \$152,760

Hide

Mental Health Nurse



Excellent match

\$59,450 - \$120,250

Hide

Psychiatrist



Excellent match

\$50,000 - \$300,000

Hide

School Superintendent



Excellent match

\$75,000 - \$300,000

Hide

Naturopath



Excellent match

\$30,000 - \$100,000

Hide

Human Resources Specialist



Excellent match

\$37,680 - \$108,160

Hide

Social Worker



Excellent match

\$35,820 - \$86,820

Hide

Classrooms Careers

Build On Our Success

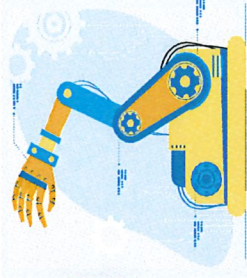
Additional Opportunities:

- K-12 Career and Leadership Pathways
- K-12 Xello Implementation
- 8th Grade Experience
- Career Coaching and Job Placement
- Capitalize on Kids At Hope Future Focus
- Expand Student Led Conferences
- Revitalize Freshmen Seminar Course
- Expand Counselor Bus Tours





CTE Programs



Legacy High School

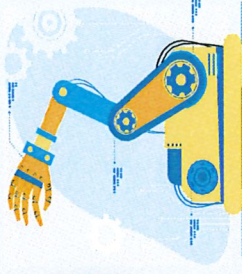
Allied Health Assisting
Dental Assisting
Biomedical Sciences
Global Logistics- Operations and Management
Exercise Science – Physical Therapy
Hospitality and Tourism

Treasure Coast High School

Advanced Manufacturing
Allied Health
Criminal Justice
Culinary Arts
Emergency Med. Responder
Engineering Technology
Global Logistics
Industrial Biotechnology
International Business
Nursing Assistant



CTE Programs



St. Lucie West Centennial High School

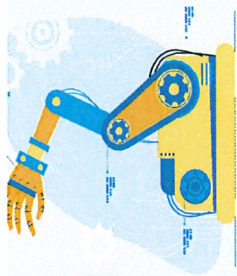
Aerospace Technology
Allied Health Assisting
Criminal Justice
Culinary Arts
Digital Design
Early Childhood
Game/Simulation/Animation
Nursing Assistant
Outboard Marine Technology
Principles of Teaching

Port St. Lucie High School

Allied Health Assisting
Automotive Maintenance
Biomedical Sciences
Building Construction Tech
Culinary Arts
Fashion Marketing
Nursing Assistant
Technical Design
TV Production Technology
Web Development



CTE Programs



Fort Pierce Central High School
Allied Health Assisting
Aerospace
Culinary Arts
Criminal Justice
Hospitality and Tourism
Automobile Maintenance & Light Repair
Marketing, Management and Entrepreneurial Principals
Nursing Assistant
Principles of Teaching
Web Development

Fort Pierce Westwood Academy
Animal Science and Services
Allied Health
Applied Robotics
Commercial Art Technology
Criminal Justice
Culinary Arts
Digital Media/Multimedia Design
Gaming, Simulation, Animation Programming
Health Unit Coordinator
Nursing Assistant
Pharmacy Technician
Technical Agriculture Operations
Veterinary Assistance

Lincoln Park Academy
Applied Cybersecurity
Digital Media/Multimedia Design
Pre-Engineering/Project Lead the Way
Technical Design
Allied Health



...



SLPS

Pre-apprenticeship Programs



Carpenter

Cook

Distribution Logistics Technician

Industrial Manufacturing

Marine Services Technician

Medical Assistant

Pharmacy Technician

Surgical Technician

Truss Design Technician

Welder Combination





Career Fairs in April

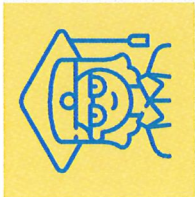
- **April 8th** South Career Fair at Mid Florida Center
 - PSLHS, MOSAIC, SLWCHS, and TCHS
- **April 22nd** North Career Fair at Fenn Center
 - FPCH, FPWA, LPA, and PBPA



❖ Juniors and Seniors must have completed the required Xello lessons, including a resume

❖ Have copies of their resume with them at the career fair (and be able to email them on the spot).

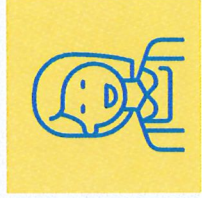
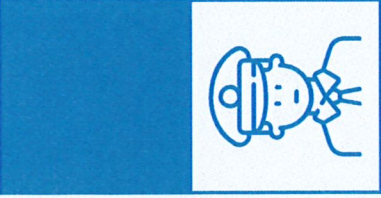
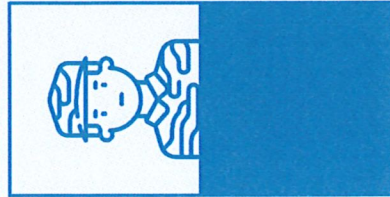


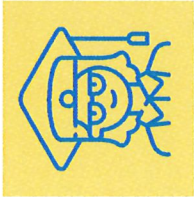


No Child Ever Rises to Low Expectations

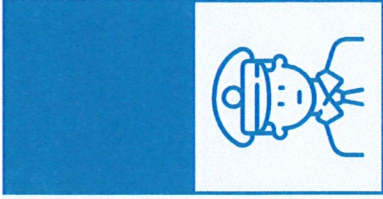


SLPS is Committed to Getting Our Students
Ready to Work for You

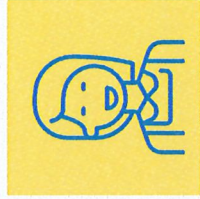
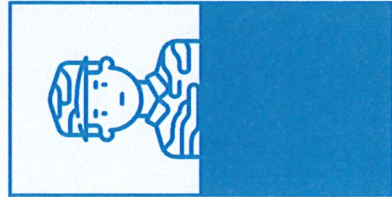




Classrooms careers



Coming Soon!



St. Lucie



PUBLIC SCHOOLS

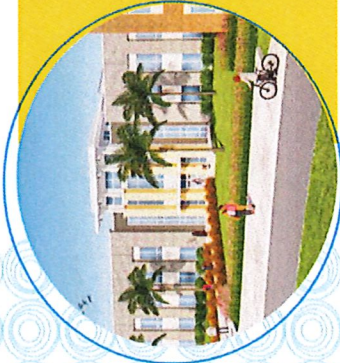
Staying Ahead of Growth

*New Construction Update

New Tradition High School

OPENING FALL 2025

- 251,695 total square footage
- 1,957 student stations (1859 student capacity at 95%)
- 72 total classrooms (including labs and electives)
- 8 classrooms designated for labs
- 16 classrooms designated for electives/CTE
- 764 fixed seats plus 8 accessible seats in auditorium
- 1,332 number of bleacher seats in gym



New Fort Pierce Westwood Academy

OPENING JANUARY 2026

- 251,695 total square footage plus 9,900 square foot agricultural facility
- 1,957 student stations (1859 student capacity at 95%)
- 72 total classrooms (including labs and electives)
- 8 classrooms designated for labs
- 23 classrooms designated for electives/CTE
- 764 fixed seats plus 8 accessible seats in auditorium
- 1,332 number of bleacher seats in gym



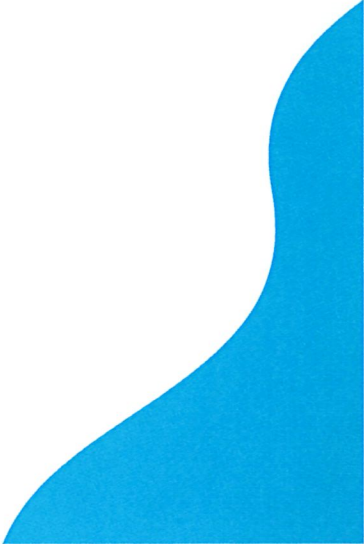
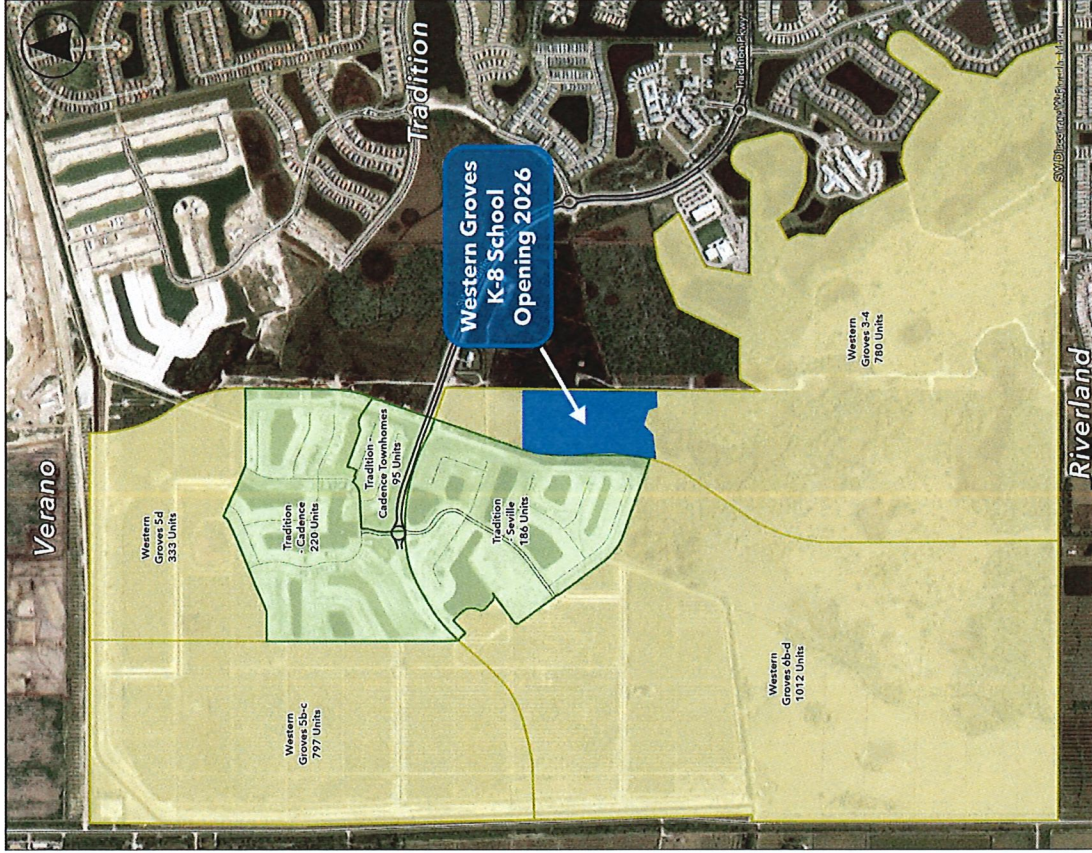
New K-8 Tradition

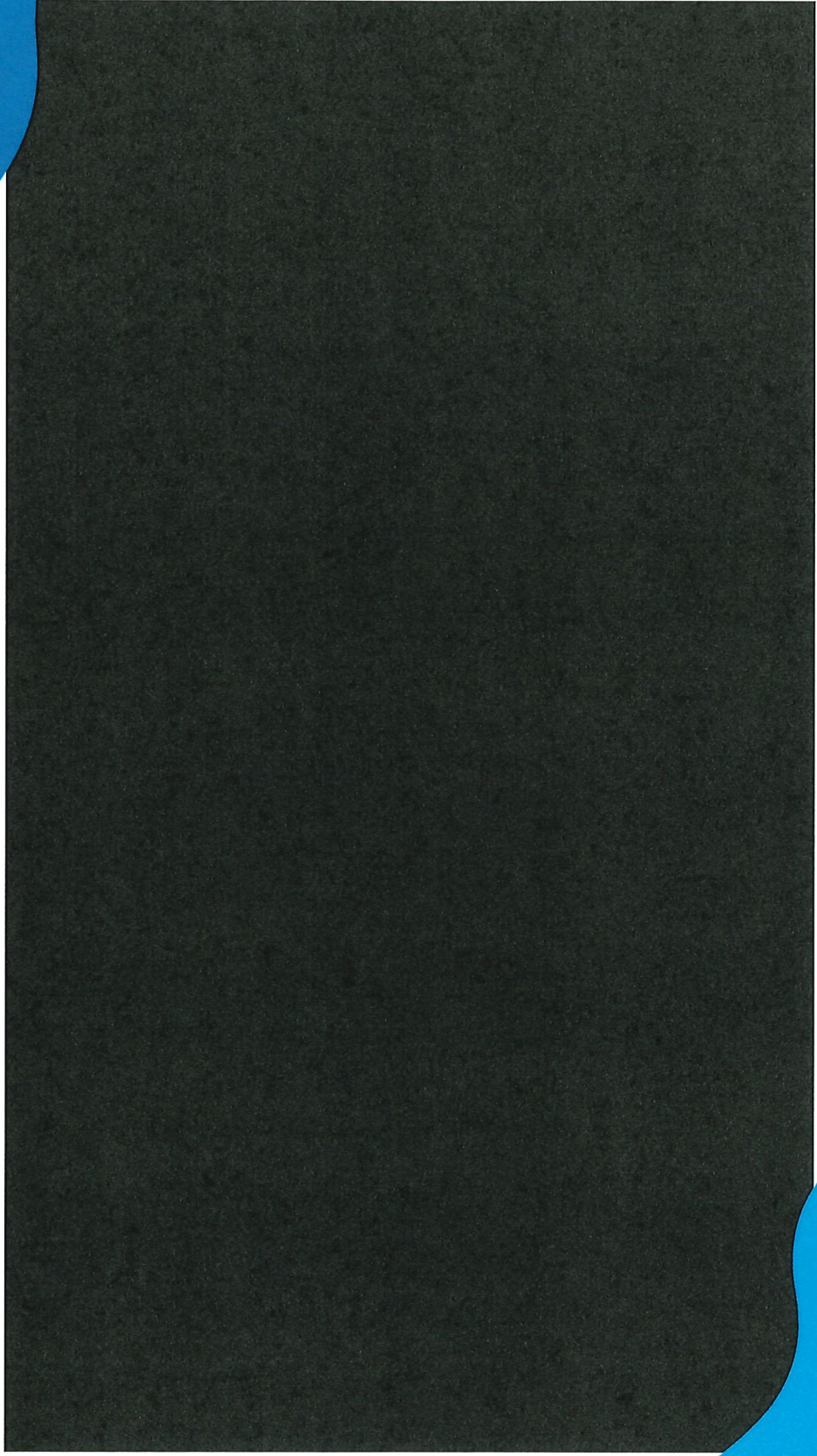
OPENING AUGUST 2026

- 204,993 total square footage
- 2,052 student stations (1710 student capacity at 90%)
- 95 total classrooms (including ESE and electives)
- 9 classrooms designated for ESE
- 16 classrooms designated for electives/labs
- 1,274 auditorium seating capacity in cafeteria
- 595 cafeteria seating capacity in cafeteria



Groundbreaking Ceremony
March 25, 2025
9 AM
(Followed by a tour of
Legacy/Westwood)





FOLLOW US ON THESE PLATFORMS



WWW.STLUCIESCHOOLS.ORG



City Commission Day Meeting

8. b.

Meeting Date: 03/10/2025

Re: Tyler Munis Update

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Tyler Munis Update

Form Review

Inbox

City Manager

Form Started By: Jennifer Robinson

Final Approval Date: 02/05/2025

Reviewed By

Linda Cox

Date

02/05/2025 03:03 PM

Started On: 02/05/2025 11:41 AM

City Commission Day Meeting

10. a.

Meeting Date: 03/10/2025

Re:

SUBJECT:

Resolution 25-R19 Appointing Daniel Flaherty to the Police Officers Retirement Fund Board of Trustees.

SUMMARY:

Frank Amandro's term on the board has expired, and he has decided not to seek reappointment. As a result, a city-appointed vacancy has been created.

RECOMMENDATION:

Appoint.

ALTERNATIVES:

Seek applicants.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

N/A

Attachments

Resolution

Form Review

Form Started By: Tina Rel
Final Approval Date: 02/28/2025

Started On: 02/28/2025 02:44 PM

RESOLUTION NO. 25-R19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF A MEMBER TO THE POLICE OFFICERS RETIREMENT FUND BOARD OF TRUSTEES**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and is hereby appointed and/or reappointed by the City Commission to serve as a member of the Police Officers Retirement Fund Board of Trustees in accordance with Section 13-163(b) of the Code of Ordinances of the City of Fort Pierce and pursuant to the provisions of Chapter 185.05, Florida Statutes; said term to commence upon adoption of this Resolution and to expire as provided below or when a successor has been duly appointed.

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Daniel Flaherty	City Appointed	March 10, 2029

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 10th day of March 2025.

LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

LINDA COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

SARA HEDGES, CITY ATTORNEY

City Commission Day Meeting

10. b.

Meeting Date: 03/10/2025

Re:

SUBJECT:

Resolution 25-R20 Appointing Shatell Hypolite to the Fort Pierce Parking Committee as Commissioner Gaines appointee.

SUMMARY:

A vacancy was created when John Heaning resigned from the Parking Committee as Commissioner Gaines appointee.

RECOMMENDATION:

Adopt the Resolution.

ALTERNATIVES:

Seek candidates.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Commissioner Arnold Gaines

Attachments

Resolution

Application

Form Review

Form Started By: Tina Rel
Final Approval Date: 03/04/2025

Started On: 03/04/2025 09:13 AM

RESOLUTION NO. 25-R20

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Parking Committee which was established via Resolution No. 19-R45; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

<u>Name</u>	<u>Appointed by</u>	<u>Term Expires</u>
Shatell Hypolite	Commissioner Gaines	12/7/2026

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 10th day of March 2025.

LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

LINDA COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

SARA HEDGES, CITY ATTORNEY

Print

Application For Appointment/Reappointment - Submission #23271

Date Submitted: 11/26/2024

Name of Board or Boards for which you are applying:*

Infrastructure Surtax Citizen Oversight Committee And Parking Committee

Name:*

Shatell Hypolite

Home Address:*

120 N 11th Street

City:*

Fort Pierce

State:*

FL

Zip:*

34950

How long at this address?*

14 Years

Telephone Number*

772-882-0576

If less than two years, provide prior address:

Are you a citizen of the United States? *



Yes



No

Occupation: *

Home Maker, Realtor

Employer:*

Paramount Home Group LLC/ LPT Realty LLC.

Do you own a business that operates within the City of Fort Pierce?*

Yes

No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

Yes

No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

Yes

No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

Yes

No

Architecture:*

Yes

No

Real Estate Brokering:*

Yes

No

Finance/Accounting:*

Yes

No

Contracting:*

Yes

No

Land Development:*

Yes

No

Utilities:

Yes

No

Management:*

Yes

No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

See Attached

Are you currently a member of a Commission-appointed board/committee?*

Yes

No

If yes, please specify:

Have you ever been convicted of a felony?*

Yes

No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*



Yes



No

Referred by:*

Applicant Email Address:*

Date:*

Applicant's Signature:*

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Shatell Committee about me .pdf

Shatell Hypolite

To Whom It May Concern,

I am writing to express my interest in serving on a committee for the City of Fort Pierce. With deep roots in this community and a passion for contributing to its growth and well-being, I am eager to bring my experience and dedication to this role.

I have over eight years of professional experience as a medical assistant and office manager at a distinguished family practice, where I developed exceptional organizational, communication, and customer service skills. Additionally, I managed a truck company, overseeing dispatching, rate negotiations, and administrative operations. These roles have equipped me with strong multitasking abilities, problem-solving skills, and a commitment to excellence.

For the past eight years, I have embraced my most rewarding role as a full-time homemaker, during which I also actively contributed to the community. I proudly served a four-year term on the board of Alpha Head Start and participated as a member of the Fairlawn Elementary Magnet School and Forest Grove PTO. These opportunities have allowed me to engage with diverse groups, advocate for meaningful initiatives, and demonstrate my dedication to collaboration and service.

As a licensed real estate agent, I continue to assist families in achieving their goals and dreams, furthering my commitment to supporting and uplifting others. My approach to service, both professionally and personally, is rooted in fostering connections, addressing needs, and creating a positive impact.

Having lived in Fort Pierce since the age of twelve and raised my children here, I am deeply invested in the success and vibrancy of this city. I believe that small gestures, such as a warm "Good Morning," can build a stronger community, and I strive to embody that sense of care and connection in all I do.

It would be an honor to contribute my skills, experiences, and passion to serve the City of Fort Pierce. Thank you for considering my application. I look forward to the opportunity to support our community in a meaningful way.

Sincerely,
Shatell Hypolite

City Commission Day Meeting

10. c.

Meeting Date: 03/10/2025

Re:

SUBJECT:

Resolution 25-R21 Appointing Deborah Thompson to the Sunrise Theater Advisory Board as Commissioner Gaines appointee.

SUMMARY:

A vacancy was created when James Taylor was elected as a City Commissioner.

RECOMMENDATION:

Adopt the Resolution.

ALTERNATIVES:

Seek candidates.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Commisioner Arnold Gaines

Attachments

Resolution
Application

Form Review

Form Started By: Tina Rel
Final Approval Date: 03/04/2025

Started On: 03/04/2025 09:40 AM

RESOLUTION NO. 25-R21

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and is hereby appointed by the City Commission to serve as a member of the Sunrise Theatre Advisory Board; said term to commence on March 10, 2025 and expire as indicated below, or when a successor has been duly appointed.

<u>NAME</u>	<u>REPRESENTING</u>	<u>TERM EXPIRES</u>
Deborah Thompson	City of Fort Pierce	March 10, 2028

BE IT FURTHER RESOLVED that this Resolution shall become effective on March 10, 2025.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 10th day of March 2025.

LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

LINDA COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

SARA HEDGES, CITY ATTORNEY

Print

Application For Appointment/Reappointment - Submission #23424

Date Submitted: 1/2/2025

Name of Board or Boards for which you are applying:*

Sunrise Theatre Advisory Board

Name:*

Deborah Thompson

Home Address:*

4219 Birkdale Drive

City:*

Fort Pierce

State:*

FL

Zip:*

34947

How long at this address?*

5 years

Telephone Number*

9542407446

If less than two years, provide prior address:

Are you a citizen of the United States? *



Yes



No

Occupation: *

Retired

Employer:*

Retired

Do you own a business that operates within the City of Fort Pierce?*



Yes



No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*



Yes



No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*



Yes



No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

Yes

No

Architecture:*

Yes

No

Real Estate Brokering:*

Yes

No

Finance/Accounting:

Yes

No

Contracting:*

Yes

No

Land Development:*

Yes

No

Utilities:

Yes

No

Management:*

Yes

No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Board of Directors Sunrise Theatre 117 S 2nd St Fort Pierce, FL 34950 Dear Members of the Board, I am writing to express my interest in joining the Sunrise Theater Advisory Board. Having long admired the Theatre's remarkable contributions to the cultural and artistic landscape of our community, I am eager to bring my experience, passion, and dedication to support its mission further. I have developed skills in leadership, fundraising, and community engagement. My years of volunteering for non-profit organizations have equipped me with a comprehensive understanding of working with community leaders which I believe can significantly benefit the Theatre's ongoing initiatives and future projects. Throughout my career and retirement, I have been actively involved in American Cancer Society lobby days at the Capital in Washington DC and Tallahassee and other organizations. These experiences have also provided me with a network of contacts who can be valuable to the Sunrise Theatre. I am excited about the opportunity to contribute to its continued success and growth. I am confident that my skills in administrative duties along with my passion for the arts would make me an asset to the Board. I would be honored to discuss my application further and to learn more about the Board's vision and priorities. Please find my resume enclosed for your reference. Thank you for considering my application. I look forward to the possibility of contributing to the vibrant community that the Sunrise Theatre has fostered. Sincerely, Deborah Thompson

Are you currently a member of a Commission-appointed board/committee?*

Yes

No

If yes, please specify:

Have you ever been convicted of a felony?*

Yes

No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

Yes

No

Referred by:*

Renella Mitchell

Applicant Email Address:*

deb_thompson@bellsouth.net

Date:*

1/3/2025

Applicant's Signature:*

Deborah Thompson

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File

No file chosen

City Commission Day Meeting

11. a.

Meeting Date: 03/10/2025

Re: Law Enforcement Impact Fee Study

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Presentation of Law Enforcement Impact Fee Study - Discussion and Direction

Attachments

Memo from Planning Director

Law Enforcement Impact Fee Study Draft Report

Form Review

Form Started By: Jennifer Robinson

Started On: 01/14/2025 12:45 PM

Final Approval Date: 01/14/2025



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

From: **Kev Freeman, Planning Director** *KF*

Date: **January 6, 2025**

Re: Law Enforcement Impact Fee Report and Analysis

Impact Fees are collected by the City in respect of developments to account for any capital costs calculated to reflect the project’s impact on City services. At the present time the City does not have an impact fee category for Law Enforcement. In September of 2022, the City contracted with Benesch to undertake an analysis of the possibility of implementing a Law Enforcement Impact Fee as a new category. After a detailed analysis of the City’s capital needs and expenditure forecast, Benesch have provided a draft Law Enforcement Impact Fee Study Report (attached), which has been reviewed by staff. It is anticipated that a presentation to City Commission will be presented to City Commission in March 2025.

COMPARATIVE TABLE: PROPOSED LAW ENFORCEMENT IMPACT FEE

Examples of City of Fort Pierce Impact Fees for certain development types showing the added Proposed Law Enforcement Fees and resultant total Impact Fee cost. A full analysis and proposed fee levels for all development types is attached and part of the Benesh Consultant’s report.

Land Use	Current Fee	Law Enforcement Fee	Total Cost inc. LE Fee
Single Family 1,400 sq ft	\$1,616.21	\$471.00	\$2,087.21
Single Family 2,600 sq ft	\$2,089.71	\$592.00	\$2,681.71
Multi-Family (50 units)	\$84,726.00	\$18,560.00	\$103,286.00
General Office 6,000 sq ft	\$8,779.68	\$1,686.00	\$10,465.68
Medical Office 6,000 sq ft	\$17,592.90	\$2,064.00	\$19,656.90
Retail 30,000 sq ft	\$55,875.60	\$17,940.00	\$73,815.60
Quality Restaurant 6,000 sq ft	\$33,692.82	\$10,182.00	\$43,874.82
Fast food Restaurant Drive -Thru 4,000 sq ft	\$54,319.56	\$11,444.00	\$65,763.56
Light industrial 50,000 sq ft	\$39,240.50	\$6,650.00	\$45,890.50
Manufacturing 50,000 sq ft	\$26,484.00	\$7,850.00	\$34,334.00
Warehouse 100,000 sq ft	\$59,584.00	\$3,000.00	\$62,584.00



City of Fort Pierce Law Enforcement Impact Fee Study

DRAFT Report
October 21, 2024

Prepared for:

City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950
Phone: 772-467-3000

Prepared by:

Benesch
1000 N. Ashley Dr., #400
Tampa, Florida 33602
ph (813) 224-8862
E-mail: nkamp@benesch.com

City of Fort Pierce Law Enforcement Impact Fee Study

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Appendices :

Appendix A: Population: Supplemental Information

Appendix B: Building and Land Values: Supplemental Information

I. Introduction

Located in St. Lucie County, the City of Fort Pierce has a permanent population of almost 50,000 and has been continuing to experience growth. To address growth related infrastructure, the City of Fort Pierce is interested in developing a law enforcement impact fee. This report serves as the technical study to support the calculation of the impact fees for the service area. Data presented in this report represents the most recent and localized data available at the time of this study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fees that the City could charge; however, the City Commission may choose to discount the fees as a policy decision.

Methodology

This study uses a consumption-based impact fee methodology, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit in the case of the law enforcement impact fee program.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure available for use by new growth. Unlike a “needs-based” approach, the consumption-based approach ensures that the impact fee is set at a proportionate rate that generates revenues sufficient to accommodate capital needs due to new growth and does not generate revenues at a level necessary to correct existing deficiencies or to increase current levels of service. Under this methodology, the City does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future contributions of new development from non-impact fee revenue sources toward similar capacity expansion projects. In other words, the “revenue credit” ensures that the new development should not be charged twice for the same service capacity.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the City's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

DRAFT

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
 - Impact fees cannot be collected prior to building permit issuance; and
 - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for impact fee calculations of the law enforcement impact fee, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand component. Information supporting this analysis was obtained from the City and other sources, as indicated.

II. Facility Inventory

Table II-1 shows a summary of City-owned buildings and land inventory associated with law enforcement services in the City of Fort Pierce. As presented, the inventory includes a total of 39,000 square feet of building space and approximately 9 acres.

The cost estimate for buildings is based primarily on upcoming construction estimates, insurance values of existing buildings, cost of similar structures in other Florida jurisdictions, and discussions with the City. Land values are based primarily on citywide vacant land sales for similar size parcels obtained from the St. Lucie County Property Appraiser database.

Based on this review and analysis, the building value is estimated at \$350 per square foot for stations, \$300 per square foot for substations, and \$150 per square foot for support buildings. The land value is estimated at \$200,000 per acre. Using these cost estimates results in the total law enforcement building and land value of approximately \$14.3 million, of which \$12.5 million is for buildings and the remaining \$1.8 million is for land.

**Table II-1
Law Enforcement Building and Land Inventory**

Building Name	Address	Building Type	Square Feet⁽¹⁾	Allocated Acres⁽²⁾	Building Value⁽³⁾	Land Value⁽⁴⁾	Total Building and Land Value⁽⁵⁾
Police Station	920 S. US Highway 1	Station	23,839	7.91	\$8,343,650	\$1,582,000	\$9,925,650
Police Station	1218 Avenue D	Station	4,788	0.11	\$1,675,800	\$22,000	\$1,697,800
Police Substation	2304 Avenue I/1220 Avenue D	Substation	6,346	0.11	\$1,903,800	\$22,000	\$1,925,800
Police Impound Pole Barn	52 Savannah Road	Support	4,100	1.10	\$615,000	\$220,000	\$835,000
Total			39,073	9.23	\$12,538,250	\$1,846,000	\$14,384,250
Building Value per Square Foot⁽⁶⁾					\$321		
Land Value per Acre⁽⁷⁾						\$200,000	

- 1) Source: City of Fort Pierce and St. Lucie County Property Appraiser
- 2) Source: City of Fort Pierce and St Lucie County Property Appraiser
- 3) Building value per square foot (\$350 for stations, \$300 for substations, and \$150 for support buildings) multiplied by square feet (Item 1)
- 4) Land value per acre (\$200,000) multiplied by allocated acres (Item 2)
- 5) Sum of building value (Item 3) and land value (Item 4)
- 6) Total building value (Item 3) divided by total square feet (Item 1)
- 7) Total land value (Item 4) divided by total allocated acres (Item 2)

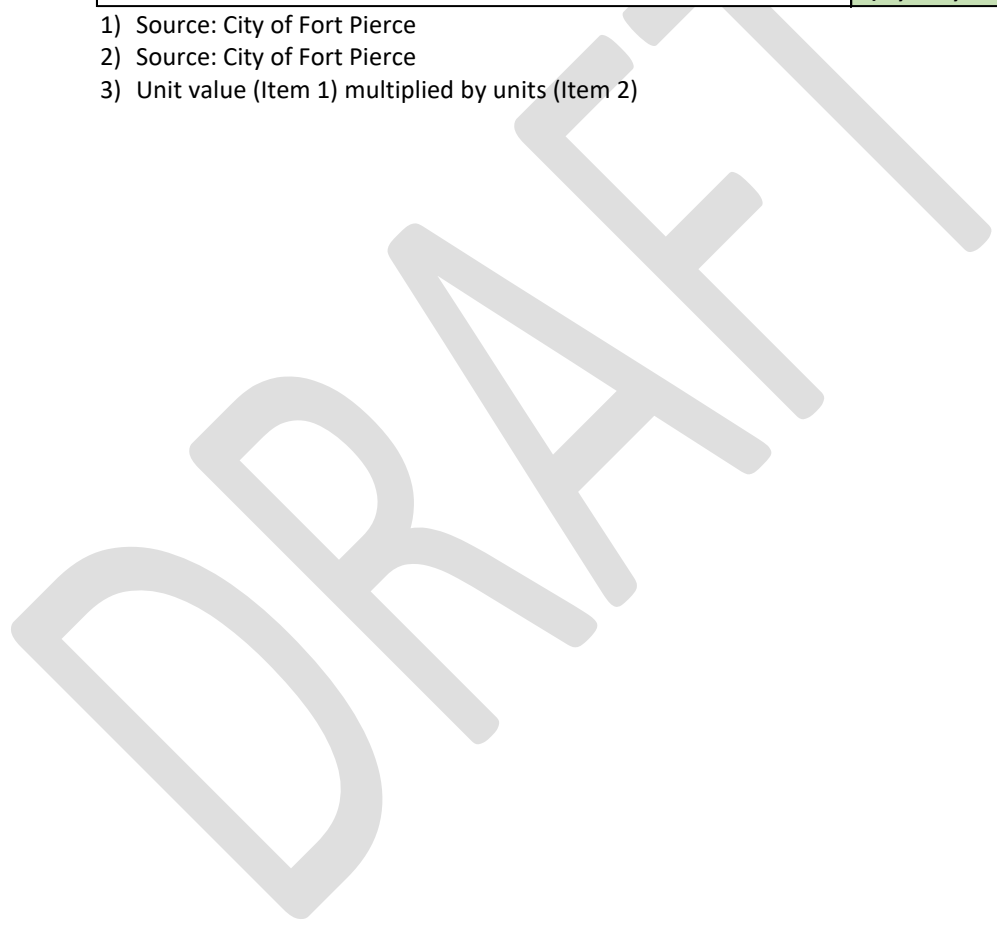
DRAFT

In addition to the buildings and land inventory, the City also has the vehicles necessary to perform law enforcement services. Table II-2 summarizes the patrol vehicle inventory. As shown, the total vehicle inventory for the City of Fort Pierce amounts to approximately \$7.14 million.

**Table II-2
Law Enforcement Vehicle Inventory**

Description	Unit Value ⁽¹⁾	Units ⁽²⁾	Total Value ⁽³⁾
Fully Outfitted Patrol Vehicle	\$59,000	121	\$7,139,000
Total			\$7,139,000

- 1) Source: City of Fort Pierce
- 2) Source: City of Fort Pierce
- 3) Unit value (Item 1) multiplied by units (Item 2)



III. Service Area and Demand Component

The City of Fort Pierce provides law enforcement services citywide. In this technical study, the current 2024 weighted and functional population estimates are used. Because simply using weighted (permanent plus weighted seasonal) population estimates does not fully address all benefactors of law enforcement services, the “functional” weekly 24-hour population approach is used to establish a common unit of demand across different land uses. Functional population accounts for residents, visitors and workers traveling in and out of the city throughout the day and calculates the presence of population at different land uses during the day. Appendix A provides further explanation of the population analysis conducted.

DRAFT

IV. Level of Service

Based on sworn officer counts provided by the City of Fort Pierce as well as population estimates documented in Appendix A, the 2024 current level of service (LOS) is calculated at 2.26 sworn officers per 1,000 weighted seasonal residents. Table III-3 presents the calculation of the existing LOS.

While the 2024 LOS is 2.26 sworn officers per 1,000 weighted seasonal residents, to calculate the law enforcement impact fee, the LOS needs to be calculated in terms functional residents. As shown, the current LOS of law enforcement services is 1.85 sworn officers per 1,000 functional residents, which is utilized in calculating the law enforcement impact fee for the City of Fort Pierce. The use of the current LOS is based on the assumption that the City will continue to provide this level of service in the future.

**Table II-3
Current Level of Service (2024)**

Variable	Year 2024	
	Weighted Population	Functional Population
Population ⁽¹⁾	53,426	65,501
Number of Sworn Officers ⁽²⁾	121	121
LOS (Officers per 1,000 Residents)⁽³⁾	2.26	1.85

- 1) Source: Appendix A, Table A-1 for weighted population and Appendix A, Table A-7 for functional population
- 2) Source: City of Fort Pierce
- 3) Number of sworn officers (Item 2) divided by population (Item 1), multiplied by 1,000

Table II-4 provides a LOS comparison of officers per 1,000 residents between the City of Fort Pierce and other nearby or comparable jurisdictions. The LOS is displayed in terms of permanent population for 2023 for all entities because functional population data analysis has not been completed for these jurisdictions, as it was for the City of Fort Pierce. As presented, the City of Fort Pierce’s LOS is within on the higher end of these jurisdictions.

**Table II-4
Level of Service Comparison (2023)**

Jurisdiction	Service Area Population⁽¹⁾	Number of Officers⁽²⁾	LOS (Officers per 1,000 Residents)⁽³⁾
City of Port St. Lucie	239,653	279	1.16
Indian River County	115,238	180	1.56
City of Palm Springs	27,167	45	1.66
Martin County	140,759	244	1.73
City of Palm Beach Gardens	61,517	143	2.32
City of Stuart	19,264	52	2.70
City of Fort Pierce	49,508	135	2.73
St. Lucie County	79,467	228	2.87

- 1) Source: Florida Department of Police (FDLE) Criminal Justice Agency Profile Report, 2023
- 2) Source: Florida Department of Police (FDLE) Criminal Justice Agency Profile Report, 2023
- 3) Number of officers (Item 2) divided by the service area population (Item 1) multiplied by 1,000

V. Cost Component

The cost component of the study evaluates the cost of all capital items, including buildings, land, and vehicles. Table II-5 provides a summary of all capital costs, which amounts to approximately \$21.5 million or \$177,900 per officer.

In addition, Table II-5 also provides the impact cost per functional resident, which is calculated by multiplying the net asset value per sworn officer of \$177,900 by the current achieved LOS (sworn officers per 1,000 functional residents) of 1.85 and dividing by 1,000. As shown, this calculation amounts to \$329 per functional resident.

Table II-5
Total Impact Cost per Functional Resident

Variable	Figure	Percent of Total ⁽⁹⁾
Building Value ⁽¹⁾	\$12,538,250	58%
Land Value ⁽²⁾	\$1,846,000	9%
Vehicle Value ⁽³⁾	\$7,139,000	33%
Total Asset Value⁽⁴⁾	\$21,523,250	100%
Number of Sworn Officers ⁽⁵⁾	121	
Total Asset Value per Sworn Officer⁽⁶⁾	\$177,878	
Current LOS (Sworn Officers per 1,000 Functional Residents) ⁽⁷⁾	1.85	
Total Impact Cost per Functional Resident⁽⁸⁾	\$329.07	

1) Source: Table II-1

2) Source: Table II-1

3) Source: Table II-2

4) Sum of building value (Item 1), land value (Item 2), and vehicle value (Item 3)

5) Source: City of Ft. Pierce

6) Total asset value (Item 4) divided by the number of sworn officers (Item 5)

7) Source: Table II-3

8) Total asset value per sworn officer (Item 6) multiplied by the LOS (Item 7) divided by 1,000

9) Distribution of total asset value

VI. Credit Component & Net Impact Cost

The net impact cost per functional resident is the difference between the cost component and the credit component. In recent years, the City has not allocated funding for capacity expansion projects associated with law enforcement services, which would suggest that there is not a need to give credit to new development and that the City is likely to fund all future capacity projects with impact fee revenues. However, to provide the City with some level of flexibility to use non-impact fee revenue sources for capacity expansion projects, a 10-percent credit is incorporated which results in conservative fee levels. Table II-6 summarizes the calculation of the net impact cost that amounts to approximately \$296 per functional resident.

Table II-6
Net Impact Cost per Functional Resident

Variable	Figure
Impact Cost	
Total Impact Cost per Functional Resident ⁽¹⁾	\$329.07
Revenue Credit	
Revenue Credit Percentage ⁽²⁾	10%
Credit Amount per Functional Resident ⁽³⁾	\$32.91
Net Impact Cost	
Net Impact Cost per Functional Resident ⁽⁴⁾	\$296.16

1) Source: Table II-5

2) An estimated 10% credit is provided to give the City the flexibility to use other revenue sources.

3) Revenue credit percentage (Item 2) multiplied by total impact cost per functional resident (Item 1)

4) Total impact cost per functional resident (Item 1) less total credit amount per functional resident (Item 3)

VII. Calculated Law Enforcement Impact Fee Schedule

The law enforcement impact fee schedule is calculated by multiplying the net impact cost per resident from Table II-6 by residents per unit for each land use. The resulting fee schedule is presented in Table II-7.

**Table II-7
Calculated Law Enforcement Impact Fee Schedule**

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit ⁽¹⁾	Calculated Impact Fee ⁽²⁾
RESIDENTIAL:				
210	Single Family			
	- Less than 1,500 sf	du	1.59	\$471
	- 1,500 sf to 2,499 sf	du	1.79	\$530
	- 2,500 sf or greater	du	2.00	\$592
220/221/222	Multi-Family	du	1.26	\$373
240	Mobile Home	du	1.07	\$317
TRANSIENT, ASSISTED, GROUP:				
310/320	Hotel/Motel	room	1.06	\$314
620	Nursing Home/ALF	bed	0.96	\$284
RECREATION:				
411	General Recreation	acre	0.04	\$12
416	RV Park	site	0.46	\$136
420	Marina	berth	0.12	\$36
430	Golf Course	hole	0.80	\$237
437	Bowling Alley	1,000 sf	0.83	\$246
445	Movie Theater	screen	4.64	\$1,374
480	Amusement Park	acre	6.08	\$1,801
492	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	2.10	\$622
495	Recreational Community Center	1,000 sf	1.81	\$536
INSTITUTIONS:				
520	Elementary School (Private)	student	0.10	\$30
522	Middle School (Private)	student	0.09	\$27
525	High School (Private)	student	0.08	\$24
540	Junior/Community College	student	0.10	\$30
550	University	student	0.08	\$24
560	Church	1,000 sf	0.47	\$139
565	Day Care Center	1,000 sf	0.85	\$252
MEDICAL:				
610	Hospital	1,000 sf	1.28	\$379

Table II-7 (Continued)
Calculated Law Enforcement Impact Fee Schedule

ITE LUC	Land Use	Impact Unit	Functional Residents per Unit ⁽¹⁾	Calculated Impact Fee ⁽²⁾
OFFICE:				
710	General Office	1,000 sf	0.95	\$281
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	1.16	\$344
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	1.67	\$495
770	Business Park	1,000 sf	0.92	\$272
RETAIL:				
812	Building Materials/Lumber Store	1,000 sf	0.50	\$148
813	Free-Standing Discount Superstore	1,000 sf	2.37	\$702
816	Hardware/Paint Store	1,000 sf	0.23	\$68
822	Retail 40,000 sfgla or less	1,000 sfgla	1.97	\$583
821	Retail 40,001 sfgla to 150,000 sfgla	1,000 sfgla	2.74	\$811
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.88	\$557
840/841	New/Used Auto Sales	1,000 sf	1.47	\$435
843	Automobile Parts Sales	1,000 sf	1.44	\$426
848	Tire Store	1,000 sf	1.43	\$424
850	Supermarket	1,000 sf	2.26	\$669
880/881	Pharmacy with & without Drive-Thru	1,000 sf	1.69	\$501
862	Home Improvement Superstore	1,000 sf	1.81	\$536
890	Furniture Store	1,000 sf	0.31	\$92
SERVICES:				
911	Bank/Savings Walk-in	1,000 sf	1.10	\$326
912	Bank/Savings Drive-in	1,000 sf	1.42	\$421
931	Quality Restaurant	1,000 sf	5.73	\$1,697
932	High-Turnover Restaurant	1,000 sf	5.39	\$1,596
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	9.66	\$2,861
941	Quick Lube	service bay	1.52	\$450
942	Auto Repair or Body Shop	1,000 sf	1.55	\$459
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	1.32	\$391
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	2.08	\$616
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	2.71	\$803
947	Self-Service Car Wash	service bay	0.87	\$258
INDUSTRIAL:				
110	General Light Industrial	1,000 sf	0.45	\$133
140	Manufacturing	1,000 sf	0.53	\$157
150	Warehouse	1,000 sf	0.10	\$30
151	Mini-Warehouse	1,000 sf	0.03	\$9

1) Source: Appendix A, Table A-8 for residential land uses and Table A-9 for non-residential land uses.

2) Functional residents per unit (Item 1) multiplied by the net impact cost per functional resident from Table II-6

VIII. Law Enforcement Impact Fee Schedule Comparison

As part of the work effort in updating the City of Fort Pierce’s law enforcement impact fee schedule, the City’s calculated impact fees for select land uses were compared to the adopted fee schedules of several Florida jurisdictions. Table II-8 presents this comparison.

Table II-8
Law Enforcement Impact Fee Schedule Comparison

Land Use	Unit ⁽²⁾	Fort Pierce Calculated ⁽³⁾	City of Palm Beach Gardens ⁽⁴⁾	City of Port St. Lucie ⁽⁵⁾	Indian River County ⁽⁶⁾	Martin County ⁽⁷⁾	St. Lucie County ⁽⁸⁾	Village of Palm Springs ⁽⁹⁾
Date of Last Update		2024	2011	2023	2020	2023	2022	2021
Assessed Portion of Calculated ⁽¹⁾		N/A	100%	100%	40%	Varies - SF @100%	Varies - SF@99%	100%
Residential:								
Single Family (2,000 sf)	du	\$530	\$511	\$347	\$196	\$501	\$369	\$302
Multi-Family (1,300 sf)	du	\$373	\$391	\$223	\$112	\$172	\$257	\$200
Non-Residential:								
Light Industrial	1,000 sf	\$133	\$19	\$161	\$61	\$107	\$81	\$78
Office (50,000 sq ft)	1,000 sf	\$281	\$214	\$358	\$108	\$169	\$173	\$139
Retail (125,000 sq ft)	1,000 sfgla	\$811	\$245	\$790	\$184	\$364	\$488	\$236

- 1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
- 2) du = dwelling unit
- 3) Source: Table II-7
- 4) Source: City of Palm Beach Gardens Unified Services
- 5) Source: City of Port St. Lucie Planning & Zoning. The City of Port St. Lucie receives 20 percent of the St. Lucie County law enforcement impact fee revenue thus the city impact fee is discounted in accordance with the county impact fee. The county law enforcement impact fee was adopted in compliance with the 50% limit and phasing requirements per F.S. 163.31801, thus the largest discount will be applied once the County fees are fully phased-in. Fees shown effective June 30, 2026.
- 6) Source: Indian River County Community Development
- 7) Martin County. Fee shown is for only law enforcement facilities, excludes the portion for correctional facilities. Fees shown reflect fully phased-in fees effective January 1, 2028 in compliance with the 50% limit and phasing requirements per F.S. 163.31801. Fee shown excludes 1.5% administration fee.

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- 8) Source: St. Lucie County Planning & Development Services Department. Multi-family fee shown reflects fee for 1-2 stories. Fees shown reflect fully phased-in fees effective October 1, 2025, adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801.
- 9) Source: Village of Palm Springs Planning, Zoning & Building

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Appendix A
Population: Supplemental Information

Appendix A: Population

The law enforcement impact fee calculation requires the use of population data in calculating current levels of service and demand calculations. With this in mind, a consistent approach to developing population estimates and projections is an important component of the data compilation process. To accurately determine demand for services, not only the residents, or permanent population of the city, but also the seasonal residents and visitors were considered. Seasonal residents include visitors and part-time residents, which are defined as living in Fort Pierce for less than six months each year. Therefore, for purposes of calculating future demand for capital facilities for each impact fee program area, the weighted seasonal population is used in all population estimates and projections. References to population contained in this report pertain to the weighted seasonal population, unless otherwise noted. In addition, in the case of impact fees that are charged to both residential and non-residential land uses, functional population is developed to account for workers and presence of people throughout the day at residential and non-residential land uses. Functional population is discussed in greater detail later in this Appendix.

Table A-1 presents the weighted seasonal population trends. The projections indicate that the current weighted seasonal population citywide is approximately 53,400 and is estimated to increase to 60,100 (increase of 6,700) by 2030.

Table A-1
Weighted Seasonal Population Trends and Projections

Year	City of Fort Pierce⁽¹⁾
2000	39,393
2001	39,803
2002	40,217
2003	40,634
2004	41,057
2005	41,484
2006	41,916
2007	42,351
2008	42,791
2009	43,237
2010	44,066
2011	44,634
2012	45,209
2013	45,791
2014	46,383
2015	46,982
2016	47,587
2017	48,201
2018	48,823
2019	49,452
2020	49,720
2021	50,498
2022	50,292
2023	52,044
2024	53,426
2025	54,629
2026	55,678
2027	56,747
2028	57,836
2029	58,946
2030	60,078

Source: Appendix A, Table A-10

Apportionment of Demand by Residential Unit Type and Size

Table A-2 presents the population per housing unit (PPH) for the residential categories in terms of both permanent and weighted seasonal population. This analysis includes all housing units, both occupied and vacant.

**Table A-2
Persons per Housing Unit by Housing Type (City of Fort Pierce)**

Housing Type	Permanent Population ⁽¹⁾	Housing Units ⁽²⁾	Ratio ⁽³⁾	Permanent Population per Housing Unit ⁽⁴⁾	Weighted Population per Housing Unit ⁽⁵⁾
Single Family	24,069	9,576		2.51	2.64
- Less than 1,500 sf			89%	2.23	2.34
- 1,500 sf to 2,499 sf			100%	2.51	2.64
- 2,500 sf or greater			112%	2.81	2.95
Multi-Family	21,506	12,136		1.77	1.86
Mobile Home	824	550		1.50	1.58

- 1) Source: 2022 American Community Survey (ACS); 5-Yr. Estimates, Table B25033
 - 2) Source: 2022 American Community Survey (ACS); 5-Yr. Estimates, Table DP04
 - 3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey
 - 4) Permanent population (Item 1) divided by housing units (Item 2). Single family residential tiers are adjusted by the ratios developed using the 2021 AHS data (Item 3)
 - 5) Permanent population per housing unit (Item 3) adjusted for seasonal population (5.1%)
- Notes: Excludes boats, RVs, vans, etc.

Functional Population

Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the city to work five days per week would

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have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at a total estimate of effective population needed to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992)¹. By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future years can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of the City of Fort Pierce's functional population, an analysis of the City's population and employment characteristics was conducted. Tables A-3 and A-4 present this analysis for the city. Based on this analysis, people in the city, on average, spend 16.3 hours each day at their place of residence. This corresponds to approximately 68 percent of each 24-hour day at their place of residence and the remaining 32 percent away from home. The resulting percentage from Table A-4 is used in the calculation of the residential coefficient for the 24-hour functional population. These calculations are presented in Table A-5.

¹ Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," *Journal of Urban Planning and Development* 118(2): 45-58 (1992)

**Table A-3
Population & Employment Characteristics**

Calculation Step	2021 Figure
Total workers living in City of Fort Pierce ⁽¹⁾	18,860
Total population ⁽²⁾	46,409
Total workers as a percent of population ⁽³⁾	40.6%
School age population (5-17 years) ⁽⁴⁾	7,511
School age population as a percent of population ⁽⁵⁾	16.2%
Population net of workers and school age population ⁽⁶⁾	20,038
Other population as a percent of total population ⁽⁷⁾	43.2%

- 1) Source: Census on The Map 2021
- 2) Source: 2021 ACS 5-Yr Estimates, Table S0101
- 3) Total workers (Item 1) divided by population (Item 2)
- 4) Source: 2021 ACS 5-Yr Estimates, Table S0101
- 5) Total school age population (Item 4) divided by 2021 population (Item 2)
- 6) Total population (Item 2) less total workers (Item 1) and school age population (Item 4)
- 7) Population net of workers and school age population (Item 6) divided by total population (Item 2)

**Table A-4
Residential Coefficient for 24-Hour Functional Population**

Population Group	Hours at Residence ⁽¹⁾	Percent of Population ⁽²⁾	Effective Hours ⁽³⁾
Workers	13	40.6%	5.3
Students	15	16.2%	2.4
Other	20	43.2%	<u>8.6</u>
Total Hours at Residence ⁽⁴⁾			16.3
Residential Functional Population Coefficient⁽⁵⁾			67.9%

- 1) Estimated
- 2) Source: Appendix A, Table A-3
- 3) Hours at residence (Item 1) multiplied by percent of population (Item 2)
- 4) Sum of effective hours
- 5) Sum of effective hours (Item 4) divided by 24

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing estimated functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, which is now widely used in the industry. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Benesch's Trip Characteristics Database, information of passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables.

Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).
- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table A-5 shows the functional population coefficients for residential and non-residential uses in the City of Fort Pierce, which are used to estimate the 2024 citywide functional population in Table A-6.

**Table A-5
Functional Population Coefficients**

Population/Employment Category	ITE LUC	Employee Hours In-Place ⁽¹⁾	Trips per Employee ⁽²⁾	One-Way Trips per Employee ⁽³⁾	Journey-to-Work Occupants per Trip ⁽⁴⁾	Daily Occupants per Trip ⁽⁵⁾	Visitors per Employee ⁽⁶⁾	Visitor Hours per Trip ⁽¹⁾	Days per Week ⁽⁷⁾	Functional Population Coefficient ⁽⁸⁾
Population									7.00	0.679
Natural Resources	N/A	9.00	3.10	1.55	1.32	1.38	0.09	1.00	7.00	0.379
Construction	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	0.271
Manufacturing	140	9.00	2.51	1.26	1.32	1.38	0.08	1.00	5.00	0.270
Transportation, Communication, Utilities	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	0.271
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	0.272
Retail Trade	820	9.00	57.30	28.65	1.24	1.73	14.04	1.50	7.00	1.252
Finance, Insurance, Real Estate	710	9.00	3.33	1.67	1.24	1.73	0.82	1.00	5.00	0.292
Services ⁽⁹⁾	N/A	9.00	20.32	10.16	1.24	1.73	4.98	1.00	6.00	0.499
Government ⁽¹⁰⁾	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	0.451

(1) Estimated

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 11th Edition (Institute of Transportation Engineers 2021) as follows:
 ITE Code 110 at 3.10 weekday trips per employee, Volume 2 - Industrial Land Uses, page 39
 ITE Code 140 at 2.51 weekday trips per employee, Volume 2 - Industrial Land Uses, page 76
 ITE Code 150 at 5.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 104
 ITE Code 710 at 3.33 weekday trips per employee, Volume 2 Office Land Uses, page 716
 ITE Code 730 at 7.45 weekday trips per employee, Volume 2 Office Land Uses, page 795
 ITE Code 820 (page 186) based on blended average of trips by retail center size calculated below.
 Trips per retail employee from the following table:

Retail Scale	Trip Rate	Employee ⁽¹¹⁾	Employee	Share	Trips
Retail (Less than 40k sq. ft.)	54.45	890	48	50.0%	24.00
Retail (40k to 150k sq. ft.)	67.52	1,152	78	35.0%	27.30
Retail (greater than 150k sq. ft.)	37.01	1,070	40	15.0%	<u>6.00</u>
Sum of Weighted Trips/1k sq.ft.					57.30

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:
 1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip
 1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:
 1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip
 1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3))]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-11 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{((\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week}))}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 11th ed., when available.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2018

**Table A-6
Functional Population (Citywide)**

Population Category	City of Fort Pierce ⁽¹⁾	Functional Resident Coefficient ⁽²⁾	Functional Population ⁽³⁾
2024 Weighted Population	53,426	0.679	36,276
Employment Category			
Natural Resources	11	0.379	4
Construction	1,943	0.271	527
Manufacturing	1,838	0.270	496
Transportation, Communication, and Utilities	5,334	0.271	1,446
Wholesale Trade	1,389	0.272	378
Retail Trade	4,934	1.252	6,177
Finance, Insurance, and Real Estate	4,616	0.292	1,348
Services	30,604	0.499	15,271
Government Services	7,933	0.451	3,578
Total Employment by Category Population ⁽⁴⁾			29,225
2024 Total Functional Population⁽⁵⁾			65,501

- 1) Source: Table A-1 for population. Employment data from 2024 Woods & Poole for countywide estimates adjusted by the employment distribution by industry in Ft. Pierce from Census OnTheMap 2021
- 2) Source: Table A-5
- 3) Functional population is calculated by multiplying the baseline data (Item 1) by the functional resident coefficient (Item 2)
- 4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
- 5) The total functional population is the sum of the residential functional population and the employment functional population

Table A-7 presents the City’s annual functional population figures from 2000 through 2030, based on the 2024 functional population figure from Table A-6 and the annual population growth rates from the population figures previously presented in Table A-1.

Table A-7
City of Fort Pierce Functional Population

Year	City of Fort Pierce
2000	48,400
2001	48,884
2002	49,373
2003	49,867
2004	50,366
2005	50,870
2006	51,379
2007	51,893
2008	52,412
2009	52,936
2010	53,942
2011	54,643
2012	55,353
2013	56,073
2014	56,802
2015	57,540
2016	58,288
2017	59,046
2018	59,814
2019	60,592
2020	60,895
2021	61,869
2022	61,622
2023	63,779
2024	65,501
2025	67,008
2026	68,281
2027	69,578
2028	70,900
2029	72,247
2030	73,620

Source: Table A-6 for 2024. Other years are based on growth rates of the weighted seasonal population; Table A-1

Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population residents per unit estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As mentioned previously, different functional population coefficients need to be developed for each land use category to be analyzed. For residential and transient land uses, these coefficients are displayed in Table A-8. The average number of persons per housing unit was calculated for residential land uses by residential category and by the size of home for single family. Besides the residential land uses, Table A-8 also includes transient land uses, such as nursing home/assisted living facilities and hotel/motels. Secondary sources, such as the Visit St. Lucie County Profile and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for these land uses.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. Table A-9 presents basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the table shows the estimated functional residents per unit by land use. These coefficients by land use measure the demand component for the law enforcement impact fee program and will be used in the calculation of the impact fee per unit for each land use category in the related impact fee schedule.

Table A-8
Calculation of Functional Population Coefficients for Residential Land Uses

Residential Land Use	Impact Unit	ITE LUC ⁽¹⁾	Residents/ Visitors Per Unit ⁽²⁾	Occupancy Rate ⁽³⁾	Adjusted Residents Per Unit ⁽⁴⁾	Visitor Hours at Place ⁽⁵⁾	Workers Per Unit ⁽⁶⁾	Work Day Hours ⁽⁷⁾	Days Per Week ⁽⁸⁾	Functional Residents Per Unit ⁽⁹⁾
RESIDENTIAL:										
Single Family										
- Less than 1,500 sf	du	210	2.34	-	-	-	-	-	-	1.59
- 1,500 sf to 2,499 sf	du		2.64	-	-	-	-	-	-	1.79
- 2,500 sf or greater	du		2.95	-	-	-	-	-	-	2.00
Multi-Family	du	220/221/222	1.86	-	-	-	-	-	-	1.26
Mobile Home	du	240	1.58	-	-	-	-	-	-	1.07
TRANSIENT, ASSISTED, GROUP:										
Hotel/Motel	room	310/320	2.90	64%	1.86	12	0.35	9	7	1.06
Nursing Home/ALF	bed	620	1.00	74%	0.74	20	0.92	9	7	0.96
(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition (2) Estimate for the hotel/motel based on average party size from Visit St. Lucie Visitor Tracking & Economic Impact Annual Report (2023); estimate for nursing home based on one person per bed. (3) Estimate for hotel/motel based on occupancy rate from Visit St. Lucie Visitor Tracking & Economic Impact Annual Report (2023); estimate for nursing home from the Florida Department of Elderly Affairs, St. Lucie County Profile (average occupancy rate for 2021 and 2022). (4) Residents per unit times occupancy rate (Item 3) (5), (7), (8) Estimated (6) Adapted from ITE Trip Generation Handbook, 11th Edition (9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.679 from Table A-4). For Transient, Assisted, and Group land uses, calculated as $\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$										

Table A-9
Calculation of Functional Population Coefficients for Non-Residential Land Uses

ITE LUC ⁽¹⁾	Land Use	Impact Unit	Trips Per Unit ⁽²⁾	Trips Per Employee ⁽³⁾	Employees Per Unit ⁽⁴⁾	One-Way Factor @ 50% ⁽⁵⁾	Worker Hours ⁽⁶⁾	Occupants Per Trip ⁽⁷⁾	Visitors ⁽⁸⁾	Visitor Hours Per Trip ⁽⁹⁾	Days Per Week ⁽¹⁰⁾	Functional Residents per Unit ⁽¹¹⁾
RECREATION:												
411	General Recreation	acre	0.78	59.53	0.01	0.39	9	1.64	0.63	1.50	7	0.04
416	RV Park ⁽¹²⁾	site	1.62	n/a	1.20	0.81	9	1.64	0.13	1.50	7	0.46
420	Marina	berth	2.41	23.41	0.10	1.21	9	1.64	1.88	1.00	7	0.12
430	Golf Course	hole	30.38	20.52	1.48	15.19	9	1.64	23.43	0.25	7	0.80
437	Bowling Alley	1,000 sf	11.60	n/a	0.75	5.80	9	1.64	8.76	1.50	7	0.83
445	Movie Theater	screen	114.83	53.12	2.16	57.42	9	1.64	92.01	1.00	7	4.64
480	Amusement Park	acre	53.41	5.00	10.68	26.71	9	1.64	33.12	1.50	7	6.08
492	Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	34.50	n/a	1.06	17.25	9	1.64	27.23	1.50	7	2.10
495	Recreational Community Center	1,000 sf	28.82	27.25	1.06	14.41	9	1.64	22.57	1.50	7	1.81
INSTITUTIONS:												
520	Elementary School (Private)	student	2.27	22.50	0.10	1.14	9	1.11	1.17	2.00	5	0.10
522	Middle School (Private)	student	2.10	23.41	0.09	1.05	9	1.11	1.08	2.00	5	0.09
525	High School (Private)	student	1.94	21.95	0.09	0.97	9	1.11	0.99	2.00	5	0.08
540	Junior/Community College	student	2.00	11.75	0.17	1.00	9	1.11	0.94	2.00	5	0.10
550	University	student	1.50	11.75	0.13	0.75	9	1.11	0.70	2.00	5	0.08
560	Church	1,000 sf	7.60	20.64	0.37	3.80	9	2.16	7.84	1.00	7	0.47
565	Day Care Center	1,000 sf	49.63	21.38	2.32	24.82	9	2.16	51.29	0.15	5	0.85
MEDICAL:												
610	Hospital	1,000 sf	10.77	3.77	2.86	5.39	9	1.44	4.90	1.00	7	1.28
OFFICE:												
710	General Office	1,000 sf	10.84	3.33	3.26	5.42	9	1.09	2.65	1.00	5	0.95
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	8.71	2.74	11.92	9	1.44	14.42	1.00	5	1.16
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.21	8.71	3.93	17.11	9	1.44	20.71	1.00	5	1.67
770	Business Park	1,000 sf	12.65	4.04	3.13	6.33	9	1.09	3.77	0.75	5	0.92
RETAIL:												
812	Building Materials/Lumber Store	1,000 sf	17.05	25.77	0.66	8.53	9	1.52	12.31	0.50	7	0.50
813	Free-Standing Discount Superstore	1,000 sf	50.58	21.90	2.31	25.29	9	1.52	36.13	1.00	7	2.37
816	Hardware/Paint Store	1,000 sf	8.07	27.69	0.29	4.04	9	1.52	5.85	0.50	7	0.23
822	Retail 40,000 sf gla or less	1,000 sf gla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	1.97
821	Retail 40,001 sf gla to 150,000 sf gla	1,000 sf gla	67.52	17.42	3.88	33.76	9	1.52	47.44	0.65	7	2.74
820	Retail greater than 150,000 sf gla	1,000 sf gla	37.01	17.42	2.12	18.51	9	1.52	26.02	1.00	7	1.88
840/841	New/Used Auto Sales	1,000 sf	24.58	11.84	2.08	12.29	9	1.52	16.60	1.00	7	1.47
843	Automobile Parts Sales	1,000 sf	54.57	33.73	1.62	27.29	9	1.52	39.86	0.50	7	1.44

Table A-9 (Continued)
Calculation of Functional Population Coefficients for Non-Residential Land Uses

ITE LUC ⁽¹⁾	Land Use	Impact Unit	Trips Per Unit ⁽²⁾	Trips Per Employee ⁽³⁾	Employees Per Unit ⁽⁴⁾	One-Way Factor @ 50% ⁽⁵⁾	Worker Hours ⁽⁶⁾	Occupants Per Trip ⁽⁷⁾	Visitors ⁽⁸⁾	Visitor Hours Per Trip ⁽⁹⁾	Days Per Week ⁽¹⁰⁾	Functional Residents per Unit ⁽¹¹⁾
RETAIL:												
848	Tire Store	1,000 sf	27.69	16.78	1.65	13.85	9	1.52	19.40	1.00	7	1.43
850	Supermarket	1,000 sf	94.48	43.86	2.15	47.24	9	1.52	69.65	0.50	7	2.26
880/881	Pharmacy with & without Drive-Thru	1,000 sf	103.86	69.17	1.50	51.93	9	1.52	77.43	0.35	7	1.69
862	Home Improvement Superstore	1,000 sf	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	1.81
890	Furniture Store	1,000 sf	6.30	10.93	0.58	3.15	9	1.52	4.21	0.50	7	0.31
SERVICES:												
911	Bank/Savings Walk-in	1,000 sf	57.94	32.73	1.77	28.97	9	1.52	42.26	0.35	6	1.10
912	Bank/Savings Drive-in	1,000 sf	103.73	32.73	3.17	51.87	9	1.52	75.67	0.15	6	1.42
931	Quality Restaurant	1,000 sf	86.03	17.90	4.81	43.02	9	2.30	94.14	1.00	7	5.73
932	High-Turnover Restaurant	1,000 sf	103.46	21.26	4.87	51.73	9	2.30	114.11	0.75	7	5.39
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	44.52	10.76	239.59	9	2.30	540.30	0.25	7	9.66
941	Quick Lube	service bay	40.00	16.00	2.50	20.00	9	1.52	27.90	0.50	7	1.52
942	Auto Repair or Body Shop	1,000 sf	28.19	14.30	1.97	14.10	9	1.52	19.46	1.00	7	1.55
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	172.01	275.78	0.62	86.01	9	1.52	130.12	0.20	7	1.32
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	264.38	241.21	1.10	132.19	9	1.52	199.83	0.20	7	2.08
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	345.75	241.21	1.43	172.88	9	1.52	261.35	0.20	7	2.71
947	Self-Service Car Wash	service bay	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	0.87
INDUSTRIAL:												
110	General Light Industrial	1,000 sf	4.87	3.10	1.57	2.44	9	1.08	1.07	1.00	5	0.45
140	Manufacturing	1,000 sf	4.75	2.51	1.89	2.38	9	1.08	0.68	1.00	5	0.53
150	Warehouse	1,000 sf	1.71	5.05	0.34	0.86	9	1.08	0.59	0.75	5	0.10
151	Mini-Warehouse	1,000 sf	1.46	61.90	0.02	0.73	9	1.08	0.77	0.75	7	0.03

Sources:

- 1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition
- 2) Trip generation rates found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition. When data is not available or limited, trips per unit estimated based on ITE data and other Florida studies.
- 3) Trips per employee from ITE Trip Generation Handbook, 11th Edition, when available
- 4) Trips per unit (Item 2) divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated based on similar land uses.
- 5) Trips per unit (Item 2) multiplied by 50 percent
- 6) Estimated
- 7) Source: 2022 National Household Travel Survey
- 8) [(One-way Trips/Unit X Occupants/Trip) - Employees]
- 9) Estimated
- 10) Estimated
- 11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)
- 12) The ITE 11th Edition trip generation rate was adjusted to reflect the average occupancy rate of 60 percent based on data provided by the Florida Association of RV Parks and Campgrounds

Table A-10
Weighted Seasonal Population Projections

Year	Permanent Population ⁽¹⁾	Seasonal Population ⁽²⁾	Total Weighted Season Population ⁽³⁾
2000	37,516	1,877	39,393
2001	37,906	1,897	39,803
2002	38,300	1,917	40,217
2003	38,698	1,936	40,634
2004	39,100	1,957	41,057
2005	39,507	1,977	41,484
2006	39,918	1,998	41,916
2007	40,333	2,018	42,351
2008	40,752	2,039	42,791
2009	41,176	2,061	43,237
2010	41,590	2,476	44,066
2011	42,127	2,507	44,634
2012	42,670	2,539	45,209
2013	43,220	2,571	45,791
2014	43,778	2,605	46,383
2015	44,343	2,639	46,982
2016	44,915	2,672	47,587
2017	45,494	2,707	48,201
2018	46,081	2,742	48,823
2019	46,675	2,777	49,452
2020	47,297	2,423	49,720
2021	48,038	2,460	50,498
2022	47,841	2,451	50,292
2023	49,508	2,536	52,044
2024	50,823	2,603	53,426
2025	51,967	2,662	54,629
2026	52,965	2,713	55,678
2027	53,982	2,765	56,747
2028	55,018	2,818	57,836
2029	56,074	2,872	58,946
2030	57,151	2,927	60,078

- 1) Source: University of Florida, Bureau of Economic and Business Research (BEBR), historical estimates and medium projections for 2050. Interim years were interpolated.
- 2) Source: Seasonal population is the sum of the seasonal, occasional, and recreational population and hotel/motel population. The seasonal, occasional and recreational population figures are based on information obtained from the U.S. Census and are weighed by 0.42. Hotel/motel population estimated based on information provided by Visit St. Lucie.
- 3) Sum of permanent population (Item 1) and seasonal population (Item 2)

DRAFT

Appendix B
Building and Land Values:
Supplemental Information

Appendix B: Building and Land Values

This Appendix provides a summary of building and land value estimates for law enforcement impact fees.

Building Values

To estimate building and recreational facility value, the following information was reviewed as available:

- Recent construction by the City of Fort Pierce;
- Cost estimates/bids for future facilities;
- Insurance values of existing facilities;
- Information from other jurisdictions; and
- Discussions with the City.

The law enforcement building inventory includes 39,100 square feet, of which 28,600 square feet is for stations, 6,300 is for substations, and 4,100 is for the pole barn. As part of the cost estimates the following was considered.

- The City has not built any law enforcement facilities over the past five years.
- The City plans to build a new southwestern substation which is estimated to cost \$300 per square foot.
- Insurance values of existing buildings averaged \$212 per square foot for stations, \$30 per square foot for substations, and \$17 per square foot and pole barns. It should be noted that insurance values are considered conservative estimates because certain parts of the buildings, such as the foundation and other more permanent parts of the structure that would not have to be rebuilt if the structure was damaged, are not insured.
- Benesch supplemented local data with cost data obtained from other Florida jurisdictions. Cost estimated obtained from other Florida jurisdictions between 2016 and 2023 ranged from \$200 per square foot to \$510 per square foot for building construction only.

Given this information, law enforcement facilities building cost is estimated at \$350 per square foot for stations, \$300 per square foot for substations, and \$150 per square foot for pole barns.

Land Values

Land value estimate was determined based on the following analysis, as data available:

- Recent land purchases or appraisals;
- Value of land where existing facilities are located based on estimates obtained from the St. Lucie County Property Appraiser;
- Value of vacant land of similar size properties by land use;
- Vacant land sales from 2018 to 2024 by size and by land use; and
- Discussions with the City.

The following was considered in estimating the land value for law enforcement facilities.

- The City has not purchased land for law enforcement facilities within the past five years and there are no upcoming programmed purchases at this time.
- The value of the parcels where the current law enforcement facilities are located ranges from \$22,000 per acre to \$165,500 per acre, with a weighted average of \$62,600 per acre. Property Appraiser land value estimates for governmental entities tend to be on the low end since these properties are not subject to property tax and the values are not always updated to reflect the market conditions.
- Citywide vacant land sales of similarly sized parcels (0.5 to 5 acres) over the past five years averaged \$307,200 per acre with a median sale price of \$216,000 per acre. Vacant commercial land in the law enforcement service area averaged \$292,000 per acre with a median sale price of \$254,200 per acre.
- Per estimates obtained from the St. Lucie County Property Appraiser database, the value of vacant land (0.5 to 5 acres) averaged \$108,800 per acre with a median value of \$87,000 per acre for all vacant properties. For vacant commercial properties, the average value is estimated at \$135,300 per acre with a median value of \$118,700 per acre.

Given this information, an average land value of \$200,000 per acre is determined to be a reasonable estimate for the law enforcement impact fee calculations.

City Commission Day Meeting

11. b.

Meeting Date: 03/10/2025

Re: Pay to Park Pilot Program - Discussion updates

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Follow-up discussion and direction regarding the final contract for Pay to Park Pilot Program with PCI Municipal Services.

SUMMARY:

- As directed by the City Commission, a contract has been negotiated with PCI Municipal Services to provide a full-service pay to park program.
- At the September 9, 2024 Commission meeting the City Commission made several follow-up requests:
 - Annual permits review
 - Business validation process
 - Parks maintenance and cleaning costs
 - Special Police Details / FPRA costs
- At the December 9, 2024 Commission meeting, the City Commission made additional follow-up requests:
 - Obtain new revenue numbers using alternate options (2-parks with resident permits / 3-parks with annual permits)
 - Revise maintenance fees based on 2-park / 3-park scenarios.
 - Speak with businesses about 50/50 validation program
 - Request vendor to come speak to address customer service issues, specifically education and program promotion.

RECOMMENDATION:

Staff will proceed as directed.

ALTERNATIVES:

Staff will proceed as directed.

RESPONSIBLE STAFF:

Peggy Arraiz, Community Response Director

COORDINATED WITH:

Shyanne Harnage, Community Redevelopment Agency Administrator
Jack Andrews, Deputy City Manager
Sara Hedges, City Attorney
Joshua Revord, SLC Director of Port, Inlet & Beaches
Jack Skelton, PCI Municipal Services

Fiscal Impact

OTHER INFORMATION:

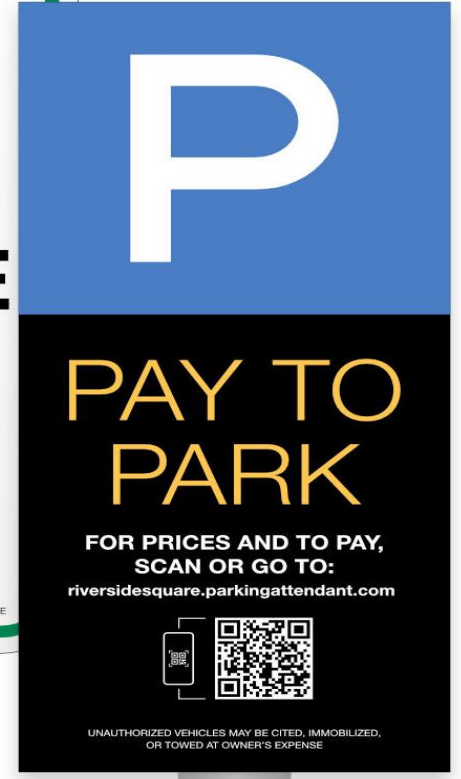
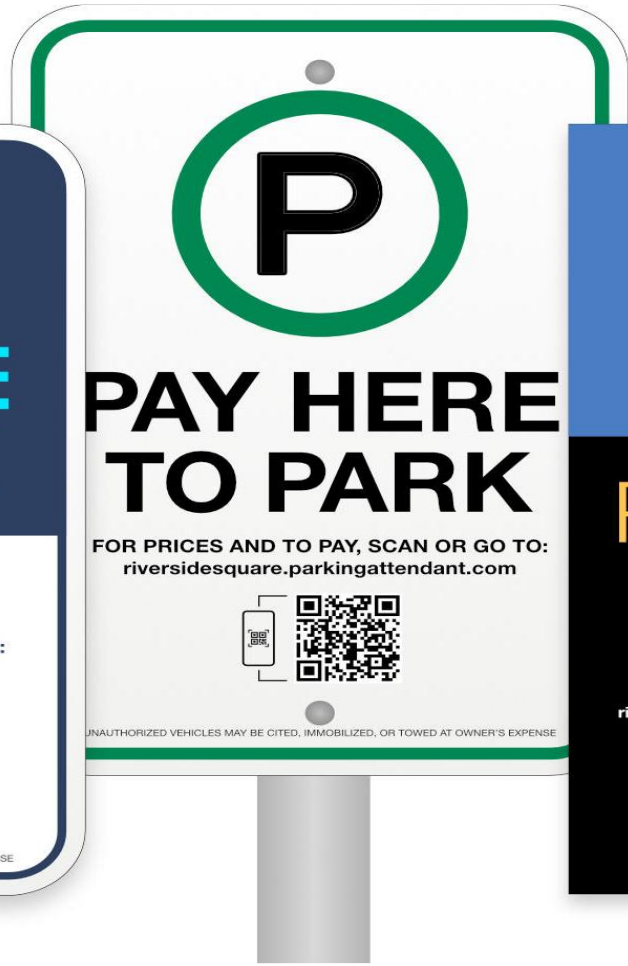
TBD

Attachments

Presentation Updated

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	12/09/2024 02:09 PM
City Manager	Linda Cox	12/30/2024 09:05 AM
Form Started By: Peggy Arraiz		Started On: 12/09/2024 02:02 PM
Final Approval Date: 12/30/2024		



*PAY TO PARK
PILOT PROGRAM
UPDATE*
MARCH 10, 2025

**FOR
REVIEW:**

- 2 park option with city resident permit
- 3 park option with annual permit for all
- Revenue
- Maintenance fees
- Validation program
- Education program



**PAY
PARKING**

2-PARK VS. 3-PARK

- Per SLC, parking must be equitable to ALL to comply with the federal funding contract.
- This applies to Jetty Park ONLY.
 - **OPTION 1** – Continue moving forward with all 3 parks and establish an annual pass for all.
 - **OPTION 2** – Continue moving forward with S. Causeway and Jaycee Parks only and establish paid parking with a COFP free resident parking pass.



REVENUE COMPARISON

	2 Parks w/ free COFP permits Staffing hours: 7-days: 8 A – 8 P	3 Parks w/ annual permit for all Staffing hours: Su-Thurs: 8 A – 8P Fri-Sat: 24 hours
Estimated Income	\$475,405	\$900,000*
To PCI	65% \$309,013	35%** \$315,000
To COFP	35% \$166,392	65% \$585,000

*Based on an educated guestimate of 5000 permits at \$60 each.

**PCI will not be required to confirm residency, which results in a smaller %.

PARKING COMMITTEE RECOMMENDATIONS

July 10, 2023 –

- Staff presented the Parking Committee's recommendations to the City Commission, which initiated the pay to park pilot program.

- One of their recommendations was to place a portion of the income into a restricted fund to future parking needs.

PARKING COMMITTEE COMMENTS

- General consensus was to put RFP out and see what is submitted for further review.
 - What are the start up costs?
 - What is the anticipated return on investment?
- Recommend income from the program be divided into 2 parts:
 - 50% - General Fund
 - 50% - Restricted Fund for future parking needs.



MAINTENANCE FEES – RESTROOM MAINTENANCE

	Current Janitorial Costs	PCI Janitorial
Janitorial*	<u>\$101,919</u>	<u>\$78,000</u>
Cleaning supplies	\$14,559	\$14,559
Building Repair	\$23,400	\$23,400
Total	<u>\$139,878</u>	<u>\$115,959</u> (\$23,991 savings)

These fees are related specifically to the maintenance of facilities within each park. They are standard and apply equally to each park.

PCI offers to replace the janitorial services for \$6,500/mo. (\$78,000) for 2 cleanings per day.

MAINTENANCE FEES – GROUNDS MAINTENANCE

	S. Causeway	Jetty	Jaycee	TOTAL
Grounds	\$11,232	\$18,250	\$37,440	\$66,922
Trash Removal	\$4,576	\$4,576	\$4,576	\$13,728
General Maintenance	\$9,125	\$29,952	\$18,250	\$57,327
Equipment	\$6,159	\$9,350	\$10,024	\$25,533
TOTAL	\$31,092	\$62,128	\$70,290	\$163,510
PCI trash cans	Unknown exact labor costs (+/-)			\$42,000
PCI trash pick up	Unknown exact labor costs (+/-)			\$24,000

These fees are related specifically to the grounds' maintenance within each park. Labor costs for picking up trash and emptying trash cans is not defined in the budget, so is unknown.

PCI offers the following services:

- Emptying trash cans (1x M-F, 2x S-S) - \$3,500/mo. (\$42,000)
- Trash pick-up from parking lots (daily 7a-4p) - \$2,000/mo. (\$24,000)

Estimated Income	2 Parks w/ free COFP permits 12 hr. patrols	3 Parks w/ annual permit for all 24 hr. weekend patrols
Estimated Income	\$475,405	\$900,000
To PCI	65% - \$309,013	35% - \$315,000
To COFP	35% - \$166,392	65% - \$585,000

Maintenance Total	Current Costs	PCI Janitorial
Grounds Total	\$139,878	\$115,959
Facilities Total	\$163,510	\$163,510
TOTAL w/o Garbage pick-up	\$303,388^{EX 1}	\$279,469^{EX 2}
PCI Garbage cans	\$42,000	\$42,000
PCI Garbage pick-up	\$24,000	\$24,000
TOTAL w/ Garbage pick-up	\$369,388^{EX 3}	\$345,469^{EX 4}

BOLD items carried over to next slide

POSSIBLE REVENUE VS. EXPENSES

EX # 1A: 2-PARKS w/o PCI SERVICES

INCOME	\$166,392
MAINTENANCE COSTS	(\$303,388)
NET INCOME	(\$136,996)

EX # 1B – PERMITS FOR ALL w/o PCI SERVICES

INCOME	\$585,000
MAINTENANCE COSTS	(\$303,388)
NET INCOME	\$281,612

EX # 2A – 2-PARKS w/ PCI JANITORIAL ONLY

INCOME	\$166,392
MAINTENANCE COSTS	(\$279,469)
NET INCOME	(\$179,077)

EX # 2B – PERMITS FOR ALL w/ PCI JANITORIAL ONLY

INCOME	\$585,000
MAINTENANCE COSTS	(\$279,469)
NET INCOME	\$305,531

EX # 3A – 2-PARKS w/ PCI GARBAGE ONLY

INCOME	\$166,392
MAINTENANCE COSTS	(\$369,388)
NET INCOME	(\$202,996)

EX # 3B – PERMITS FOR ALL w/ PCI GARBAGE ONLY

INCOME	\$585,000
MAINTENANCE COSTS	(\$369,388)
NET INCOME	\$215,612

EX # 4A – 2-PARKS w/ FULL PCI SERVICES

INCOME	\$166,392
MAINTENANCE COSTS	(\$345,469)
NET INCOME	(\$179,077)

EX # 4B – PERMITS FOR ALL w/ FULL PCI SERVICES

INCOME	\$585,000
MAINTENANCE COSTS	(\$345,469)
NET INCOME	\$239,531



VALIDATION PROGRAM

- I reached out to 10 food service establishments that were within walking distance of S. Causeway and Jetty Parks.
 - I was able to speak with the owner or a representative of 5 businesses
 - Of those 5, only 1 said they would consider participating in a validation program.

EDUCATION PROGRAM

PCI would work with the City on a community education program for the paid parking program. The program would consist of the following elements:

- Press Releases
- Social Media Campaign
- Parking Website published with information, videos and on-line permit sales.
- Open Houses
- A 2 week “warnings period” when paid parking begins. No citations issued during this period. This will serve as an educational effort.
- Ambassador Tent staffed at the beaches on Saturdays for the first two months to answer questions, sell permits and hand out informational pieces.





QUESTIONS?

City Commission Day Meeting

11. c.

Meeting Date: 03/10/2025

Re:

SUBJECT:

Discussion regarding City Manager contract.

Form Review

Form Started By: Tina Rel
Final Approval Date: 03/04/2025

Started On: 02/25/2025 04:01 PM