

# CITY OF FORT PIERCE

## CITY COMMISSION AGENDA

Regular Meeting - Monday, April 21, 2025 - 5:05 p.m.

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

1. **CALL TO ORDER**
2. **OPENING PRAYER** - Pastor Candace Star with C-Star Ministry Inc.
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**
  - a. Approval of the Minutes from the April 07, 2025 Regular Meeting.
6. **PROCLAMATIONS**
  - a. Mental Health Awareness Month
  - b. Jack Andrews, Years of Service Proclamation
7. **LETTERS TO COMMISSION**
  - a. Letter from the Florida Department of Law Enforcement recognizing Detective David Teitelbaum for his valuable assistance in Operation Safe Highways that led to the successful prosecution of a human trafficking case.
  - b. Britta Santana sent an email thanking Leroy Lewis and his team at Solid Waste for their prompt, professional, and courteous handling of recent issues with waste management.
8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

- a. Approval of travel for Commissioner James Taylor to attend the Corridor Connect Summit 2025 in Lake Buena Vista, Florida, from June 03, 2025, to June 05, 2025, in the amount of \$891.40.
- b. Approval of an additional \$38,000.00 to purchase order 250011 with The Peterbuilt Store-Fort Pierce, FL for refuse truck parts and service.
- c. Approval of expenditure in the amount of \$308,771 to JSR Fueling Technologies, LLC for Fuel Station Improvements.
- d. Approval of Specific Authorization 1 with Architects Design Collaborative, LLC. for design services of the 4th Floor of the Sunrise Center into a functional and attractive meeting and event venue in an amount not to exceed \$22,500.00.
- e. Approval of City Hall Lobby Mural Artist Services Agreement with Sitki Dogan in the amount of \$4,800.00 for a mural located in the lobby of City Hall.
- f. Approval for the Letter of Support for expansion of the Veterans Center at Indian River State College (IRSC).
- g. Approval for the Letter of Support for Indian River State College's (IRSC) Ballistics Innovation and Testing Center.

12. **PUBLIC HEARINGS**

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

- a. Quasi-Judicial Hearing - Review and Approval of an application for a Final Plat by applicant Jerardo Ayala of The Outdoors Quality LLC, to subdivide three (3) parcels into fourteen (14) residential lots; the Mohawk Final Plat is located at the northwest corner of Mohawk Avenue and Bryant Road. Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7
- b. Legislative Hearing - Ordinance 25-016 - An ordinance amending the Code of Ordinances of the City of Fort Pierce, Florida, Establishing Chapter 125-Zoning, Article VII - Supplementary Regulations, Division 1 - Generally, Section 125-328 - Boardinghouses and Roominghouses; to regulate the standards of operation of Boardinghouses and Roominghouses. FIRST READING.

13. **CITY COMMISSION**

- a. Resolution 25-R35 appointing Ginetta Bernard and Emily Fingerhut to the Arts and Culture Advisory Board as appointees of the Board.
- b. Resolution 25-R36 accepting City Audit on all funds for the fiscal year ended September 30, 2024, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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

**City Commission Regular Meeting**

**5. a.**

**Meeting Date:** 04/21/2025

**Re:** Approval of the Minutes from the April 07, 2025 Regular Meeting.

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

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**SUBJECT:**

Approval of the Minutes from the April 07, 2025 Regular Meeting.

**SUMMARY:**

**RECOMMENDATION:**

**ALTERNATIVES:**

**RESPONSIBLE STAFF:**

**COORDINATED WITH:**

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**Attachments**

04.07.2025 Minutes

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**Form Review**

Form Started By: Latoya Ransom  
Final Approval Date: 04/14/2025

Started On: 04/14/2025 03:31 PM

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, APRIL 07, 2025.

**1. CALL TO ORDER**

Mayor Hudson called the April 07, 2025 Regular Meeting of the City Commission to order at 5:05 P.M

**2. OPENING PRAYER - Assistant Pastor Jordan Good with Bible Baptist Church**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

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

Staff Present: City Clerk Linda Cox  
City Manager Richard Chess  
City Attorney Sara Hedges

**5. APPROVAL OF MINUTES**

- a. Approval of the Minutes from the March 17, 2025, Regular Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the Minutes of the March 17, 2025 Regular Meeting.

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

Passed

**6. PROCLAMATIONS**

- a. Sexual Assault Awareness Month

**7. LETTERS TO COMMISSION**

- a. Michael Sickenius expressed his appreciation for the Building Department's professionalism and helpfulness in resolving issues with the Seascape buildings at Ocean Village.

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

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

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

Passed

**9. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

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

Rick Reed  
Chris Gardner  
Chris Higgins  
Kris Einstein  
Gus Guterrez  
Erin O'Brien

**10. MISCELLANEOUS REPORTS**

**11. CONSENT AGENDA**

- a. Approval of Change Order 1 for Specific Authorization 7 to EDC, Inc. in the amount of \$4,800.00 to complete the design services for Avenue D from US 1 to Indian River Drive to reflect citizen input and design changes.
- b. Approval of award of the Little Jim Camp Sanitary Improvements to the low bidder, R.K. Contractors, Inc., in an amount not to exceed \$390,648.22.
- c. Approval of an Agreement between the City of Fort Pierce and Lincoln Park Main Street, Inc. to provide services from October 1, 2024, to September 30, 2025, for an amount not to exceed \$50,000.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 11a of the Consent Agenda.

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

Passed

Commissioner Broderick pulled items 11b and 11c.

As to item 11b

Commissioner Taylor recused himself and provided the required form.

The Commission commented on the significant investment to a City-owned property into a private enterprise, inquired on the availability for grants to cover costs, and how this will be managed.

Jack Andrews, Deputy City Manager, commented on the funds that were received from Build Back America, and that the project will be managed by the Engineering Department.

Johnna Morris, Finance Director, confirmed that grant funds were earmarked for this project.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 11b of the Consent Agenda.

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

Other: Commissioner James Taylor (ABSTAIN)

Passed

As to item 11c

Commissioner Broderick commented on an in-depth discussion that should take place regarding funding outside organizations.

Mayor Hudson provided a historical perspective on funding of the Mainstreet programs, how it contributes to economic development, and how the City budget is affected.

The Commission requested that funded organizations have specific criteria and commented on Mainstreet Fort Pierce's track record, inquired who manages the program, the desire for quarterly updates, and Commissioners serving on these Boards.

Mr. Chess commented that the City Manager's office and Audria Moore, Special Projects Coordinator, who oversee the program, and can provide updates.

Ms. Hedges commented on the request to change to quarterly updates and discussion with Lincoln Park Mainstreet, clarified the deliverables, and commented on the ethics of Commissioners on Boards.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve item 11c with the change to quarterly report updates.

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

Passed

## 12. PUBLIC HEARINGS

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

- a. Legislative Hearing - Ordinance 25-017 - Final Budget Amendment of the FY 2023-24 General Fund Budget. SECOND READING

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

ORDINANCE NO. 25-017

AN ORDINANCE AMENDING THE 2023-24 BUDGET OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNATED AS THE 2023-24 FINAL BUDGET AMENDMENT; THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance No. 25-017.

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

Passed

- b. Quasi-Judicial Hearing - Review and approval of an application for a Site Plan (Development Review), submitted by applicant Cotleur & Hearing, to construct a ninety-four (94) unit fee simple townhome community located at 4601 Regina Dr., more specifically at Parcel ID: 3403-501-025-000-5.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings.

Sara Hedges, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

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

Commissioner Broderick - No  
Commissioner Gaines – No  
Commissioner Johnson – No  
Commissioner Taylor – No  
Mayor Hudson – No

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing and introduced the Ordinance, read by title only, into the record.

Staff Presentation:

Kerry Driver, Senior Planner presented the review and approval of an application for a Site Plan (Development Review).

**RECOMMENDATION:**

According to the City Code Sec. 125-194 and 125-313, staff has confirmed that the proposed application meets the requirements.

At the March 10th PB meeting, it was voted 6-0 in favor of approving the site plan. Therefore, staff is recommending that the CC align with the PB and APPROVE the site plan with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:

a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article

ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

2. An updated Environmental Assessment shall be required

3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site

4. A 5-ft sidewalk is required along Poinsettia Ave.

5. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity.

6. Addresses will need to be submitted to the Planning Department for all units

prior to building permit application

Questions of Staff:

The Commission inquired on sidewalks, County Road improvements, gopher tortoises, dumpster enclosures, the inclusion of County property zoning in future presentations, bus stops, fence height and adjacent property zoning.

Ms. Driver commented on proposed sidewalks, County Road improvements, the change to individual garbage receptacles, and confirmed fence height.

Kevin Freeman, Planning Director, commented on disclaimers, appropriate permits from State and Federal regulators, bus stop placement and adjacent property zoning.

Questions of the Applicant:

George Missimer, Cotleur & Hearing had no questions of staff. Mr. Missimer clarified the property location, transitional densities, and the site plan.

The Commission inquired on Regina Dr. and individual trash receptacles.

Mr. Missimer commented that they will meet all County requirements and community functions for individual trash receptacles.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Jason Atkinson, Public Works Director, commented that the garbage cans are leased from the City and a fee assessed for the individual cans, but recommended a dumpster location.

Mayor Hudson reopened the public hearing.

Mr. Missimer commented that they are open to adding a dumpster.

Mayor Hudson closed the public hearing.

The Commission inquired on the code for garbage receptacles, notification requirements and recommended dumpsters.

Mr. Freeman mentioned that there is no specific language for garbage, amendments could be made administratively, and they are working on revising the notification system since there are no current requirements.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the Site Plan with six staff conditions and the addition of dumpster enclosure(s) to replace individual garbage receptacles as number seven.

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

Passed

### 13. CITY COMMISSION

- a. Resolution 25-R23 Granting or Denying a Time Extension for the Sale Agreement of 604 S 6th Street.

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

RESOLUTION NO. 25 -R23

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING OR DENYING AN AMENDMENT TO THE SURPLUS PROPERTY SALE AGREEMENT AT 605 SOUTH 6TH STREET RELATED TO A REQUEST FOR AN EXTENSION OF TIME, TO INCLUDE ANY NECESSARY LITIGATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, presented the request to authorize or deny the time extension for the sale agreement of 604 S 6th Street.

Questions of Staff:

Commissioner Taylor inquired on the timeline and time spent on the project and provided his opinion on the program.

The Commission commented on the timeline, development of vacant lots, the agreement, stimulation of development for single-family housing, and how staff determined there may be issues with the project.

Ms. Garcia clarified the extension deadline and the process to amend the agreement, time into the project, and communication with the developer.

Ms. Hedges commented on the specific timeframes for bidders in the agreement.

Joe John McVey, developer, commented on the reason for the extension request, finding a builder.

The Commission inquired on the construction timeline once the permit is approved.

Mr. McVey commented on the projected timeline once the permit is approved.

The Commission discussed approval of the project.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R23 and granting the request.

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

NAY: Commissioner James Taylor

Passed

- b. Resolution 25-R24 Granting or Denying a Time Extension for the Sale Agreement of 1204 Avenue E.

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

RESOLUTION NO. 25-R24

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING OR DENYING AN AMENDMENT TO THE SURPLUS PROPERTY SALE AGREEMENT AT 1204 AVENUE E RELATED TO A REQUEST FOR AN EXTENSION OF TIME, TO INCLUDE ANY NECESSARY LITIGATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Miriam Garcia, Redevelopment Specialist, presented the request to authorize or deny the time extension for the sale agreement of 1204 Avenue E.

Mayor Hudson commented on the delay due to statutory reasons at the Property Appraiser.

The Commission inquired on building permits.

Ms. Garcia commented that the developer has updated plans that must be presented to the Historic Preservation Committee.

Ms. Hedges clarified the motion requirements for the motion.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R24 and granting the request.

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

NAY: Commissioner James Taylor

Passed

- c. Resolution 25-R27 appointing members to the Affordable Housing Advisory Committee (AHAC).

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

RESOLUTION NO. 25-R27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Cox provided ballots and explained the voice vote for tallying. The Mayor and Commissioners announced their individual votes, which are attached to the agenda as part of the record.

Advocate for low-income persons:  
Trevor Banks

Real Estate Professional:  
Verna Jones

Essential Services Personnel Representative:  
Erin O'Brien

Not-for-Profit Provider:  
Kerri-Ann Brown

Residential Home Builder/Banking or Mortgage/For Profit Provider  
Jennifer Picardi

City Resident  
KeAndrea Davis

At-Large positions  
Aundrea Hair  
Leslie Olson

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R27.

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

Passed

- d. Resolution 25-R28 appointing Renella Mitchell to the Board of Adjustment as Mayor Hudson's appointee.

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

RESOLUTION NO. 25-R28

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF ADJUSTMENT, PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R28.

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

Passed

- e. Resolution 25-R29 appointing Ryan Collins to the City of Fort Pierce Planning Board as Commissioner Taylor's appointee.

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

RESOLUTION NO. 25-R29

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner James Taylor, seconded by Commissioner Michael Broderick to approve Resolution No. 25-R29.

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

Passed

- f. Resolution 25-R30 appointing Mary Durkin to the City of Fort Pierce Parks Advisory Committee as Mayor Hudson's appointee.

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

RESOLUTION NO. 25-R30

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKS ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R30.

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

Passed

- g. Resolution 25-R31 approving or denying the Third Amendment to the Amended and Restated Agreement for Development of King's Landing and First Quarter Update

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

**RESOLUTION NO. 25-R31**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA REGARDING THE REQUEST FOR A THIRD AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING AND THE SALE OF PROPERTY FROM AUDUBON DEVELOPMENT, INC TO LIVE OAK HOLDINGS GROUP, LLC; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Hedges explained and presented the third amendment of the agreement.

Scott Hawkins, The Jones Foster Law Firm, acknowledged Ms. Hedges and Mr. Freeman in the Planning Department and was available for questions.

Bill Ware, Live Oak Holdings, acknowledged Ms. Hedges and provided an update.

Commissioner Gaines inquired on the final agreement with Marriott.

Mr. Ware commented that there is an interest in the area, that Marriott does not sign term sheets without reason, and that they do not allow franchise applications to be approved unless they intend to move forward with the project.

Commissioner Broderick expressed his confidence in the project, extensive conversations with Mr. Ware, and supports the third amendment. In addition, he provided his view of the proposed outcomes.

Mr. Freeman commented on the timelines, the quality of the submittal, and the next steps in the process.

Commissioner Johnson inquired as to why it takes a year to close the contract and liability.

Mr. Ware explained that there is no adverse reason for the timeline.

Commissioner Broderick commented on risk capital, site plan, financing, and the timeline.

The Commission continued the discussion on the process and timeline.

Mayor Hudson inquired on the closing.

Ms. Hedges clarified the closing date and the commencement of vertical construction in July 2026.

The Commission discussed City structure, funding and virtual discussion, inquired on the inclusion of the FPUA and County, and screening.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner James Taylor to approve Resolution No. 25-R31 granting the amendment.

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

Passed

**14. COMMENTS FROM THE PUBLIC**

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Pamela Carrithers  
Keveny Stevens

**15. COMMENTS FROM THE CITY MANAGER**

City Manager, Richard Chess, commented that he is glad to be here and excited to work with staff and the community, and will have a voice in the City Manager's office.

City Clerk, Linda Cox, welcomed Mr. Chess and commented on working with him.

City Attorney, Sara Hedges, welcomed Mr. Chess.

- a. Reports

**16. COMMENTS FROM THE COMMISSION**

Commissioner Gaines thanked Mr. Chess and commented on appointment to the homeless board.

Commissioner Taylor welcomed Mr. Chess.

Commissioner Johnson welcomed Mr. Chess, thanked Ms. Carrithers for her stewardship, and commented on Senate Bill 810 inspecting stormwater annually and the Sovereign Immunity Bill.

Commissioner Broderick thanked Commissioner Johnson and Mayor Hudson for their work in Tallahassee on behalf of the City, welcomed Mr. Chess, and thanked staff for their hard work.

Mr. Andrews, Deputy City Manager, commented that there are seventy-six miles of storm lines and a quarter to a third inspected per year, and an upcoming change order for utilities relocation.

Mayor Hudson commented on a bill for utility relocation and welcomed Mr. Chess.

**17. ADJOURNMENT**

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

Mayor Hudson adjourned the meeting at 8:57 p.m.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER

**City Commission Regular Meeting**

**6. a.**

**Meeting Date:** 04/21/2025

**Re:** Mental Health Awareness Month

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

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**SUBJECT:**

Mental Health Awareness Month

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**Attachments**

Mental Health Awareness Month

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**Form Review**

Form Started By: Latoya Ransom

Started On: 03/27/2025 10:42 AM

Final Approval Date: 03/27/2025

**WHEREAS,** mental health is an integral component of overall well-being, impacting individuals, families, and communities across St. Lucie County; and

**WHEREAS,** despite its prevalence, mental health remains shrouded in stigma, Preventing many from seeking help; and

**WHEREAS,** early interventions and access to quality care are crucial for managing mental health conditions and are vital to creating a more compassionate, healthier, and thriving St. Lucie County; and

**WHEREAS,** collaboration among local organizations, healthcare providers, and community leaders is essential to ensuring accessible and effective mental health resources for all residents; and

**WHEREAS,** May is recognized nationally as Mental Health Awareness Month, providing an opportunity to raise awareness, combat stigma, and promote mental health resources; and

**WHEREAS,** Mental Health Awareness Month encourages community members to wear green ribbons and participate in educational activities to show support, raise awareness, and promote mental health well-being.

**NOW, THEREFORE,** I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of May as:

### ***Mental Health Awareness***

in the City of Fort Pierce and encourage all citizens to empower individuals to seek help and prioritize self-care, advocate for accessible mental health services, and educate themselves and others about mental health conditions, treatment options, and resources.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 21<sup>st</sup> day of April 2025.

---

**MAYOR/COMMISSIONER**

**City Commission Regular Meeting**

**6. b.**

**Meeting Date:** 04/21/2025

**Re:** Jack Andrews, Years of Service Proclamation

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

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**SUBJECT:**

Jack Andrews, Years of Service Proclamation

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**Form Review**

Form Started By: Latoya Ransom

Started On: 02/19/2025 04:14 PM

Final Approval Date: 02/19/2025

**City Commission Regular Meeting**

**7. a.**

**Meeting Date:** 04/21/2025

**Re:** Letter from FDLE

**Submitted For:** Richard Chess, City Manager, City Manager

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**SUBJECT:**

Letter from the Florida Department of Law Enforcement recognizing Detective David Teitelbaum for his valuable assistance in Operation Safe Highways that led to the successful prosecution of a human trafficking case.

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**Attachments**

Letter

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Richard Chess	04/09/2025 06:20 PM
Form Started By: Jennifer Robinson		Started On: 04/09/2025 02:00 PM
Final Approval Date: 04/09/2025		



Florida Department of  
Law Enforcement

J. Mark Glass  
*Commissioner*

Ron DeSantis, *Governor*  
James Uthmeier, *Attorney General*  
Jimmy Patronis, *Chief Financial Officer*  
Wilton Simpson, *Commissioner of Agriculture*

Date 04/04/2025

Chief Diane Hobbey-Burney  
Fort Pierce Police Department  
920 South US Highway 1  
Fort Pierce, Florida 34950

**IN Re: Recognition Detective David Teitelbaum**

Dear Chief Hobbey-Burney,

On January 18, 2024, FDLE Fort Pierce Field Office agents assisted in Operation Safe Highways, a human trafficking and Fentanyl interdiction operation in conjunction with the Florida Highway Patrol, Department of Financial Investigations (CID), St. Lucie County Sheriff's Office, the Fort Pierce Police Department, and Department of Homeland Security.

As a result of the operation, a subject, identified as David Leslie, was alleged to have been trafficking women out of the Sunset Inn, located at 1802 South US Highway 1 Fort Pierce, Florida. Leslie was said to have used both mental and physical abuse, as well as the women's addictions to illicit drugs to make them work. Ultimately, the investigation revealed that Leslie had promoted women to engage in commercial sexual activity for his own financial gain.

On April 2, 2025, David Leslie was formally charged by FDLE for Ct.1 Deriving Support from the Proceeds of Prostitution, F.S.S. 790.05(1) and (2)(b), and Ct.2 Unlawful Use of a Two-Way Communication Device F.S.S. 934.215 with a total bond of \$300,000.00

Detective David Teitelbaum throughout the investigation used his skills and pre-established relationships within the community to aide our agents with numerous contacts of both witnesses and victims. As the investigation progressed, Detective Teitelbaum worked tirelessly to obtain important leads and effectively communicated that information to the agents involved. Members of the FDLE Fort Pierce Field Office wish to express our sincere appreciation for Detective Teitelbaum's participation in bringing this case to a succesful resolution.

Sincerely,

A handwritten signature in black ink that reads "Michael R. Bartus". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael R. Bartus  
Florida Department of Law Enforcement  
Resident Agent in Charge  
Fort Pierce Field Office  
505 South 2<sup>nd</sup> Street, Suite 201  
Fort Pierce, Florida, 34950

Cc: Detective David Teitelbaum

**City Commission Regular Meeting**

**7. b.**

**Meeting Date:** 04/21/2025

**Re:** Email from Britta Santana

**Submitted For:** Richard Chess, City Manager, City Manager

---

**SUBJECT:**

Britta Santana sent an email thanking Leroy Lewis and his team at Solid Waste for their prompt, professional, and courteous handling of recent issues with waste management.

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**Attachments**

Email

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Richard Chess	04/15/2025 03:33 PM
Form Started By: Jennifer Robinson		Started On: 04/15/2025 02:16 PM
Final Approval Date: 04/15/2025		

**From:** Britta Santana <britta.santana@gmail.com>

**Sent:** Tuesday, April 8, 2025 10:10 PM

**To:** Linda Cox <lcox@cityoffortpierce.com>

**Subject:** Letter to the Commission

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

We would like to thank Leroy Lewis and his team at the solid waste department for his prompt, professional and courteous manner in resolving recent issues with WM.

The city can be proud to have such a dedicated employee serving their residents.

--  
B

**City Commission Regular Meeting**

**11. a.**

**Meeting Date:** 04/21/2025

**Re:** Approval of travel for Commissioner James Taylor to attend the Corridor Connect Summit 2025 in Lake Buena Vista, Florida, from June 03, 2025, to June 05, 2025 in the amount of \$891.40.

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

---

**SUBJECT:**

Approval of travel for Commissioner James Taylor to attend the Corridor Connect Summit 2025 in Lake Buena Vista, Florida, from June 03, 2025, to June 05, 2025, in the amount of \$891.40.

**SUMMARY:**

The Corridor Connect Summit brings together leaders from the business and conservation community to look for solutions and identify ways to help balance Florida's growth while protecting the Florida Wildlife Corridor

**RECOMMENDATION:**

Approve

**ALTERNATIVES:**

Deny

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

James Taylor, Commissioner

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**Attachments**

Travel Documents

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**Form Review**

Form Started By: Latoya Ransom  
Final Approval Date: 04/02/2025

Started On: 04/02/2025 04:23 PM

REGISTRATION INFORMATION

Corridor Connect Summit 2025  
 1001 W Buena Vista Dr.  
 Lake Buena Vista, FI 32830

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION

Disney Coronado Springs Re  
 1001 W Buena Vista Dr.  
 Lake Buena Vista, FI 32830  
 407-934-7639

DATE: **04.02.2025**

1. TRAVELER'S NAME: James Taylor  
 2. DEPARTURE DATE: 06.02.2025  
 3. RETURN DATE: 06.05.2025  
 4. DESTINATION: Lake Buena Vista  
 5. CODE CHARGE: 540300  
 6. AMT BUDGETED: 20,000.00

DEPARTMENT: Comission  
 DEPARTURE TIME: 8 p.m.  
 RETURN TIME: 2 p.m.  
 PURPOSE: Corridor Connect

7. BALANCE AVAILABLE: **\$9,477.72**

Expenses must comply with City Code of Ord 1-158.  
 Per Diem Allowance \$50.00 or \$12.50 per quarter day.  
 Class A Travel 24-hour day.

- \* REGISTRATION FEE:
- \* HOTEL BILL: Confirmation # 0UT0HHGK
- BAGGAGE ALLOWANCE (\$5 PER PERSON)
- \* COMMUNICATION:
  
- \* FARES: AIR FARE
- \* TAXI, BUS
- \* CAR RENTAL
- \* MILEAGE @ 0.70 230
- \* GASOLINE EXPENSE
- \* TOLL ROAD FEES OR PARKING FEES
- \* MISC. EXPENSES

MEALS

- 1 BREAKFAST @ \$8.00
- 1 LUNCH @ \$8.00
- 3 DINNER @ \$20.00
- SPECIAL LUNCHEON/BANQUET
- 7% STATE TAX
- 15% GRATUITIES

PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
	200.00		
	420.00		
		5.00	
		161.00	
		12.68	
		8.00	
		8.00	
		60.00	
		0.00	
		5.32	
		11.40	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.  
 LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.  
 DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

TOTALS

0.00	620.00	271.40	
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ADVANCE CASH RECEIVED: \_\_\_\_\_  
 REFUND DUE CITY: \_\_\_\_\_  
 REFUND DUE EMPLOYEE: \_\_\_\_\_

TRAVEL APPROVED BY: *Andrew Coy*  
 DEPARTMENT SUPERVISOR

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

\_\_\_\_\_  
 CITY MANAGER  
 (220 WITH CITY MANAGER SIGNATURE ACCEPTED)

\* RECEIPT REQUIRED  
 REV 1/25 DLN

\_\_\_\_\_  
 \_\_\_\_\_

[Skip to content](#)



- [Home](#)
- [Registration](#)
- [Billing Information](#)
- [Payment](#)

[Ticket selection](#) > [Registration](#) > [Billing Information](#) > [Payment](#)

### 3 Corridor Connect Summit 2025

**Date:** June 3, 2025 8:00 AM - June 5, 2025 4:00 PM EDT

**Location:** 1001 W Buena Vista Dr, Lake Buena Vista, FL 32830, USA (Building)

## Order summary

Corridor Connect Summit 2025 - Full Summit Government Rate	\$200
<b>Total</b>	<b>\$200</b>

Thank you for registering for the 2025 Corridor Connect Summit! We can't wait to connect with you for three days filled with inspiring mainstage speakers, dynamic workshops, collaborative solution-building, and engaging conversations with the dedicated individuals who are working from the ground up to connect, protect, and restore the Florida Wildlife Corridor.

### Hotel Accommodations - Going Fast!

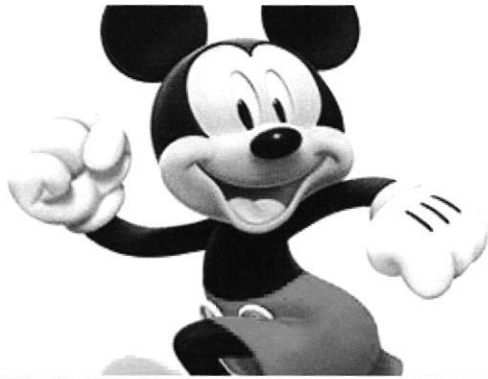
We have secured a special room block at Disney's Coronado Springs Resort for all Corridor Connect attendees, available on a first-come, first-served basis. As this is a popular resort, we encourage you to secure your room as soon as possible. Use the link below to reserve your accommodations:

[Reserve your hotel room here!](#)

Be sure to book your room by April 28, 2025 to take advantage of the discounted group rate. After this date, availability is not guaranteed, and standard pricing may apply.

Stay tuned for updates on the summit schedule, speakers, and breakout sessions. You don't have to wait to connect, join the Corridor Connect platform and network with fellow attendees!

Need Assistance? Reach out to us at [corridorconnect@floridawildlifeconnect.org](mailto:corridorconnect@floridawildlifeconnect.org) or call 772-348-2806. We look forward to seeing you in June!



Disney Destinations, LLC

Corridor Connect 2025 ~ May 31, 2025 - Jun 5, 2025 ~ Disney's Coronado Springs Resort

Dear James Taylor,
We are pleased to confirm your reservation at Disney's Coronado Springs Resort, as part of Corridor Connect 2025. Should we have any questions regarding your payment, a Walt Disney World Group Specialist will contact you via phone. If for any reason your travel plans change, simply modify your reservation. Before your visit, take advantage of My Disney Experience. My Disney Experience takes your visit to Walt Disney World® Resort to an all-new level, making it uniquely yours, so you can enjoy every moment with family, friends and colleagues. Click here to start planning with My Disney Experience. We look forward to your arrival!

Your Reservation Details

Confirmation Number: OUT0HHGK
Date Booked: Apr 1, 2025
Reservation Name: James Taylor
Arrival Date: Jun 2, 2025
Departure Date: Jun 5, 2025
Room Type: Village - Standard View
Number of Rooms: 1
Number of Guests: Adults 1, Children 0

Table with 4 columns: Date, Guests, Status, Rate. Rows for Jun 2, 2025, Jun 3, 2025, Jun 4, 2025.

Per Night Rate:
Additional Guest Rate
Second Guest 0.00
Third Guest 25.00
Fourth Guest 25.00

Please note additional guest fees only applies to those 18 years and older.

Requests:

Total Charge: 420.00

Tax Disclosure: Room Rates shown do not include 12.50% tax rate for Resorts in Orange County (subject to change). Total charges presented on the website will include all room fees and taxes. (6% Florida State Accommodation, 6% Orange County Accommodation, 0.5% Orange County Surtax)

Important Notes: Check-In after 3:00 PM/Check-out before 11:00 AM

At time of booking, a total of one night room and taxes are charged.

Room type, location, and view are not guaranteed and subject to change.

## DISNEY DESTINATIONS

**PLEASE READ CAREFULLY. THESE TERMS & CONDITIONS CONTAIN IMPORTANT INFORMATION ABOUT YOUR LEGAL RIGHTS, INCLUDING YOUR WAIVER OF LIABILITY AND ASSUMPTION OF RISK RELATING TO EXPOSURE TO COVID-19 AND ANY OTHER COMMUNICABLE OR INFECTIOUS DISEASE, CLASS-ACTION WAIVER, AND AGREEMENT TO BINDING ARBITRATION.**

**DEPOSIT REQUIREMENTS:** If a deposit is not received by the date indicated on the front of this confirmation, the reservation will automatically cancel. Deposit requirements for arrivals are subject to change and additional deposit amounts may be required.

**CANCELLATION POLICY:** In order to receive a refund of your deposit, including payment card deposit transactions, notification of cancellation must be received at least 8 days prior to your arrival date. To cancel or modify a reservation, call (407) 939-4686. Additionally, if you are holding any other types of reservations, such as dining, those reservations will not be cancelled unless you cancel them or advise us to cancel them.

**CHANGES TO RESERVATIONS:** Changes to reservation, including but not limited to change in travel dates, length of stay or hotel accommodations, are subject to availability and the rates applicable at the time the change is made and guest is responsible for paying any increase in price resulting from the change.

**RESORT CHECK-IN/CHECK-OUT:** Check-in time is generally between 3 and 4 p.m. (some hotels have check-in after 4 p.m.), and check-out time is between 11 a.m. and 12 noon. Check-in delays may occur during peak check-in periods. Guest must be 18 years of age or older to check in.

**ROOM LOCATION AND INFORMATION:** Adjacent rooms, connecting rooms or specific room location and types of rooms or bedding are on a "request basis only" and are subject to availability at the time of check-in. These requests for a specific room type or location may result in additional charges to be paid directly to the hotel.

Disney Resort Hotels are smoke free environments. Smoking is allowed in designated outdoor smoking locations only. A room recovery fee will be charged for smoking in guest rooms, on balconies or on patios.

Please be advised that at Disney Resort hotels, notwithstanding your use of a sign on your door, a request by you to forgo housekeeping services or any other request made by you, the Disney Resort hotel and its staff reserve the right to enter your room for any purpose including, but not limited to, performing maintenance and repairs or checking on the safety and security of guests and property. The hotel staff will give reasonable notice prior to entry by knocking and announcing the intent to enter the room.

Disney reserves the right to accommodate Guests to a comparable or upgraded hotel in Disney's discretion.

**REMITTING PAYMENTS FOR DEPOSITS:** Payment may be made using a valid payment card. For card payments, please call (407) 939-4686. For payment of deposit by check, please write your reservation number on the face of the check. All checks must have a pre-printed name, address and account number for acceptance and must be payable in U.S. funds to Disney Destinations, LLC ("Disney"). Only payment cards will be accepted for payment of deposit 10 days or less prior to guest arrival date. **NO POST-DATED CHECKS WILL BE ACCEPTED FOR PAYMENT. \*\*DO NOT SEND CASH\*\***

If sending via United States Postal Service (USPS):  
ATTN: Group Reservations

PO Box 10123  
Lake Buena Vista, FL 32830

If sending via UPS, FedEx, or other courier:  
ATTN: Group Reservations  
7100 Municipal Drive  
Orlando, FL 32819  
(407) 939-4686

**ROOM RATES:** Room rates are guaranteed as long as your room reservation is not changed, except that Disney reserves the right to charge additional amounts due to changes in applicable tax rates or other governmental requirements.

Disney reserves the right to cancel or modify a room reservation (including after the room reservation has been confirmed) if the room reservation includes or resulted from a mistake or error of any kind, including but not limited to, a mistake or error in the rate, resort or room type, or where it appears that a guest has engaged in fraudulent or misleading activity in making the room reservation.

**NON-TRANSFERABLE:** Room reservations are not transferable and reservation name changes are not permitted.

**OTHER TERMS:**

- For reservation information, to inquire about extending your stay and for other reservation modifications BEFORE ARRIVAL, please call (407) 939-4686.
- All rates are in U.S. dollars.
- Additional adult charges may apply for more than two adults per room.
- Final payment is due on the day of arrival.
- Room reservations do not guarantee park reservations.
- Reservations may only be made and are only guaranteed for a length of stay of no more than 30 nights. The maximum continuous stay for any guest at any single Disney Resort hotel, including campground locations, is 30 nights. A guest wishing to rebook a stay in the same hotel after an initial 30 night stay (whether done through one or multiple reservations), cannot book another stay at the same hotel for a period of 28 days after the initial stay. Disney reserves the right to decline, accept, retain or cancel any reservation or any guest, subject to applicable law, at any time and for any reason, including but not limited to, a mistake or error in price or description of the hotel, or where it appears that a guest has engaged in fraudulent or misleading activity in making the reservation. If a reservation is cancelled by Disney, Disney shall have no responsibility beyond the refund of monies paid related to the cancellation.
- All sales of room accommodations take place in and are consummated in the State of Florida. Any claim, action or lawsuit (collectively, "Action") arising out of these Terms and Conditions, reservations and bookings, and/or all room accommodations, products and services provided in connection with the reservations and bookings, including without limitation, photo media and radio frequency devices must be filed and maintained exclusively in any court in Orange County, Florida having subject matter jurisdiction; provided that the COVID-19 and Other Communicable/Infectious Disease Provision shall be subject to its own terms and conditions, including venue, set forth below.
- Booking information may be disclosed to the Group hosting your meeting/event and/or its agents.
- All terms and conditions, including but not limited to deposit requirements and cancellation and refund policies, are subject to change by Disney without notice.
- Disney, its directors, officers, employees, subcontractors, agents and representatives, shall at no time be liable or responsible in any way whatsoever for any loss, injury, or damage caused or arising in connection with any transportation, hotel or other services or products of third parties provided through Disney, or as a result of acts of God, acts of Government or other authorities, pandemic or other health and safety circumstance, wars, civil

Circuit Court shall not have jurisdiction over the subject matter thereof, then to such other court sitting in said county and having subject matter jurisdiction). In any such action, I specifically waive any right to bring a class action or other representative or collective action (such as an action in the form of a private attorney general). I SPECIFICALLY WAIVE THE RIGHT TO TRIAL BY JURY.

**Governing Law:** These terms and conditions, including the COVID-19 and Other Communicable/Infectious Disease Provision, shall be governed by the laws of the State of Florida.

Disney Destinations, LLC  
P.O. Box 10000  
Lake Buena Vista, Florida 32830

Please do not send payments to this address.

**If you are under 18 years of age, you must have your parent or guardian's permission to call us.**

This email was sent to

Stop all types of future promotional email from Disney Destinations, LLC regarding its products or services. We may still send you emails regarding transactions with us, such as further information about your purchase, membership or vacation.

Disney Destinations Marketing | Attention: Email Compliance | 1375 Buena Vista Drive | PO Box 10000 | Lake Buena Vista, FL 32830.

[casl.disneydestinations@disneyonline.com](mailto:casl.disneydestinations@disneyonline.com)

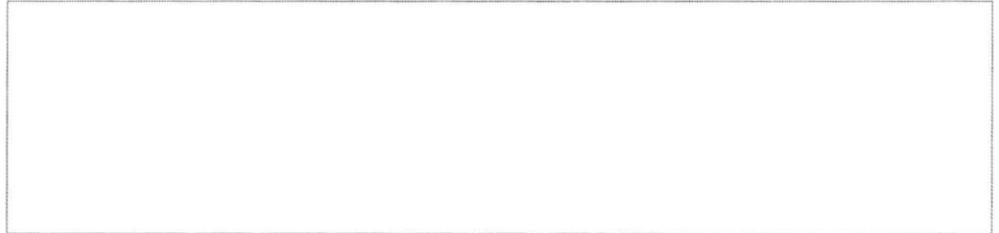
Please note that the email address this message is sent from, is not monitored, and we ask that you do not reply as your message will not be responded to. Thank you.

As to Disney artwork/properties: ©Disney

**A** My location

**B** Disney's Coronado Springs Resort, 1001 W Buena Vista Dr, Lake Buena Vista, FL, United States

1 hr 54 min , 115 miles  
 Light traffic (9 min delay)  
 Via FL-60, FL-91 N  
 · Toll on route

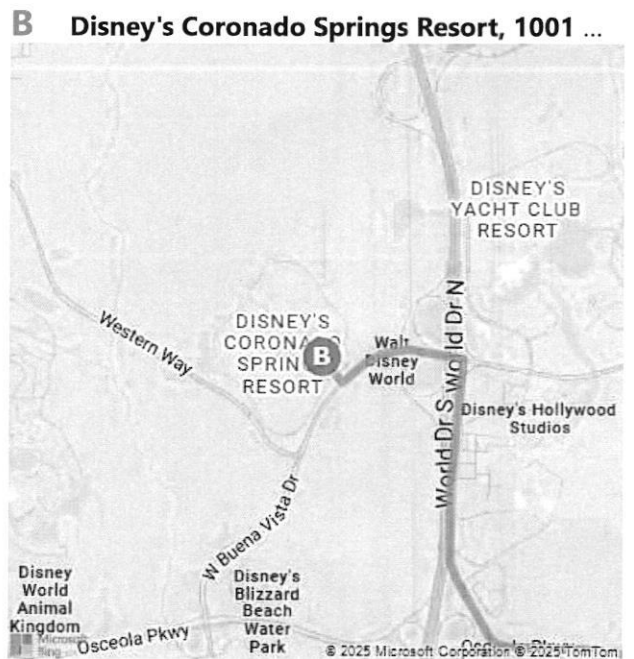
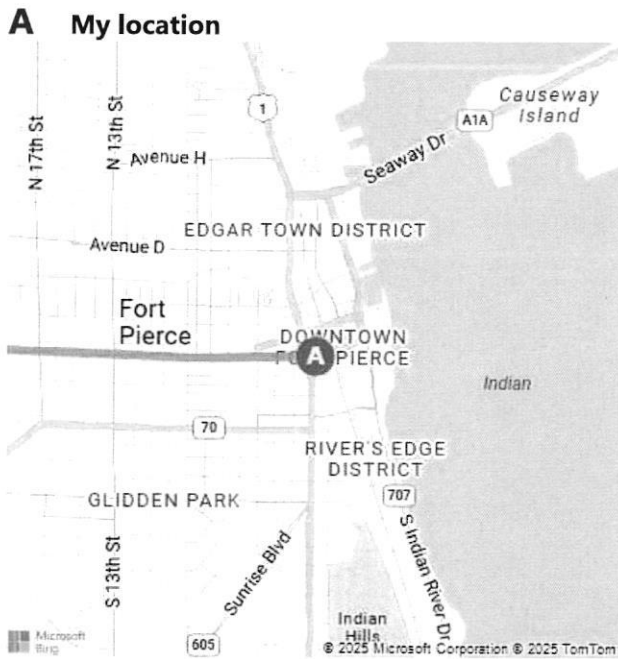
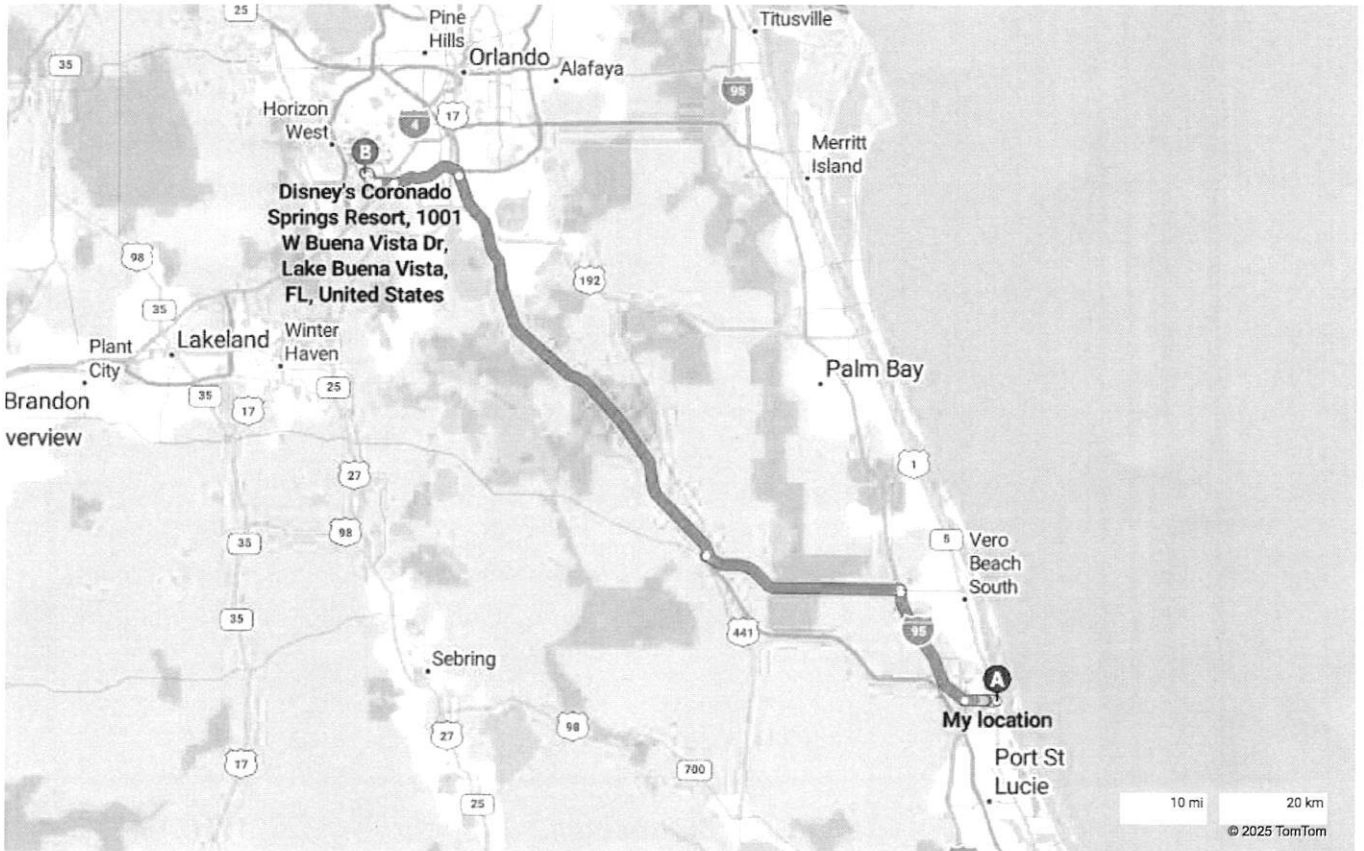


**A** My location

↑	1.	Head <b>west</b> on <b>Orange Ave</b> toward US-1 N / FL-5 / S 4th St	59 ft
↑	2.	Continue on <b>Orange Ave / County Hwy-68</b> Pass Family Dollar in 1.0 mi	3.9 mi
	3.	Take the ramp on the <b>right</b> for <b>I-95 North</b> and head toward <b>Daytona Bch</b>	15.5 mi, 12 min
↗	4.	At Exit <b>147</b> , head <b>right</b> on the ramp for <b>FL-60</b> toward <b>Lake Wales / Vero Beach</b>	0.4 mi
↖	5.	Bear <b>left</b> , then bear <b>left</b> onto <b>FL-60 / 20th st</b>	24.6 mi, 24 min
↗	6.	Take the ramp on the <b>right</b> for <b>FL-91 N</b> • Toll road	0.2 mi
↑	7.	Keep <b>left</b> , heading toward <b>North Orlando</b> • Toll road	57.1 mi, 46 min
	8.	At Exit <b>251</b> , head <b>right</b> on the ramp for <b>FL-417 North</b> toward <b>Orlando Int'l Airport / Sanford</b> • Toll road	9.0 mi
↗	9.	At Exit <b>3</b> , head on the ramp <b>right</b> and follow signs for <b>Osceola Pkwy</b> • Toll road	0.4 mi
↑↑	10.	Keep <b>right</b> , heading toward <b>Animal Kingdom / Disney MGM Studios / Gaylord Conv Cntr / Magic Kingdom</b> • Toll road	1.8 mi

↑	11.	Keep <b>straight</b> , heading toward <b>Disney's Animal Kingdom / Epcot Magic Kingdom</b>	0.8 mi
↗	12.	Take the ramp on the <b>right</b> and follow signs for <b>World Dr N</b>	0.4 mi
↑	13.	Keep <b>left</b> to get onto <b>World Dr N</b>	0.6 mi
↗	14.	Take the ramp on the <b>right</b> for <b>E Buena Vista Dr</b> and head toward <b>Disney's Hollywood Studios / Downtown Disney / Epcot Resort Area</b>	0.3 mi
↖	15.	Turn <b>left</b> onto <b>E Buena Vista Dr</b>	364 ft
↙	16.	Bear <b>left</b> onto <b>W Buena Vista Dr</b> toward <b>Blizzard Beach Water Park / Disney's Animal Kingdom Resort Area / Disney's Animal Kingdom</b>	0.4 mi
↗	17.	Turn <b>right</b> onto <b>Avenida del Centro</b> • <i>Private Road</i>	0.1 mi
	18.	Arrive at <b>Avenida del Centro</b> on the left The last intersection before your destination is Coronado Circle	

**B** Disney's Coronado Springs Resort, 1001 W Buena Vista Dr, Lake Buena Vista, FL, United States



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2025 TomTom.



Calculate toll costs for any routes across North America, Western Europe and these countries

For 2-axle passenger vehicles only. For additional vehicle sizes visit <https://trucks.tollsmart.com>.

## Summary

Distance: **115 mi**

Duration: **01:50**

Toll Cost (Cash) USA: **\$8.04**

Toll Cost (Transponder) **\$6.34**

USA:

<http://maps.google.com?>

[saddr=100+North+US+Highway+1,+Fort+Pierce,+FL,+USA&daddr=1001+West+Buena+Vista+Drive,+Lake+Buena](http://maps.google.com?saddr=100+North+US+Highway+1,+Fort+Pierce,+FL,+USA&daddr=1001+West+Buena+Vista+Drive,+Lake+Buena)

## Details



### Florida's Turnpike: Ticket System

CASH IS NOT ACCEPTED IN THIS LOCATION! Fee with a Transponder/Pass (SunPass, K-TAG, PIKEPASS, SunPass PRO, E-ZPass® (from any state), NC Quick Pass, E-PASS, LeeWay, Peach Pass or BC-PASS): \$4.13 No Pass (one-time entry fee): \$5.18 If you drive through this gantry without a transponder, your license plate would be photographed and you would be asked to pay by mail (or online, which may be a preferred option). Additional service charges may apply. Vehicle Class 2-axle vehicle



### SR 417 (Central Florida GreeneWay)

Unregistered Video: \$3.26 Vehicle Class 2-axle vehicle or a motorcycle



## Southern Connector Extension

CASH IS NOT ACCEPTED IN THIS LOCATION! Fee with a Transponder/Pass (SunPass, K-TAG, PIKEPASS, SunPass PRO, E-ZPass® (from any state), NC Quick Pass, E-PASS, LeeWay, Peach Pass or BC-PASS): \$0.58 No Pass (one-time entry fee): \$0.86 If you drive through this gantry without a transponder, your license plate would be photographed and you would be asked to pay by mail (or online, which may be a preferred option). Additional service charges may apply. Vehicle Class 2-axle vehicle

## Summary

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Distance: **120 mi**

Duration: **02:02**

Toll Cost (Cash) USA: **\$8.04**

Toll Cost (Transponder) **\$6.34**

USA:

<http://maps.google.com?>

saddr=100+North+US+Highway+1,+Fort+Pierce,+FL,+USA&daddr=1001+West+Buena+Vista+Drive,+Lake+Buena

## Details

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### Florida's Turnpike: Ticket System

CASH IS NOT ACCEPTED IN THIS LOCATION! Fee with a Transponder/Pass (SunPass, K-TAG, PIKEPASS, SunPass PRO, E-ZPass® (from any state), NC Quick Pass, E-PASS, LeeWay, Peach Pass or BC-PASS): \$4.13 No Pass (one-time entry fee): \$5.18 If you drive through this gantry without a transponder, your license plate would be photographed and you would be asked to pay by mail (or online, which may be a preferred option). Additional service charges may apply. Vehicle Class 2-axle vehicle



### SR 417 (Central Florida GreeneWay)

Unregistered Video: \$3.26 Vehicle Class 2-axle vehicle or a motorcycle



### Southern Connector Extension

CASH IS NOT ACCEPTED IN THIS LOCATION! Fee with a Transponder/Pass (SunPass, K-TAG, PIKEPASS, SunPass PRO, E-ZPass® (from any state), NC Quick Pass, E-PASS, LeeWay, Peach Pass or BC-PASS): \$0.58 No Pass (one-time entry fee): \$0.86 If you drive through this gantry without a transponder, your license plate would be photographed and you would be asked to pay by mail (or online, which may be a preferred option). Additional service charges may apply. Vehicle Class 2-axle vehicle

# Summary

---

Distance: **129 mi**

Duration: **02:03**

Toll Cost (Cash) USA: **\$6.00**

Toll Cost (Transponder) **\$4.09**

USA:

<http://maps.google.com?>

[saddr=100+North+US+Highway+1,+Fort+Pierce,+FL,+USA&daddr=1001+West+Buena+Vista+Drive,+Lake+Buena](http://maps.google.com?saddr=100+North+US+Highway+1,+Fort+Pierce,+FL,+USA&daddr=1001+West+Buena+Vista+Drive,+Lake+Buena)

## Details

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### SR 528 (Beachline Expressway)

Unregistered Video: \$2.22 Vehicle Class 2-axle vehicle or a motorcycle



### SR 528 (Beachline Expressway)

Unregistered Video: \$2.06 Vehicle Class 2-axle vehicle or a motorcycle



### Turnpike Mainline: Beachline West Expressway

Vehicle Class 2-axle vehicle



<https://itunes.apple.com/us/app/tolls-calculator-usa/id909952082?mt=8>



<https://play.google.com/store/apps/details?id=com.tollsmart.leonidiogansen.tolls>

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Kick off Corridor Connect with an unforgettable evening of celebration and connection! Raise a toast to a year of remarkable achievements and the partnerships that make it all possible. Explore the dynamic Collaboratory, savor delicious bites, and enjoy handcrafted Florida inspired cocktails and mocktails.

## **Beach Party Starting at 7PM**

*Sponsored by Live Wildly*

As the sun sets, head outdoors to the lakeside beach for the Live Wildly After Party, where live music, fresh air, and great company set the perfect tone for the days ahead.

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# **Wednesday, June 4**

## **Breakfast 8AM - 9AM**

## **Collaboratory 8AM - 6:30PM**

Throughout the Summit, the Collaboratory will serve as a gathering hub for innovation and connection. Through activation stations, engaging exhibits and a dedicated stage space, the Collaboratory will showcase state-of-the-art solutions, approaches, and inspiring stories from NGOs, businesses, thought leaders and students.

## **Mainstage Programming 9AM - 12:30PM**

Join us for the exciting kick off to our main stage plenary beginning June 4 at 9 AM! Hear inspiring messages from Disney Conservation as well as thought-provoking presentations from speakers like Alyssa Ravasio, Dale Carlton, Julia Watson, Gary Tabor, and many more. Our main stage lineups are actively being developed, stay tuned for more exciting updates in the coming weeks!

## **Lunch 12:30PM - 2PM**

## **Corridor Academy Sessions 2PM - 5PM**

Explore topics that speak to the work underway to support the Corridor and the Florida Economy. Attendees are encouraged self-select sessions and can jump from track-to-track.

### **Planning for Corridor Conservation & Compatible Development**

#### **Session 1: Scaling Corridor Protection: A Bioregional Approach (90 mins)**

This session will explore connecting the Florida Wildlife Corridor beyond state boundary lines and learn how other states and entities may be working collaboratively to bolster the integrity of wildlife corridors and

## **Field Trip: Disney Conservation & The Nature Conservancy at Disney Wilderness Preserve**

There are two time slots for this field trip:

- 8AM-noon: morning group (drive yourself to DWP)
- Noon-4PM: afternoon group (drive yourself or take charter bus from Coronado Hotel)

Join for a behind-the-scenes look at Disney's Conservation efforts in the "last green thread" footprint. Co-hosted by The Nature Conservancy's (TNC) Center for Conservation Initiatives (CCI) Disney Wilderness Preserve, guests will learn/experience:

- Gain a historical perspective of Walt Disney's vision, what is currently in place and future vision/plans and how this relates to the Florida Wildlife Corridor
- Hear from TNC and Disney Conservation representatives
- Tour the Preserve in swamp buggies
- Learn about land and fire management
- Learn about the U.S National Science Foundation's National Ecological Observatory Network (NEON) - a continental-scale observation facility designed to collect long-term open access ecological data to better understand how U.S. ecosystems are changing. <https://www.neonscience.org/field-sites/dsny>
- Visit Lake Russell
- Learn about conservation efforts around iconic Corridor species such as red-cockaded woodpecker, gopher tortoise and the eastern indigo snake.

Box lunch provided.

## **Field Trip: Bok Tower Gardens 10AM - 3PM**

You'll enjoy an exclusive experience at this National Historic Landmark in Lake Wales, approximately 40 miles from the Corridor Connect venue in Orlando. Guests will learn about integrated conservation programs, including propagation and reintroducing rare and native plant species. Bok Tower Gardens is a 250-acre contemplative garden and bird sanctuary created in the 1920s. Attractions include the 205-foot Singing Tower and its 60-bell carillon, built upon one of the highest points of peninsular Florida. The Gardens' wildlife population includes 126 different species of birds as well as the threatened gopher tortoise and endangered eastern indigo snake. The grounds are a designated site on the Great Florida Birding Trail.

Ample parking is available. Box lunch provided.

Field trip highlights include:

- A guided tour through the Florida Ecosystems Garden.
- A behind-the-scenes look at the Rare Plant Conservation Program.
- A visit to natural areas with active restoration efforts underway.
- A guided stroll through Olmstead Gardens, one of the greatest works of famed landscape architect Frederick Law Olmsted, Jr.
- Learn about Bok Tower Gardens' partnership with the Florida Wildlife Corridor Foundation's Ranch to Ridge Expedition through the Lake Wales Ridge.
- A delicious box lunch provided by Blue Palmetto Cafe, Bok Tower Gardens' on-site eatery.

## **Welcome Party 5:30PM - 7PM**

- Take an in-depth look at Lake Palatlahaha's waterways, exploring how regional ecosystems connect through thoughtful landscape designs.
- Visit CUPS (Citrus Under Protective Screens) to see innovations in Florida citrus growing.
- Enjoy lunch under the pavilion, surrounded by Cherrylake's natural beauty.

## **Field Trip: Exploring the Shingle Creek Greenway 9AM-3PM**

Hike and kayak along Shingle Creek and immerse yourself in a tranquil greenway that runs alongside a trail from Orlando to Lake Toho in Kissimmee. Shingle Creek is the northernmost watershed feeding into the Everglades and is part of a nearly complete "retrofit trail" protected amidst suburban and urban development. Unless you know where to look while driving through the area and crossing highways, you might easily overlook this green ribbon of native Florida habitat. This vital area remains connected thanks to collaborative efforts between the City, County, Water Management District, and private conservation organizations like the Trust for Public Land. Each partner shares a regional ecological vision and works together to realize this segment in Osceola County and City of Kissimmee. A box lunch will be provided.

The guest experience will include:

- Starting your day at the Osceola County Welcome and History Museum, which highlights the area's pioneer and Native American history.
- Hearing from representatives of the South Florida Water Management District, Trust for Public Land, Osceola County, Orange County, and the City of Kissimmee about how this natural gem in the heart of the Florida Wildlife Corridor can serve as a model for leveraging partnerships to navigate complex bureaucratic boundaries and keep natural Florida connected.
- Hiking on boardwalks and paved trails through the linear park and a two-hour guided, easy paddle in a beautiful section of the creek with little to no current. Please note that some kayaks are designed for two people, so be prepared to paddle with a partner.
- Visiting a Pioneer Village that features original and reproduced structures based on the city of Narcoossee from the late 1800s, as well as an original 1911 homestead, which is a historic landmark on the creek.

## **Field Trip: FWC's Hilochee Wildlife Management Area & I-4 Wildlife Crossing 9AM-1PM**

Guests will visit FWC's Hilochee Wildlife Management Area (HWMA) where they will explore trails and unpaved roads to see the results of FWC's habitat management and restoration efforts, as well as the I-4 wildlife corridor crossing that connects northern and southern management units located within the Green Swamp system. HWMA conserves an important watershed and provides critical habitat for a wide variety of imperiled and rare wildlife species such as the Sherman's fox squirrel, Audubon's crested caracara, gopher tortoise, eastern indigo snake, wood stork, Florida black bear, among many others.

It also provides a unique opportunity for people within the rapidly growing region between Tampa and Orlando to recreate and find a respite from the urban landscape. Historically, much of this property was used for sand and clay mining, orange groves, hay and sod, and slash pine production. After the first parcel acquisition in 1995, FWC staff has worked to restore natural communities and HWMA continues to grow, thanks to Florida's many land conservation efforts, including Florida Forever. This property is open to the public year-round to enjoy hunting, fishing, hiking, bicycling, horseback riding, and wildlife viewing. Charter transportation and lunch will be provided.

Activities may include:

- Demonstrations of tools and techniques used for habitat management and restoration
- Interact with FWC staff as they demonstrate emergency drills and equipment used in the event of wildfire
- Tour the I-4 wildlife crossing and learn how animals take advantage of this passageway

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# Tuesday, June 3

- [Summit 2025](#) 

## Field Trips 9AM - 4PM

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- [Speakers](#)
- [Agenda](#)

Explore the Corridor with one of five field trip options—details below. Please note that field trip participants will be responsible for their own transportation to and from the trip, except for those attending the FWC's Hilochee Wildlife Management Area & I-4 Wildlife Crossing Trip, where transportation will be provided. Parking details are included in each description.

### Field Trip: Cherrylake Tour 9AM-1PM

As a family-owned farm with over 40 years of experience, Cherrylake is leading the way in sustainable agriculture. Explore their demonstration gardens and see how regenerative practices are shaping Florida's future. Learn about native plant landscaping, innovations in citrus farming, and conservation efforts, including their role in the Lake County Conservation Lands referendum—a model for preserving Florida's green spaces. Engage in conversation about the private sector's role in sustainable business practices and land stewardship. Ample parking available. Box lunch provided.

Tour Highlights:

- Tour the 1,100-acre tree farm and learn about sustainable growing practices.
- Visit Florida-friendly and native plant gardens showcasing resilient landscapes.
- Gain exclusive insights into the creative processes shaping these spaces and their broader ecological impacts.

amongst the larger Southeastern US states' corridor and how that is meaningful to greater conservation efforts.

#### Panelists

- Hailey Shanovich – SE CASC – US Geological Survey, Southeast Climate Adaptation Science Center (SECASC)
- Kelly Homan – Auburn University, College of Architecture, Design, and Construction's Environmental Design Program
- Matt Elliot – Georgia Department of Natural Resources
- Tom Hocht – University of Florida, Director of the Center for Landscape Conservation Planning, Department of Landscape Architecture

## **Disney Night Out: An Exclusive EPCOT Adventure 6:30PM - 11PM**

After two days of big ideas and hard work, it's time to let loose and celebrate—Disney style! Join us for a VIP EPCOT reception, where delicious bites and drinks set the stage for an unforgettable evening. Then, enjoy a private fireworks show that will light up the night just for us! But the magic doesn't stop there—cap off the night with an exclusive, after-hours ride on Soarin' Around the World, where you'll glide over breathtaking landscapes and take in the wonder of our planet. This is your moment to unwind, connect, and experience a little Disney magic with your fellow changemakers.

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## **Thursday, June 5**

### **Breakfast 8AM - 10AM**

### **Collaboratory 8AM - 3PM**

### **Solutions Labs 10AM - 12PM**

Collaborate across audiences to identify strategies and action plans for issues impacting the Corridor's health and preservation. Solutions Lab Sessions begin with a presentation, followed by small group discussions ensuring diverse stakeholder representation at each small group.

Attendees have a choice between 5 Solutions Labs - details below.

### **Identifying Major Transportation Challenges Impacting the Florida Wildlife Corridor**

Explosive growth in Florida, particularly in Central and Southwest Florida, is creating demand for greenfield road corridor construction and expansion of existing roads in areas containing critical wildlife corridor linkages. Absent robust growth management policy requiring intergovernmental coordination on the

This session allows new voices in the corridor to share how they interact with wild Florida, and why that matters so much to their stories.

Speakers:

- Brandon Thompson – Florida Sportsman
- Julia Woodward - Chief Executive Officer at the Florida State Park Foundation
- Travis Thompson - Executive Director at All Florida (moderator)

## **Session 2: Outdoor Recreation and its role in both conservation and the economy (60 mins)**

From fishing to birdwatching, outdoor recreation is an essential tool for keeping Florida wild - in this panel, we will hear from experts in the recreation sector on how these activities generate an economic impact and benefit conservation in our state.

Speakers:

- Martha Guyas – Southeast Fisheries Policy Director at the American Sportfishing Association
- Tammy Gustafson - Vice President of Sales Integration for Universal Destination & Experiences and serves on the Board of Directors for the Florida State Parks Foundation.
- Robert Spottswood Jr. – President of Spottswood Companies, Inc. (moderator)

## **Conservation Land Management: Advanced Stewardship to Improve Connectivity**

### **Session 1: Presentation series, “Science That Informs Policy & Management” (50 mins)**

This session will investigate the preliminary research that paves the way for land management policy and implementation. The speakers will present on scientific research, tools, data, and approaches that advise policy and management decisions and innovation on Florida’s landscapes.

Speakers:

- Matthew Kenworthy (FWC) – Connect, Collaborate, and Conserve: Getting from science to collaborative on the ground management
- Megan Jacoby (SFWMD) – Dispersed water management and other hydrological restoration research & policy
- Dr. Betsey Boughton, Archbold, Director of Agroecology – Fire ecology

### **Session 2: Presentation series, “Land Management on Florida’s Public Lands” (50 mins)**

This session will inform the audience on the management practices being enacted around the state by land managers and private landowners to protect and conserve Florida’s wildlife and habitats. This may also include how the position and health of these lands are relevant to the rest of the Corridor.

- Corey Anderson (FWC) – Aquatic habitat restoration, enhancement, and how it connects to the greater landscape
- Nicole Itzkowitz (Quail Forever) - Quail & Habitat mgmt. on private lands

### **Session 3: Panel, “Management Beyond Florida Borders” (50 mins)**

This session will be a conversation with panelists from Florida and surrounding states, discussing their approaches and efforts in land management. Further discussions will examine the interconnectedness

Implementation Plans. Following both presentations, the remaining time will be held for discussions with the audience on ways the C3 teams can engage and collaborate with partner organizations in order to achieve the project goals, learn how we can elevate partner goals, and have the greatest conservation success.

*Session 2: Presentations on FWC's NC and NE Region C3 Teams*

A member from both FWC's North Central and Northeast Regional C3 Teams will on present on their respective team's project focal area and progress the team has made on accomplishing goals from their Action Implementation Plans. Following both presentations, the remaining time will be held for discussions with the audience on ways the C3 teams can engage and collaborate with partner organizations in order to achieve the project goals, learn how we can elevate partner goals, and have the greatest conservation success.

## **Lunch 12PM - 1:30PM**

## **Mainstage Programming 1:30PM - 4PM**

Return to our main stage lineup on June 5th after lunch as we crescendo into the final hours of Corridor Connect. Storytellers and musicians will lead the way as we listen to the musical movements of Seminole tribeswoman Rita Youngman and incredible speakers like Kim Bednarek, Nick Wiley, and Seth Godin, and much more. Our main stage lineups are actively being developed, stay tuned for more exciting updates in the

coming weeks!

Convened by the Florida Wildlife Corridor Foundation and collaborators

2606 Fairfield Ave S  
St. Petersburg  
FL 33712  
USA (Building)

[corridorconnect@floridawildlifecorridor.org](mailto:corridorconnect@floridawildlifecorridor.org)

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Community engagement platform by Hivebrite.

impacts of proposed development on road infrastructure, inevitable congestion, and existing and planned development near existing rights of ways, leads transportation planners into greenfield areas for new road corridors. How can roadbuilding agencies and stakeholders identify, advocate for, and implement alternatives that avoid damaging critical corridor linkages?

Speakers:

- Moderator, Janet Bowman, Senior Policy Advisor, The Nature Conservancy
- Paul Owens, President, 1000 Friends of Florida
- Will Hawthorne, P.E., Director of Transportation Planning & Policy, The Central Florida Expressway Authority
- Daniel Smith, Ph.D., A.I.C.P., Assistant Research Scholar/Graduate Research Faculty, Center for Landscape Conservation Planning, School of Landscape Architecture and Planning, University of Florida

## **Policies for Corridor Protection in the Face of Rapid Growth**

This workshop will explore and develop practical, actionable strategies for addressing rapid land use change in the Florida Wildlife Corridor. Participants will engage in discussions about how to protect wildlife corridors while balancing development pressures. Through case studies, expert presentations, and collaborative exercises, participants will explore potential policy changes, legal tools, and innovative, incentive-based solutions. At the end of the workshop, attendees will leave with actionable options for their own jurisdictions to safeguard these vital ecological corridors and habitat.

## **Payments for Ecosystem Services (PES): How do PES Programs Function in Practice, and What Are Best Practices to Achieve Program Success?**

In this interactive workshop, current and potential PES program enrollees, program administrators, and experts in PES implementation will share information on PES programs that are actively functioning in Florida, including design, implementation, and funding. Group discussions will focus on how to identify lands most at risk, how best to engage with landowners, and develop new ideas for innovative technological tools that can be used for land conservation program “match-making” between landowners and agencies or other organizations. The session will provide insights into PES program characteristics that are needed to achieve successful program outcomes and generally help to improve stakeholder familiarity with these programs.

## **Economic Impact Study: Trail Use & Trail Town Connectivity**

This presentation will explore the findings of a recent economic study on the impact of Trail Towns and trails on local economies. In this interactive solutions lab, attendees will have the opportunity to engage directly with a Florida Trail Town representative, gaining firsthand insight into how these findings translate into real-world benefits for communities. It’s an exciting chance to dive deeper into the economic potential of trails and the vibrant role Trail Towns play in local development.

## **FWC’s Landscape Conservation Regional Implementation Initiative: Connect, Collaborate, Conserve (C3)**

*Session 1: Presentations on FWC’s Southwest and South Region C3 Teams*

A member from both FWC’s Southwest and South Regional C3 Teams will on present on their respective team’s project focal area and progress the team has made on accomplishing goals from their Action

- Debra Woithe, Manatee County
- Ramesh Buch, North Florida Land Trust
- Moderators: Charlie Houder, Retired SRWMD, Saunders Real Estate & Alachua County; Rebecca Perry, The Conservation Fund

## **Increasing Private Land Protection/Participation: Innovative Funding Approaches**

### **Session 1: Leveraging Partnerships for Creative Solutions to Complex Land Acquisition Projects (90 mins)**

This session will consist of a moderator-led panel of practitioners describing case study examples of innovative funding strategies, creative problem solving, lessons learned from failure and overcoming barriers to successfully buy and protect land in the Wildlife Corridor.

Each panelist will give a brief introduction and slide or two to show the geography of the project area and set the context for the project background. After the introductions questions will be posed to the panelist to discuss in front of the audience and afterwards take questions.

Speakers:

- Doug Hattaway, Trust for Public Land – Case studies from TPL land protection in Wolfe Creek and Blackwater River State Forest through robust partnerships with U.S. and State Forest Services, Department of Defense, Florida Forever, local initiatives and private philanthropy
- Lauren Day, The Conservation Fund – Case studies from TCF, including working in the Osceola National Forest's Pinhook Swamp. Pinhook Swamp is one of the first corridor projects, that started with the University of Florida in the 1980s and continues today through successful federal/state/local partnerships, private philanthropy, and innovative financing.
- Tabitha Biehl, Polk County Environmental Lands Program – Case studies of complex funding strategies and partners from the private and public sectors working to realize protection through a mixture of both fee and conservation easement acquisition on Bellini Preserve and Peace Creek Canal.

### **Session 2: Getting Voters to Say YES! Tools for Passing Conservation Ballot Measures (90 mins)**

This session will include a panel of speakers that will share lessons learned from over 40 successful conservation ballot measures in Florida. Speakers and audience members will have opportunities to discuss the importance of connections between scientific information, public opinion, and partnerships for the goal of permanent protection of land and water. Participants can expect to learn the basics to approaching conservation ballot measures and the current “state of the state” on local funding.

Speakers:

- Pegeen Hanrahan, Trust for Public Land
- Will Abberger, Trust for Public Land
- Howard Wanamaker, Clay County Manager

## **From Recreation to Conservation: Connecting User Groups to Protect the Corridor**

### **Session 1: Importance of “you won’t love it unless you can see it” (65 mins)**

bridge biodiversity gaps.

Speakers:

- Lindsay Stevens, TNC Florida (facilitator)
- Kim Bednarek, Okefenokee Swamp Park
- Jason Lee, TNC Georgia
- Rebecca Hilbert, TNC New Jersey

## **Session 2: Corridor Compatible Communities Design Guidelines Snapshot (90 mins)**

### **Prioritizing Urgency & Vulnerability**

#### **Session 1: Modelling to Predict Threats and Prioritize Action (90 mins)**

Well-publicized connectivity and conservation prioritization models have helped identify and visualize our most important ecological areas. They have set the foundation for the Florida Wildlife Corridor and other conservation efforts. However, existing models have been less useful for forecasting and catalyzing action in response to near-term development, land use change, and habitat loss. Modelers and real estate professionals will examine the factors that drive land use change to help guide conservation action and consider the best uses for development projection models. Attendees will have the opportunity provide input on a potential new generation of development risk model.

Intended outcomes: 1) understand importance of targeting conservation resources to urgently at-risk locations; 2) convey the differences among at different urbanization and development models covering the FL Wildlife Corridor; 3) consider what existing models do well and what they struggle with; 4) discuss what might improve future models of development and how they are used.

Speakers:

- Dr. Daniel Farrah, UF CLCP
- Dean Saunders, Saunders Real Estate
- Dr. Georgina Sanchez, North Carolina State University & USGS Southeast Climate Adaptation Science Center
- Moderator: Dr. Joshua Daskin, NatureServe

#### **Session 2: Responding to a Rapidly Changing Landscape (90 mins)**

As Florida's population continues to grow, the landscape becomes increasingly fragmented and urbanized. Both landowners and conservation practitioners must react to rapidly changing markets and land use. This session will look at how private landowners, local governments, and land trusts address these dynamics. Attendees will learn how different sectors respond to market pressures in areas of changing land use and have an opportunity to discuss strategies for conserving land in these challenging situations.

Desired Outcomes: 1) For attendees to deepen their understanding of how conservationists and private landowners define locational priorities and respond to market pressures in areas of changing land use; 2) For attendees to learn new strategies for conservation challenges unique to urbanizing areas; 3) For attendees to identify common ground and foster partnerships across sectors for shared success; 4) To create connections and understanding among attendees of different sectors or industries.

Speakers:

- Shane Wellendorf, Tall Timbers Land Conservancy
- Doug Long, Rayonier

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# Summit FAQs:

## When and where is the summit taking place?

June 3-5, 2025 at Coronado Springs Resort, Orlando, Florida

## What is the cost to attend?

Early Bird Rates:

- Full Summit: \$275
- Single Day (Wednesday or Thursday): \$170

Regular Rates:

- Full Summit: \$375
- Single Day (Wednesday or Thursday): \$190

Government Rates:

- Full Summit: \$200
- Single Day: \$150

Add-ons:

- Field Trips: \$75\*
- Welcome Party Partner Pass: \$75
- EPCOT Night Partner Pass: \$75

*\*Shingle Creek Field Trip (\$100) - Includes Kayak Rental. FWC Field Trip (\$100) - Includes charter transportation within the Hilochee Wildlife Management Area and to the I-4 Wildlife Crossing, as well as lunch.*

### **When does early bird pricing end?**

Early bird pricing runs from March 28 through April 28, 2025. After this date, the price will rise from \$275 to \$375 for the full summit and from \$170 to \$190 for single day tickets.

### **How much does it cost to stay at the hotel?**

- \$251.00/night
- \$140.00/night Government Rate

### **When is the room block deadline?**

We have secured a special room block at Disney's Coronado Springs Resort for all Corridor Connect attendees, available on a first-come, first-served basis. As this is a popular resort, we encourage you to secure your room as soon as possible. Be sure to book your room by April 28, 2025, to take advantage of the discounted group rate. After this date, availability is not guaranteed, and standard pricing may apply.

### **Can I bring my spouse or partner? What about my children?**

There are two events that are open to spouses/partners:

- Welcome Party Partner Pass: \$75
- EPCOT Night Partner Pass: \$75

The Corridor Connect Summit is not tailored to children.

### **Can I attend virtually?**

There is not an option to attend virtually. But all mainstage, Solutions Labs and Corridor Academy sessions will be recorded and shared post-summit on our YouTube channel and [floridawildlifecorridor.org/corridorconnect](https://floridawildlifecorridor.org/corridorconnect).

### **Is financial support available for the Corridor Connect Summit?**

Yes, financial support is available to help cover the cost of attending the Corridor Connect Summit. Support options include hotel only, hotel and registration, or registration only. Field trips are not included in the financial aid package. [Request financial assistance here](#). If you have questions, reach out to [corridorconnect@floridawildlifecorridor.org](mailto:corridorconnect@floridawildlifecorridor.org).

### **Where can I find sponsorship opportunities?**

A full suite of sponsorship opportunities can be found [here](#). Please reach out to [Danna@floridawildlifecorridor.org](mailto:Danna@floridawildlifecorridor.org) for more information.

### **What is the cancelation or refund policy?**

We understand that plans can change. Refund requests must be submitted in writing to [andrew@floridawildlifecorridor.org](mailto:andrew@floridawildlifecorridor.org).

We value accessibility and strive to ensure all participants can fully enjoy this experience. If you require any accommodations, please reach out to us at [corridorconnect@floridawildlifecorridor.org](mailto:corridorconnect@floridawildlifecorridor.org) so we can best support your needs.

**How can I get assistance or ask a question?**

If you need assistance or have any questions, please reach out to us at [corridorconnect@floridawildlifecorridor.org](mailto:corridorconnect@floridawildlifecorridor.org) or call 727-348-2806. Responses will be provided Monday through Friday between 9 AM and 5 PM.

Contact

Convened by the Florida Wildlife Corridor Foundation and collaborators

2606 Fairfield Ave S  
St. Petersburg  
FL 33712  
USA (Building)

[corridorconnect@floridawildlifecorridor.org](mailto:corridorconnect@floridawildlifecorridor.org)

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Community engagement platform by Hivebrite.

- Full Refund: Available for cancellations made on or before May 2
- Partial Refund: Cancellations made between May 4 and May 20 may be eligible for a 50% refund, minus a processing fee.
- No Refunds: After May 20, refunds will not be issued.

Substitutions may be allowed—if you cannot attend, you may transfer your registration to another individual by notifying us in advance. Exceptions may be considered in extenuating circumstances at the discretion of the event organizers.

### **Will there be food provided?**

Yes, meals are included in the registration price. We offer a variety of meal options to accommodate different dietary needs, including vegetarian, vegan, non-dairy, gluten-free, shellfish-free, and nut-free choices.

### **Is there parking at the venue?**

Parking and resort fees are included with your hotel reservation at Coronado Springs Resort.

### **How do I connect with other attendees or speakers?**

Dedicated networking opportunities will be provided throughout the summit. But you don't have to wait to connect, join the Corridor Connect platform, a curated, online space designed for Florida conservation professionals to:

- Share updates, calls-to-action, and conservation successes
- Improve knowledge sharing & resource access
- Accelerate collaboration & conservation efforts across Florida

The platform also serves as our Corridor Connect Summit app, where you can register, receive updates, access your agenda, and connect with fellow attendees all in one place. Please reach out to [corridorconnect@floridawildlifecorridor.org](mailto:corridorconnect@floridawildlifecorridor.org) with any questions or to request an invitation.

### **Are there volunteer opportunities?**

Yes, please reach out to [impact@floridawildlifecorridor.org](mailto:impact@floridawildlifecorridor.org) for information on volunteer opportunities.

### **What is the conference code of conduct?**

We are committed to ensuring a dynamic and safe event environment for all attendees. Speaker and attendee opinions may not necessarily reflect the views of the Florida Wildlife Corridor Foundation. Harassment and discrimination will not be allowed. This includes using demeaning, derogatory or discriminatory language or visuals; sustained disruption of talks or other activities; inappropriate physical contact; and unwelcome sexual attention. If a participant engages in unacceptable behavior, event organizers may take any action they deem appropriate, ranging from issuing a warning to removal from the event with no refund. Participants may bring any issues to event staff at the Help Desk.

### **What accommodations are available for participants with accessibility needs?**



Finance Department  
City Manager  
Form Started By: Tanya White

Johnna Morris

04/15/2025 04:03 PM

Started On: 04/08/2025 12:16 PM

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**THE PETERBUILT STORE**

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**From** Leroy Lewis <llewis@cityoffortpierce.com>  
**Date** Tue 4/8/2025 12:00 PM  
**To** Tanya White <twhite@cityoffortpierce.com>

Hello Tanya,

Due to the number of invoices processed and will get processed shortly, I need to request an additional 38K to sustain for the remainder of this FY.

### Purchase Order Details

Purchase order	Year	Department	Department desc
250011	2025	4200	SOLID WASTE

▼ **Total Amounts**

Ordered	Received	Remaining	Pending Inspection
\$55,000.00	\$53,331.64	\$1,668.36	\$0.00

Thank you.

**LeRoy Lewis** | **Solid Waste Division Manager** | **City of Fort Pierce**  
Public Works Department  
Phone: 772.467.3826  
52 Savannah Rd, Fort Pierce, FL 34954

**Public Works Customer Service**  
Monday-Friday, 8:00 a.m. - 5:00 p.m. *(except holidays)*  
Phone: 772-467-3794  
Email: pwcustserv\_DL@cityoffortpierce.com



**City Commission Regular Meeting**

11. c.

**Meeting Date:** 04/21/2025**Re:** Approve proposals from JSR Fueling Technologies, LLC - Fuel Station Improvement, Emergency Procurement**Submitted For:** Jason Atkinson, Director of Public Works, Public Works

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**SUBJECT:**

Approval of expenditure in the amount of \$308,771 to JSR Fueling Technologies, LLC for Fuel Station Improvements.

**SUMMARY:**

Our fuel management system at our fuel station is inoperable at this time. The fuel management system is used to keep an accounting of fuel used at our station and give electronic authorization for the pumps to turn on and off. Our station is operable in manual mode, but lacks the security needed and relies on paperwork to be filled out by those who utilize the pumps. This may lead to human error, and provides an opportunity for individuals to pump gas without electronic authorization. Only a padlock prevents someone from pumping gas at our fuel station.

The infrastructure associated with our fuel management system is in disrepair. Our current conduit is deteriorated and is currently a hazard. Parts for our current fuel management system are hard to find due to the age of the equipment. Although our four current fuel dispensers are operable, it is suggested that we go ahead and replace them at this time to have a system that is the same age and minimize the chance of failure in the near future. An additional proposal (#6035) was provided to upgrade our fuel controller for enhanced operability and allow the City and FPUA to be on the same software platform. The new controller utilizes FOBS to decrease the time spent at the fuel station.

The fuel island canopy is in disrepair and requires replacement. The quote provided by JSR Fueling Technologies includes the replacement of the canopy and includes prepping, priming, painting of the canopy supports, and installation of sleeves over the supports. The quote also includes painting of the bollards around the station and connection of drainage piping.

There are currently four fuel dispensers that utilize a dual-hose system. We will replace the dispensers with mechanical Gasboy 9100K dual-hose dispensers. It has been determined that mechanical dispensers are more reliable than digital dispensers and suit our application better.

**RECOMMENDATION:**

The fuel station is essential for the operation of City vehicles and equipment. JSR Fueling Technologies, LLC has been awarded several municipal and county bids for the installation of fuel dispensing equipment and fuel management systems. We have determined that they are a responsible bidder. Due to the urgency of the matter and the time that it takes to enter into a formal bidding process, it has been requested that the City Commission approve on an emergency basis Proposal # 5974 in the amount of \$274,640 and Proposal # 6035 in the amount of \$19,428 rounded up to the nearest dollar from JSR Fueling Technologies, LLC. The Department is requesting a 5% contingency be included with the proposals for any unforeseen issues that may arise in the amount of \$14,703. Staff will make every effort to refrain from using the contingency funds.

It is the intent of the Department to have the project completed prior to the end of July 2025 and before the active portion of the 2025 Hurricane Season.

**ALTERNATIVES:**

There are no alternatives.

**RESPONSIBLE STAFF:**

Public Works

**COORDINATED WITH:**

Finance for funding purposes.

---

**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2025  
**Account:** 001-6000-513-563200  
**Amount:** \$308,771

**OTHER INFORMATION:**

Per Johnna in Finance, there are funds allocated for the project.

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**Attachments**

Proposal #5974  
Proposal #6035

---

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Devoshay Johnson	04/07/2025 03:46 PM
Finance Department	Johnna Morris	04/10/2025 04:42 PM
City Manager	Richard Chess	04/11/2025 02:11 PM
Form Started By: Jason Atkinson		Started On: 03/06/2025 03:05 PM
Final Approval Date: 04/11/2025		

Opw Support  
# 877 679 8324



Opw Email

Customer Support

OpwSupport@opwglobal.com

Case# 317005

# M00-051.00 - FSC3000™

## Fuel Site Controller

### Command-Line Configuration Guide

6.03a

**CERTIFIED POLLUTANT STORAGE SYSTEM CONTRACTOR**

PCC 1256948

JSR Fueling Technologies, LLC.

3111 Skyway Circle

Suite 111

Melbourne, FL 32934

**Estimate**

<b>Date</b>	<b>Estimate No.</b>
2/26/2025	5974

**Name/Address**

City of Fort Pierce

**Job Site Address**

Public Works Department  
52 Savannah Rd  
Fort Pierce, FL 34982

Description	Rate	Qty	Total
Mobilization - Demobilization truck and one (1) technician to preform the following: - Need (6) new circuits for card reader and dispensers - Run new electrical feed to fuel island, approx 250' - Requires 18-24" burial depth, 25' cut through asphalt. - All Island conduit to be rigid, explosion proof pipe and fittings. - Refurbish Canopy - Replace (4) dispensers	253.50	20	5,070.00
*** City of Fort Pierce Responsible for permitting and fees for canopy refurbishment - IF REQUIRED ***			
3/4" Galvanized Conduit	61.871	20	1,237.42
3/4" Seal Out , Class I, Division 1 and 2, Groups A, B, C, D; Class II, Division 1 and 2, Groups E, F, G; Class III	44.4184	25	1,110.46
ELBY75A 3/4 90D CAPPED ELBOW -	45.435	50	2,271.75
3/4" PVC Conduit (underground)	24.284	20	485.68
12 GA Wire	0.975	2,000	1,950.00
Belden - 2-Conductor, 18 Gauge, Tinned Copper Wire w/ - 20 Gauge Tinned Copper Drain Wire - Aluminum Foil Polyester Tape Shield - Red Fluorinated Ethylene Propylene (FEP) Outer Jacket - Thin for Multiple Runs in Single Conduit - Ideal for Wiring ATG Probes - Direct Bury	3.3335	500	1,666.75
Petroleum Technician Labor	93.50	300	28,050.00
PV-200 Fuel Island Terminal	6,463.60	2	12,927.20
Mag Stripe Reader	841.85	2	1,683.70
Pedestal - Standard 48" Height - 20-4359-48	711.90	2	1,423.80
Pedestal - PCM Mounting Bracket	186.45	2	372.90
FMS Part #			
PCM - Module (Master) - 2 Hose	1,322.10	2	2,644.20
FMS Part # 20-4404-01			
PCM - Module (Slave) - 2 Hose	1,000.05	2	2,000.10
FMS Part # 20-4404-01			
OPW Certified Petroleum Technician Labor ✓	95.00	40	3,800.00

**Terms and Conditions**

- All applicable sales taxes for material, equipment, supplies, and subcontractors used to satisfy this contract have been included in the cost of this estimate.
- A signed change order will be required for any extras prior to proceeding.
- Payment is due upon receipt of invoice per payment schedule.
- Proposal estimate is valid for 30 days from issue date.
- Assume that all existing electrical components, wiring and conduits can be used without modification.
- Contractor is NOT responsible for damage to any on-site underground utilities not identified and/or located by owner.
- Permit and Impact fees if applicable are not included in this estimate.
- Any and all contamination discovered during excavation, handling of such, will be an extra charge.
- Dewatering, sparging, sheet-piling, and any unforeseen underground obstructions will be an extra charge.

**Total**

**Estimates including any and all steel products are subject to change daily until the price of steel stabilizes.**

**I have read, understand and agree to the above estimate and conditions contained within.**

Responsible Party Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**CERTIFIED POLLUTANT STORAGE SYSTEM CONTRACTOR**

**PCC 1256948**

**JSR Fueling Technologies, LLC.**

**3111 Skyway Circle**

**Suite 111**

**Melbourne, FL 32934**

**Estimate**

<b>Date</b>	<b>Estimate No.</b>
2/26/2025	5974

**Name/Address**

City of Fort Pierce

**Job Site Address**

Public Works Department  
52 Savannah Rd  
Fort Pierce, FL 34982

Description	Rate	Qty	Total
REMOVE AND DISPOSE FROM SITE ALL EXISTING CANOPY FASCIA, GUTTERS, FRAMING AND DECKING.	96,000.80	1	96,000.80
MAINTENANCE WORK: SLEEVE 4 CANOPY COLUMNS AT TOPS TO BE WELDED BY CERTIFIED WELDER. PREP, PRIME UPPER STRUCTURAL STEEL WITH ONE COAT OF RUSTOLEUM GREY OXIDE SHOP PRIMER. PREP, PRIME AND PAINT ( 4 ) CANOPY COLUMNS WITH SHERWIN WILLIAMS OIL BASED INDUSTRIAL ENAMEL PREP, PRIME AND PAINT ( 2 ) ISLAND CURBS AND ( 16 ) BOLLARDS WITH SHERWIN WILLIAMS SAFETY YELLOW OIL BASED INDUSTRIAL ENAMEL			
2384 SF OF NEW 20GA STEEL WHITE EMBOSSED CANOPY DECK AND CLIPS 196 LINEAR FEET OF 36" WHITE 3MM ACM FASCIA ON ALL SIDES OF CANOPY. INCLUDES FASCIA FRAMING. 196 LINEAR FEET OF .040 WHITE ALUMINUM EMBOSSED PERIMETER GUTTER AND DRAIN COVERS INSTALL ( 16 ) CUSTOMER SUPPLIED LIGHTS FIXTURES, ALL ELECTRICAL WORK BY OTHERS INCLUDES FASTENERS AND CAULK FOR INSTALLATION. ALL ELECTRICAL MUST BE DISCONNECTED FROM CANOPY WITH LOCK OUT/TAG OUT BY CUSTOMER BEFORE WORK STARTS. PRICING BASED ON STD INDUSTRY WAGE AND DOES NO INCLUDE ANY DAVIS-BACON OR PREVAILING WAGE.			
EXCLUSIONS: ENGINEERING DRAWINGS AND PERMITS, ELECTRICAL SALES TAX AND ANY ITEMS NOT LISTED ABOVE.			
PROJECT MANAGEMENT On-site with sub crew	85.00	160	13,600.00
Electrical - Installation of the following:	7,850.00	1	7,850.00
Lights and Electrical for canopy onsite bathroom facility 1 Month	176.68	4	706.72
(4) 9100K GASBOY 2-HOSE, 1-PRODUCT DISPENSER, MECHANICAL -External filters -Stainless Panels with startup Freight for dispenser	13,554.42	4	54,217.68
Adapter Plates - To retrofit old sumps with new dispenser - SS	598.95	4	2,395.80
Petroleum Technician Labor	1,531.085	4	6,124.34
Demo Old	85.00	140	11,900.00
Install new with adapterplates and all hanging hardware Miscellaneous Equipment - Sump cleaning, prepping, testing *** DOES NOT INCLUDE BOOTS OR REPAIRS***	250.00	4	1,000.00

<b>Total</b>
--------------

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PCC 1256948

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Suite 111

Melbourne, FL 32934

**Estimate**

Date	Estimate No.
2/26/2025	5974

**Name/Address**

City of Fort Pierce

**Job Site Address**

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52 Savannah Rd  
Fort Pierce, FL 34982

Description	Rate	Qty	Total
Universal 871-HB125 871 Hose Retriever with Foot Base and 1-1/4" Hosebun	1,067.965	8	8,543.72
Pipe for Hose Hanger and Anchors	225.345	8	1,802.76
1 Inch x 20 Foot Black Hardwall Hose Male x Male Zinc Ends. UL330 And ULC Listed	163.88	4	655.52
3/4 Inch x 20 Foot Black Hardwall Hose Male x Male Zinc Ends. UL330 And ULC Listed	139.8425	4	559.37
1" breakaway - OPW	124.235	4	496.94
3/4" Breakaway - OPW	54.1175	4	216.47
1" Swivel - OPW	96.595	4	386.38
3/4" Swivel - OPW	50.2025	4	200.81
1" Whip	30.4925	4	121.97
3/4" Whip	30.4875	4	121.95
OPW - 7HB Series Green Diesel/B5 Pressure-Sensing Automatic Prepay Nozzle With 1 Inch NPT Inlet Splash Guard	199.415	2	398.83
1-Piece Hand Insulator Aluminum Spout And 3-Position Hold-Open Rack Without Spout Ring. UL 2586 Listed			
OPW - 11B Series Green B5 Diesel Pressure-Sensing Automatic Prepay Nozzle With 3/4 Inch NPT Inlet, 2-Piece Hand Insulator, Aluminum Spout, And 2-Position Hold-Open Rack. UL2586 Listed	107.62	2	215.24
11BP Series Black E10 Unleaded Pressure-Sensing Automatic Prepay Nozzle With 3/4 Inch NPT Inlet, 2-Piece Hand Insulator, Aluminum Spout, And 2-Position Hold-Open Rack. UL2586 Listed	107.6225	4	430.49

<b>Total</b>	<b>\$274,639.75</b>
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**CERTIFIED POLLUTANT STORAGE SYSTEM CONTRACTOR**

PCC 1256948

JSR Fueling Technologies, LLC.

3111 Skyway Circle

Suite 111

Melbourne, FL 32934

**Estimate**

<b>Date</b>	<b>Estimate No.</b>
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City of Fort Pierce

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Description	Rate	Qty	Total
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3/4" PVC Conduit (underground)	24.284	20	485.68
12 GA Wire	0.975	2,000	1,950.00
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Pedestal - PCM Mounting Bracket	186.45	2	372.90
FMS Part #			
PCM - Module (Master) - 2 Hose	1,322.10	2	2,644.20
FMS Part # 20-4404-01			
PCM - Module (Slave) - 2 Hose	1,000.05	2	2,000.10
FMS Part # 20-4404-01			
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**Total**

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Responsible Party Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFIED POLLUTANT STORAGE SYSTEM CONTRACTOR**

PCC 1256948

JSR Fueling Technologies, LLC.

3111 Skyway Circle

Suite 111

Melbourne, FL 32934

**Estimate**

Date	Estimate No.
2/26/2025	5974

**Name/Address**

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Electrical - Installation of the following:	7,850.00	1	7,850.00
Lights and Electrical for canopy onsite bathroom facility 1 Month	176.68	4	706.72
(4) 9100K GASBOY 2-HOSE, 1-PRODUCT DISPENSER, MECHANICAL	13,554.42	4	54,217.68
-External filters	598.95	4	2,395.80
-Stainless Panels with startup	1,531.085	4	6,124.34
Freight for dispenser	85.00	140	11,900.00
Adapter Plates - To retrofit old sumps with new dispenser - SS	250.00	4	1,000.00
Petroleum Technician Labor			
Demo Old			
Install new with adapterplates and all hanging hardware			
Miscellaneous Equipment			
- Sump cleaning, prepping, testing			
*** DOES NOT INCLUDE BOOTS OR REPAIRS***			

**Total**

**Terms and Conditions**

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Responsible Party Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFIED POLLUTANT STORAGE SYSTEM CONTRACTOR**

PCC 1256948

JSR Fueling Technologies, LLC.

3111 Skyway Circle

Suite 111

Melbourne, FL 32934

**Estimate**

Date	Estimate No.
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**Name/Address**

City of Fort Pierce

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Pipe for Hose Hanger and Anchors	225.345	8	1,802.76
1 Inch x 20 Foot Black Hardwall Hose Male x Male Zinc Ends. UL330 And ULC Listed	163.88	4	655.52
3/4 Inch x 20 Foot Black Hardwall Hose Male x Male Zinc Ends. UL330 And ULC Listed	139.8425	4	559.37
1" breakaway - OPW	124.235	4	496.94
3/4" Breakaway - OPW	54.1175	4	216.47
1" Swivel - OPW	96.595	4	386.38
3/4" Swivel - OPW	50.2025	4	200.81
1" Whip	30.4925	4	121.97
3/4" Whip	30.4875	4	121.95
OPW - 7HB Series Green Diesel/B5 Pressure-Sensing Automatic Prepay Nozzle With 1 Inch NPT Inlet Splash Guard	199.415	2	398.83
1-Piece Hand Insulator Aluminum Spout And 3-Position Hold-Open Rack Without Spout Ring. UL 2586 Listed	107.62	2	215.24
OPW - 11B Series Green B5 Diesel Pressure-Sensing Automatic Prepay Nozzle With 3/4 Inch NPT Inlet, 2-Piece Hand Insulator, Aluminum Spout, And 2-Position Hold-Open Rack. UL2586 Listed	107.6225	4	430.49
11BP Series Black E10 Unleaded Pressure-Sensing Automatic Prepay Nozzle With 3/4 Inch NPT Inlet, 2-Piece Hand Insulator, Aluminum Spout, And 2-Position Hold-Open Rack. UL2586 Listed			

**Terms and Conditions**

**Total \$274,639.75**

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**CERTIFIED POLLUTANT STORAGE SYSTEM CONTRACTOR**

**PCC 1256948**

**JSR Fueling Technologies, LLC.**

**3111 Skyway Circle**

**Suite 111**

**Melbourne, FL 32934**

**Estimate**

<b>Date</b>	<b>Estimate No.</b>
3/28/2025	6035

**Name/Address**

City of Fort Pierce

**Job Site Address**

Public Works Department  
52 Savannah Rd  
Fort Pierce, FL 34982

Description	Rate	Qty	Total
Quote for controller, reader, prox cards, and programming for new Synergy system:			
External Synergy Fuel Site Controller (Synergy FSC).	4,113.20	1	4,113.20
Prox Reader	1,435.10	2	2,870.20
Media - Prox Fobs (8-Digit)	22.60	500	11,300.00
OPW Certified Petroleum Technician Labor	85.00	12	1,020.00
Shipping	125.00	1	125.00

<b>Total</b>	<b>\$19,428.40</b>
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Responsible Party Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**City Commission Regular Meeting**

**11. d.**

**Meeting Date:** 04/21/2025

**Re:** Specific Authorization for design of 4th Floor Sunrise Event Center - ADC

**Submitted For:** Shyanne Harnage, Director, Community and Economic Dev

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**SUBJECT:**

Approval of Specific Authorization 1 with Architects Design Collaborative, LLC. for design services of the 4th Floor of the Sunrise Center into a functional and attractive meeting and event venue in an amount not to exceed \$22,500.00.

**SUMMARY:**

Staff requests authorization to proceed with Architects Design Collaborative, LLC, to develop a comprehensive design plan for transforming the 4th floor of the Sunrise Center into a functional and attractive meeting and event space. The design will prioritize functionality, aesthetics, and accessibility while incorporating modern, versatile elements to accommodate a variety of community events, including meetings, workshops, conferences, and social gatherings.

The scope of work includes the development of architectural schematic design documents for the interior build-out of an event center featuring a warming kitchen, restrooms, and lounge areas within approximately 9,000 square feet on the 4th floor of the Sunrise Center, located at 310 Orange Avenue, Fort Pierce, FL 34950.

The project fee shall not exceed \$22,500.

This is a three-party agreement that was approved by the FPRA Board at its April 8, 2025, meeting and now requires City Commission approval.

**RECOMMENDATION:**

Staff recommends approval.

**ALTERNATIVES:**

Staff will proceed as directed by the City Commission.

**RESPONSIBLE STAFF:**

Miriam Garcia, Redevelopment Specialist

**COORDINATED WITH:**

Shyanne Harnage, Community & Economic Development Director

Sara Hedges, City Attorney

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**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2025  
**Account:** 104-9400-554-000-000  
**Amount:** 200,000

**OTHER INFORMATION:**

This project was allocated \$200,000 in the FY2025 FPRA Project-Based Budget

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**Attachments**

Specific Auth -ADC  
RLS Memo  
4th Floor Sunrise Center Photos

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Jennifer Robinson	04/11/2025 03:00 PM
Finance Department	Johnna Morris	04/11/2025 03:08 PM
City Manager	Richard Chess	04/15/2025 03:30 PM
Form Started By: Miriam Garcia		Started On: 04/09/2025 01:08 PM
Final Approval Date: 04/15/2025		

## **SPECIFIC AUTHORIZATION NO. 1**

### **SUNRISE EVENT CENTER**

### **ARCHITECTURAL SERVICES**

### **SCOPE OF SERVICES**

Pursuant to the Continuing Contract for Professional Services related to “RFQ No. 2024-005 – Miscellaneous Professional Continuing Services” (hereinafter referred to as “AGREEMENT”) between the City of Fort Pierce, Florida a political subdivision of the State of Florida (hereinafter referred to as the “CITY”) and Architects Design Collaborative, LLC (hereinafter referred to as “CONSULTANT”) dated the 16<sup>TH</sup> day of September 2024, the CITY and the Fort Pierce Redevelopment Agency, a community redevelopment agency established pursuant to Florida Statutes Chapter 163, (hereinafter referred to as “FPRA”) authorize the CONSULTANT to provide professional architectural services as detailed in this Specific Authorization (hereinafter referred to as “AUTHORIZATION”).

The FPRA desires architectural schematic design documents for the interior build out of an event center with a warming kitchen, restrooms, and lounge areas within the approximately 9,000 square feet of the fourth (4<sup>th</sup>) floor of the Sunrise Center located at 310 Orange Avenue, Fort Pierce, FL 34950, hereinafter referred to as the “Project”.

#### **Section 1 - Scope of Work**

CONSULTANT will provide the following services in accordance with this AUTHORIZATION and as described in Exhibit “A”, which is attached hereto and incorporated by reference herein:

1. CONSULTANT will conduct a design kick-off meeting, to include review of existing conditions, and collaboration with the CITY and/or FPRA to develop space planning and preliminary plan diagrams for review.
2. Upon development of space planning and preliminary plan diagrams, the CONSULTANT shall further refine the proposed schematic design floor plan, interior elevations, and ceiling plan.
3. Upon review of schematic design plans with the CITY and/or FPRA, the CONSULTANT shall prepare and present interior design finishes along with 3D renderings for presentation.
4. CONSULTANT shall provide an opinion of probable construction cost, based on schematic design plans, for review by the CITY and/or FPRA.

## **Section 2 - Deliverables**

CONSULTANT shall provide the deliverables to the CITY and/or FPRA as described in Exhibit "A".

Proposed services will be completed within two (2) weeks from the issuance of a Notice to Proceed.

## **Section 3 - Method and Amount of Compensation**

The FPRA will compensate CONSULTANT for services under this AUTHORIZATION in accordance with the fee schedule as set forth in Exhibit "A".

The budget (or fee) for the Project shall not to exceed \$22,500.00.

## **Section 4 - FPRA's Responsibilities**

The FPRA hereby designates the FPRA DIRECTOR or his/her designee as FPRA's representative for matters related to this AUTHORIZATION.

## **Section 5 - Other Provisions**

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

(Remainder of Page Left Blank)

**IN WITNESS WHEREOF**, this AUTHORIZATION has been fully executed on behalf of the CONSULTANT by its duly authorized officer, and the CITY and the FPRA have caused the same to be duly executed in their name and on their behalf, effective as of the date of the last signature below.

**ATTEST:**

**CITY OF FORT PIERCE:**

\_\_\_\_\_

\_\_\_\_\_

Linda Cox, City Clerk

Linda Hudson, Mayor

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

**ATTEST:**

**FORT PIERCE  
REDEVELOPMENT AGENCY:**

\_\_\_\_\_

Linda Cox, Agency Clerk

\_\_\_\_\_

Linda Hudson, Chairperson

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

**APPROVED AS TO  
FORM & CORRECTNESS:**

\_\_\_\_\_

Sara Hedges,  
City and Agency Attorney

**ARCHITECTS DESIGN COLLABORATIVE, LLC:**

By: \_\_\_\_\_

Daniel Diaz, NCARB, R.A. Principal Partner

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





TO: MIRIAM GARCIA, REDEVELOPMENT SPECIALIST

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY **FH**

THROUGH: SARA HEDGES, CITY ATTORNEY *SH*

RE: ADC SPECIFIC AUTHORIZATION FOR SUNRISE EVENT CENTER DESIGN

CAO RLS FILE: 25-17

DATE: MARCH 17, 2025

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I have reviewed the above Request for Legal Services (RLS) related to the Specific Authorization No. 1 for the Sunrise Event Center Design. SA No. 1 has been edited, with a redlined and clean copy uploaded into Agenda Quick. The clean copy of SA No. 1 is approved as to form and correctness.

Please be advised that under Section 2 – Deliverables, the “proposed services” are required to be completed within two (2) weeks of the Notice to Proceed. In the resubmitted Authorization to proceed from the Consultant, which is to serve as Exhibit “A”, there are no timelines for when the services must be provided. In reviewing the prior Authorization from the Consultant, it contained a chart of the timeline (“FPRA Event Center – Design Phase Timeline”), which exceeded two (2) weeks. You will need to ensure the completion within two (2) weeks is correct. If not, SA No. 1 and/or Exhibit “A” will need to be further amended as necessary.

As a reminder, this Specific Authorization must be presented to both the City Commission and the FPRA Board for approval and signature.

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

Thank you.







**City Commission Regular Meeting**

11. e.

**Meeting Date:** 04/21/2025

**Re:** Approval of City Hall Lobby Mural Artist Services Agreement with Sitki Dogan in the amount of \$4,800.00

**Submitted For:** Shyanne Harnage, Director, Community and Economic Dev

---

**SUBJECT:**

Approval of City Hall Lobby Mural Artist Services Agreement with Sitki Dogan in the amount of \$4,800.00 for a mural located in the lobby of City Hall.

**SUMMARY:**

In January 2025, a Call for Artists was issued for the creation of a mural on the wall in the City Hall Lobby, located at 100 North US Hwy 1. The goal was to allow the Artists freedom to submit concepts that reflected Fort Pierce.

In February 2025, staff reviewed all submissions and presented the proposed design concepts to the Arts & Culture Board for their evaluation. The Arts & Culture Board selected artist Sitki Dogan, from Boynton Beach, to create the mural titled *"Soul of Fort Pierce,"* which will depict key landmarks of the city, bringing vibrant life and color to the City Hall space.

Artist Sitki Dogan has agreed to move forward with the mural project under an official agreement with the City of Fort Pierce.

**RECOMMENDATION:**

Staff recommends approval of the artist service agreement.

**ALTERNATIVES:**

Approve, revise or deny the mural artist service agreement.

**RESPONSIBLE STAFF:**

Sara Delgado, Redevelopment Specialist

**COORDINATED WITH:**

City Attorney's Office  
Purchasing Division

---

**Fiscal Impact**

**Budgeted Y/N:** Y  
**Fiscal Year:** 2025  
**Account:** 001-6000-549900  
**Amount:** 4,800.00

**FISCAL IMPACT:**

This mural has a budget of \$4,800.00 using Account Code 001-6000-513-000-0000-549900  
Miscellaneous Expense.

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**Attachments**

Mural Artist Services Agreement  
Memo from the City Attorney

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Finance Department	Johnna Morris	04/01/2025 01:42 PM
City Manager	Devoshay Johnson	04/01/2025 03:41 PM
Form Started By: Sara Delgado		Started On: 03/27/2025 02:37 PM
Final Approval Date: 04/01/2025		



City of Fort Pierce  
Artist Services Agreement

**This Agreement** is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between the **City of Fort Pierce, a Florida municipal corporation** (hereinafter referred to as "CITY") and Sitki Dogan (hereinafter referred to as "ARTIST").

**WHEREAS**, the CITY has approved a recommendation to commission the ARTIST to create public mural art located in the lobby wall at City Hall in Fort Pierce, Florida (such public art hereinafter referenced as "Work of Art") as more fully set forth in the conceptual designs provided in the attached Exhibit A; and

**WHEREAS**, the ARTIST is willing and able to create the Work of Art for the CITY on the terms and conditions set forth below; and

**WHEREAS**, the CITY and ARTIST wish to enter into this Agreement for the ARTIST's services for the project.

**NOW THEREFORE**, in consideration of the mutual covenants hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SCOPE OF SERVICES**

1. The ARTIST hereby agrees to execute and install the Work of Art in accordance with the Conceptual Design Proposal ("Proposal") attached hereto as "Exhibit A", which is incorporated herein by this reference in its entirety.
2. The name of the Work of Art is "Soul of Fort Pierce". The Location of the Work of Art shall be the City Hall Lobby wall at 100 North US Hwy 1, Fort Pierce, Florida. The type of work shall be a Mural whose design, materials, and creation of shall be in accordance with the Proposal.
3. The Work of Art shall be completed within 2 months of the effective date.
4. The effective date of this Agreement shall be upon execution of the Agreement by the parties.
5. Prior to commencing work on the Work of Art, the ARTIST shall prepare and submit to the CITY final drawings and any other renderings including but not limited to graphic materials of the Work of Art and shall obtain CITY approval for completion and installation of the work described in the Proposal.

6. The ARTIST shall perform or provide all services, and furnish all supplies, materials and equipment necessary for the design, execution, fabrication and installation of the Work of Art, in accordance with the Proposal. Services shall also include the application of sealant or a protective mural coat to prevent fading, scuffs, or marks on the Work of Art.
7. The ARTIST must inspect and report any deficiencies identified on the wall space they will be painting on to the CITY before beginning the artwork. Deficiencies are issues that can inhibit the artist from properly applying the artwork, issues such as chipped paint, surface debris, etc. It will be the sole responsibility of the CITY to correct any deficiencies before the artwork can begin.

## **COMPENSATION**

1. The CITY shall pay the ARTIST a fixed fee of Four Thousand and Eight Hundred Dollars (\$4,800), which shall constitute full compensation for services to be performed in the creation of the Work of Art.
2. The method of payment of fees shall be as follows;

Upon signing the agreement, the CITY shall provide a down payment to the ARTIST equaling Two Thousand Four Hundred Dollars (\$2,400) followed by the balance of the fixed fee of Two Thousand Four Hundred Dollars (\$2,400) following final inspection verifying completion of Work of Art.
3. The CITY reserves the right to inspect the progress of the Work of Art during the creation thereof. The CITY further reserves the right to request written updates from the ARTIST on progress toward completion of the Work of Art.
4. All work under this Agreement shall be completed in compliance with all applicable Code of Ordinance provisions of the City of Fort Pierce as well as all Laws of the State of Florida and Codes of St. Lucie County, Florida.
5. ARTIST may not transfer or subcontract the creative or artistic portions of the Work of Art to another party without the prior written approval of the FPRA.
6. ARTIST warrants that the work covered in this Agreement shall be the result of the artistic effort of the ARTIST and that the Work of Art shall be unique. The ARTIST shall deliver the Work of Art free and clear of any liens, claims, or other encumbrances of any type arising from the acts of the ARTIST.
7. The ARTIST warrants that the Work of Art shall be free of defects in material and workmanship and that the ARTIST shall, at his expense, correct any such defects which appear for a period of one (1) year from final acceptance of the Work of Art.
8. It is understood that the product produced by the ARTIST is intended to be a Work of Art. Any use by the CITY of the Work of Art for any purpose other than adornment of the placed site will void any warranties made by the ARTIST.

9. The ARTIST shall bear the full risk of loss of damage to the Work of Art until all services have been completed and the Work of Art has been accepted by the CITY. The ARTIST will take such measures as are necessary to protect the Work of Art from loss or damage until the completed Work of Art has been accepted by the CITY.

## **INSURANCE**

1. The ARTIST should obtain liability and property damage insurance to protect himself or herself and any subcontractors performing work required by this Agreement from claims for damage for personal injury, claims for accidental death as well as from claims of property damage which may arise from operation under this Agreement.
2. The ARTIST is solely responsible for obtaining insurance under this section. The CITY shall not assume liability or be liable for any claims of damages which accrue as a result of inadequate insurance coverage by the ARTIST.
3. The ARTIST is an independent contractor and nothing in this agreement shall be construed as establishing in any way that the ARTIST is an employee, agent, or representative of the CITY. The ARTIST shall not be supervised by any employee or agent of the City of Fort Pierce.

## **INDEMNIFICATION**

1. The ARTIST, his/her subcontractors, agents, affiliates, and employees agree to indemnify and hold harmless against liability and agree to assume legal liability for and defend the CITY and their officers, employees, and agents from and against any and all claims, actions, liabilities, assertions of liability, or other wrongful conduct of the ARTIST, his/her subcontractor, employees, affiliates, and agents in connection with the ARTIST's performance of services pursuant to this Agreement. The parties agree to give each other prompt notice of any claim of which it becomes aware, which in any way, either directly or indirectly, affects the other party.

## **TERMINATION OF AGREEMENT**

1. This Agreement may be terminated by either party upon seven (7) business days written notice; by mutual agreement of the parties; or by the failure of any party to substantially perform obligations under this contract through no fault of either party.
2. The performance of work under this Agreement may be terminated by the CITY in accordance with this clause in whole or in part from time to time whenever the CITY shall determine that such termination is in the best interests of the CITY.
3. Upon termination of this Agreement, the ARTIST shall be entitled only to payment for that portion of work on the Work of Art that is completed at the time of termination. The percentage of completion of the work shall be determined based upon the approved schedule. Where the Agreement is terminated for cause by the CITY, such payment to ARTIST shall be reduced by the amount equal to any additional costs incurred by the CITY as a result of the termination.

## **NOTICE**

All notices or contacts required under the terms of this Agreement shall be sent to the following:

To the ARTIST: Name: Sitki Dogan  
Address: 8326 Martingale Dr. #211  
City/State/Zip: Lake Worth, FL 33467

To the CITY: City Manager's Office  
City of Fort Pierce  
100 U.S. Highway 1  
Fort Pierce, Florida 34950

With Copies to:  
Sara Hedges, City Attorney  
City Attorney's Office  
100 U.S. Highway 1  
Fort Pierce, Florida 34950

## **SPECIAL PROVISIONS**

1. The ARTIST shall not have the power to pledge the CITY'S credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgement, lien, or any other form of indebtedness. The ARTIST further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.
2. The CITY is exempt from payment of Florida State Sales and Use Taxes. The ARTIST shall not be exempt from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the CITY, nor is the ARTIST authorized to use the CITY'S tax exemption number in securing such material. The ARTIST shall be responsible for payment of all federal state and local taxes and fees incurred in connection with this Agreement.
3. The ARTIST shall not, during the performance of this Agreement, disseminate publicity or news releases regarding the Work of Art without prior written approval of the CITY. Any reproduction of the Work of Art by the CITY shall contain a credit to the ARTIST.

## **ENTIRETY OF AGREEMENT; VENUE; CHOICE OF LAW**

1. This writing embodies the entire agreement and understanding between the Parties hereto, and there are no other agreements or understandings between the parties hereto oral or written with reference to the subject matter thereof that are not merged or incorporated herein. No alteration, change or modification of the terms of the Agreement shall be valid unless made in writing and executed by the parties hereto.
2. Any dispute here under between the parties shall be resolved by resort to binding mediation. If not resolved at mediation, then the dispute will be resolved by a non-jury trial. Venue for any trial shall be St. Lucie County, Florida. This agreement shall be subject to and governed by the laws of the State of Florida.

**[ SIGNATURE PAGE TO FOLLOW ]**

**IN WITNESS WHEREOF**, this Agreement has been fully executed on behalf of the Parties hereto by their duly authorized representatives, as of the date first written above.

ATTEST:

CITY OF FORT PIERCE:

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

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

APPROVED AS TO FORM AND  
CORRECTNESS:

By:

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

ARTIST:

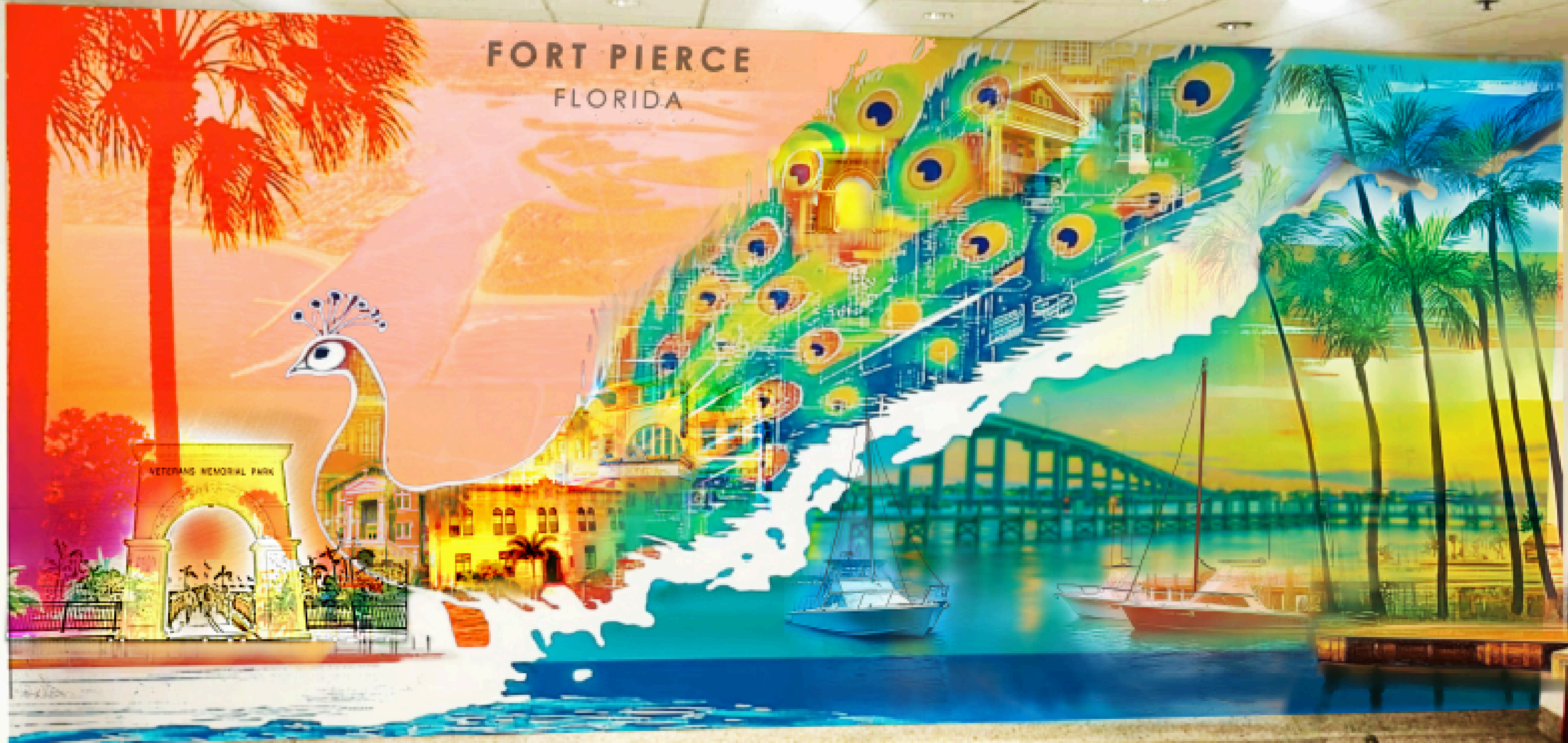
By:  \_\_\_\_\_  
Sitki Dogan (Mar 27, 2025 14:37 EDT)

Print: Sitki Dogan

Title: ARTIST

03/27/25  
Today's Date: \_\_\_\_\_

# Exhibit A



105



104

**FORT PIERCE**  
REDEVELOPMENT AGENCY

**REVITALIZING  
FORT PIERCE**

TO FIND MORE  
INFORMATION ON  
AVAILABLE PROGRAMS  
SCAN THE QR CODE

- Restore Neighborhoods
- Foster Arts & Culture
- Re-Set the Economic Base
- Connect Neighborhoods



TO: SARA DELGADO, REDEVELOPMENT SPECIALIST, COMMUNITY AND ECONOMIC DEV, FPRA DIVISION

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY **FH**

THROUGH: SARA HEDGES, CITY ATTORNEY *SH*

RE: REVIEW THE ARTIST SERVICE AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND SITKI DOGAN FOR THE MURAL PROJECT AT FORT PIERCE CITY HALL

CAO RLS FILE: 25-56

DATE: MARCH 21, 2025

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I have reviewed the above Request for Legal Services (RLS) related to the artist service agreement between the City and Sitki Dogan. A redlined copy of the agreement with minor corrections is uploaded, as well as a clean copy. The clean copy of the agreement is approved as to form and correctness.

Please be advised that the purchasing policy applies to this agreement and would need to be complied with, unless an exception under the Code applies. Under City Code Section 2-440, “[p]urchases expected to exceed two thousand five hundred dollars (\$2,500.00) but less than fifty thousand dollars (\$50,000.00) are to be handled by the purchasing department. Departments are to submit a requisition for purchase in a format prescribed by the purchasing director along with specifications. The purchasing department will prepare the bid documents for an informal bid. After bids are received they are forwarded to the user department for evaluation and recommendation. After recommendation purchase order is processed. All purchase orders exceeding two thousand five hundred dollars (\$2,500.00) but less than fifty thousand dollars (\$50,000.00) must be signed by both the purchasing director and finance director.”

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

Thank you.

**City Commission Regular Meeting**

**11. f.**

**Meeting Date:** 04/21/2025

**Re:** Letter of Support for expansion of the Veterans Center at Indian River State College (IRSC).

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

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**SUBJECT:**

Approval for the Letter of Support for expansion of the Veterans Center at Indian River State College (IRSC).

**SUMMARY:**

The project will transform space at the College's Pruitt Campus into a much-needed dedicated space for veterans and the local community in Port St. Lucie

**RECOMMENDATION:**

Approve and sign Letter of Support.

**ALTERNATIVES:**

Staff will proceed as recommended by the Commission.

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Linda Hudson, Mayor

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**Attachments**

Letter of Support

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**Form Review**

Form Started By: Latoya Ransom  
Final Approval Date: 04/15/2025

Started On: 04/15/2025 08:57 AM



THE SUNRISE CITY  
**FORT PIERCE**  
OFFICE OF THE MAYOR  
AND CITY COMMISSION

*Florida*

The Honorable Brian Mast  
U.S. House of Representatives – Florida's 21<sup>st</sup> Dist.  
2182 Rayburn House Office Building  
Washington, DC 20515

April 15, 2025

Dear Congressman Mast,

On behalf of the City of Fort Pierce, we are pleased to offer our support for the request to expand the Veterans Center at Indian River State College (IRSC). The project will transform space at the College's Pruitt Campus into a much-needed dedicated space for veterans and the local community in Port St. Lucie.

IRSC plans to utilize the funding to modernize the auditorium, making it more functional for various college and community events that support veterans. The renovations include a digital lab for recording and media production, and telehealth pods for virtual medical visits to improve access to healthcare services. The College also plans to update study areas and create spaces for veterans to collaborate on business ideas and other community-focused projects. The upgrades to the Veterans Center will not only benefit the veterans who attend the College but also contribute to the overall community atmosphere in the area.

Indian River State College is a valued and trusted community partner, and we are confident that they will be good stewards of this funding. The expansion of the Veterans Center at the Pruitt Campus is a wonderful opportunity to improve the resources available for veterans and strengthen our local community.

Thank you for considering this request.

Sincerely,

Linda Hudson

Mayor

**City Commission Regular Meeting**

**11. g.**

**Meeting Date:** 04/21/2025

**Re:** Letter of Support for Indian River State College's (IRSC) Ballistics Innovation and Testing Center.

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

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**SUBJECT:**

Approval for the Letter of Support for Indian River State College's (IRSC) Ballistics Innovation and Testing Center.

**SUMMARY:**

This initiative is critical to enhancing the safety and protection of law enforcement officers who face growing and unprecedented threats in the line of duty.

**RECOMMENDATION:**

Approve and sign Letter of Support.

**ALTERNATIVES:**

Staff will proceed as recommended by the Commission.

**RESPONSIBLE STAFF:**

Linda Cox, City Clerk

**COORDINATED WITH:**

Linda Hudson, Mayor

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**Attachments**

Letter of Support

---

**Form Review**

Form Started By: Latoya Ransom  
Final Approval Date: 04/15/2025

Started On: 04/15/2025 09:06 AM



THE SUNRISE CITY  
**FORT PIERCE**  
OFFICE OF THE MAYOR  
AND CITY COMMISSION

*Florida*

The Honorable Brian Mast  
U.S. House of Representatives – Florida's 21<sup>st</sup> Dist.  
2182 Rayburn House Office Building  
Washington, DC 20515

April 15, 2025

Dear Congressman Mast,

On behalf of the City of Fort Pierce, we are pleased to offer our support of Indian River State College's (IRSC) funding request to establish the Ballistics Innovation and Testing Center. This initiative is critical to enhancing the safety and protection of law enforcement officers who face growing and unprecedented threats in the line of duty. The need for innovative solutions to safeguard these brave law enforcement officers is more pressing than ever.

IRSC's Ballistics Innovation and Testing Center will play a vital role in addressing this critical issue by harnessing cutting-edge technology to improve protective gear and safety measures for law enforcement agencies. This facility will focus on enhancing existing safety equipment such as bulletproof vests, bullet-resistant glass, and vehicle reinforcement, and developing entirely new protective technologies. Through collaboration with law enforcement personnel and the integration of real-world testing, this center will ensure that emerging technologies are validated, cost-effective, and capable of providing officers with the best possible defense in high-risk situations.

We are confident that IRSC will be a responsible steward of this funding and that the Ballistics Innovation and Testing Center will play an essential role in enhancing the safety of officers across the nation. We strongly support this funding request and encourage its swift approval.

Sincerely,

Linda Hudson

Mayor

**City Commission Regular Meeting**

**12. a.**

**Meeting Date:** 04/21/2025

**Re:** Mohawk Final Plat

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

---

**SUBJECT:**

Quasi-Judicial Hearing - Review and Approval of an application for a Final Plat by applicant Jerardo Ayala of The Outdoors Quality LLC, to subdivide three (3) parcels into fourteen (14) residential lots; the Mohawk Final Plat is located at the northwest corner of Mohawk Avenue and Bryant Road. Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

**SUMMARY:**

The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots.

**RECOMMENDATION:**

The proposed Final Plat application adheres to the requirements of the City Land Development Code and the guidelines of the City's Comprehensive Plan. Therefore, Staff recommends that the City Commission APPROVE the Mohawk Final Plat subject to the two (2) conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

**ALTERNATIVES:**

APPROVAL of the proposed FINAL PLAT with alternative conditions.

or

DENIAL of the proposed FINAL PLAT.

**RESPONSIBLE STAFF:**

Kev Freeman, Planning Director.

**COORDINATED WITH:**

Technical Review Committee.  
Planning Board.

---

**Fiscal Impact**

**Budgeted Y/N:** N

**OTHER INFORMATION:**

N/A

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**Attachments**

- Staff Report
  - Staff Presentation
  - Application
  - Final Plat
  - Drainage Statement
  - House Plan
  - Draft Roadway Improvement
  - Survey
  - Deed
  - TRC Comments Received
  - Public Notification Certification
- 

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Richard Chess	04/09/2025 05:54 PM
Form Started By: Kev Freeman		Started On: 04/03/2025 10:57 AM
Final Approval Date: 04/09/2025		



---

**TO:** Richard Chess, City Manager  
**FROM:** Kev Freeman, Planning Director  
**RE:** **PZSUB2024-00008 MOHAWK SUBDIVISION**  
**COMMISSION DATE:** April 21, 2025

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**STAFF REPORT**

**Applicant:** Jerardo Ayala of The Outdoors Quality LLC

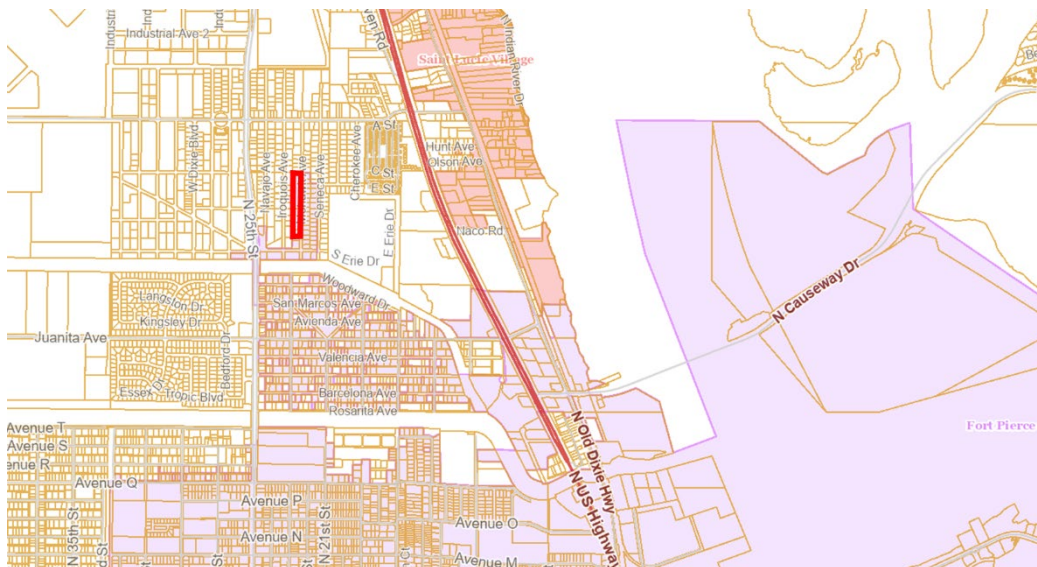
**Request**

This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots.

**Location(s):** Mohawk Avenue and Bryant Road

**Parcel ID (s):** 1428-702-0425-000-7, 428-702-0382-000-3, 1428-702-0050-000-7

**Location – City Limits**



Location



Zoning: Property: R-1 Single Family



**Future Land Use: Low Density Residential**



**Stormwater / Drainage**

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue.

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

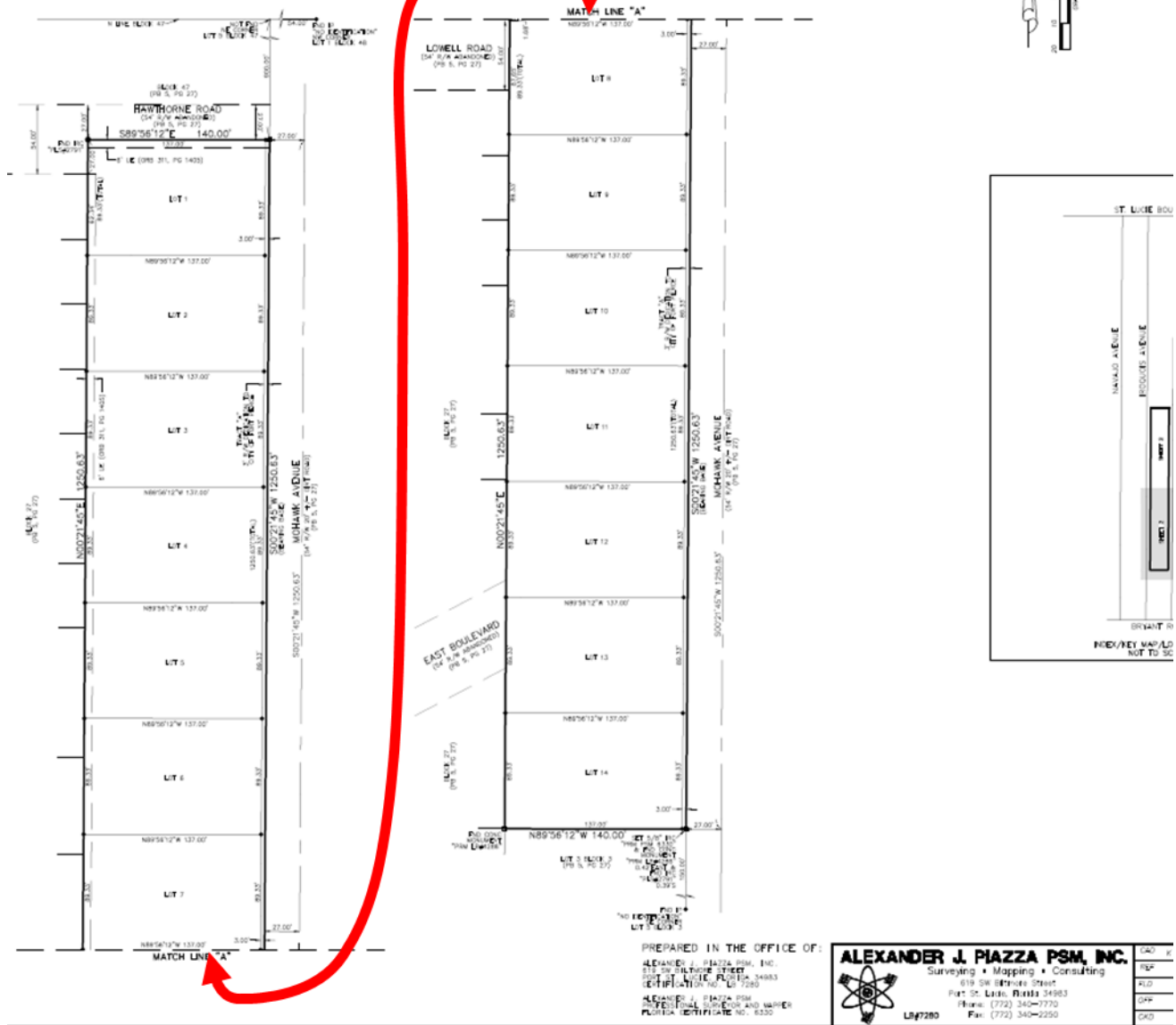
This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

Final Plat – 14 lots

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 WEST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.



PREPARED IN THE OFFICE OF:  
 ALEXANDER J. PIAZZA PSM, INC.  
 219 SW HILTON STREET  
 FORT PIERCE, FLORIDA 34983  
 TELEPHONE: (888) 348-7285  
 ALEXANDER J. PIAZZA PSM  
 SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 8330

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Hilton Street  
 Fort St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2255

DRW	K
REP	
KLD	
CHK	
OKD	

### Technical Review Committee

Affected departments have reviewed the proposed site plan application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided and attached to the agenda item.

***Staff Recommendation:***

Based on the facts that the proposed application is consistent with Chapter 121 of the City Code, the Comprehensive Plan, the zoning district and the Future Land Use Designation. And the application is considered to not adversely affect public health, safety, convenience and general welfare.

Therefore, Staff recommends that the City Commission **APPROVE** the Plat application subject to the noted two (2) Conditions.

Conditions

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.



# CITY OF FORT PIERCE

## City Commission

April 21, 2025

### MOHAWK FINAL PLAT

1

**SUBJECT:**

PZSUB2024-00008 - MOHAWK Final Plat - Parcel IDs: Parcel ID(s): 1428-702-0425-000-7, 428-702-0382-000-3, 1428-702-0050-000-7

**SUMMARY:**

This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots.

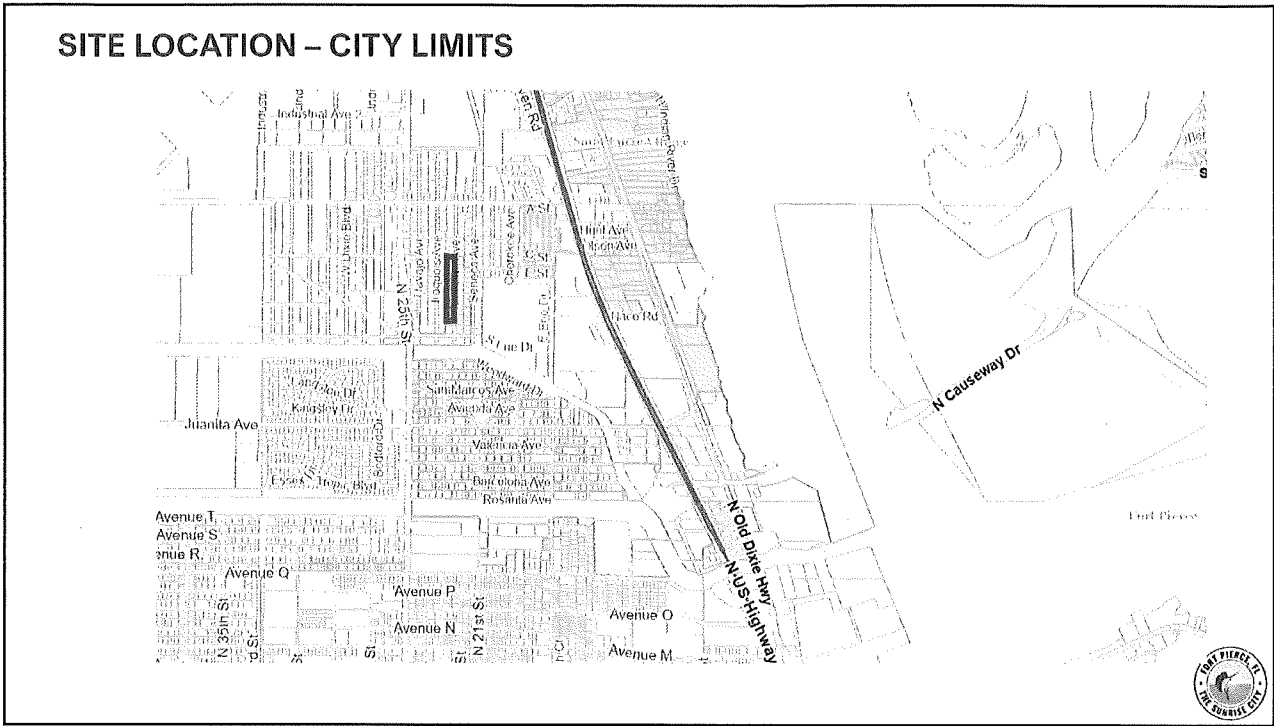
**APPLICANT**

AYALA JERARDO, THE OUTDOORS QUALITY LLC



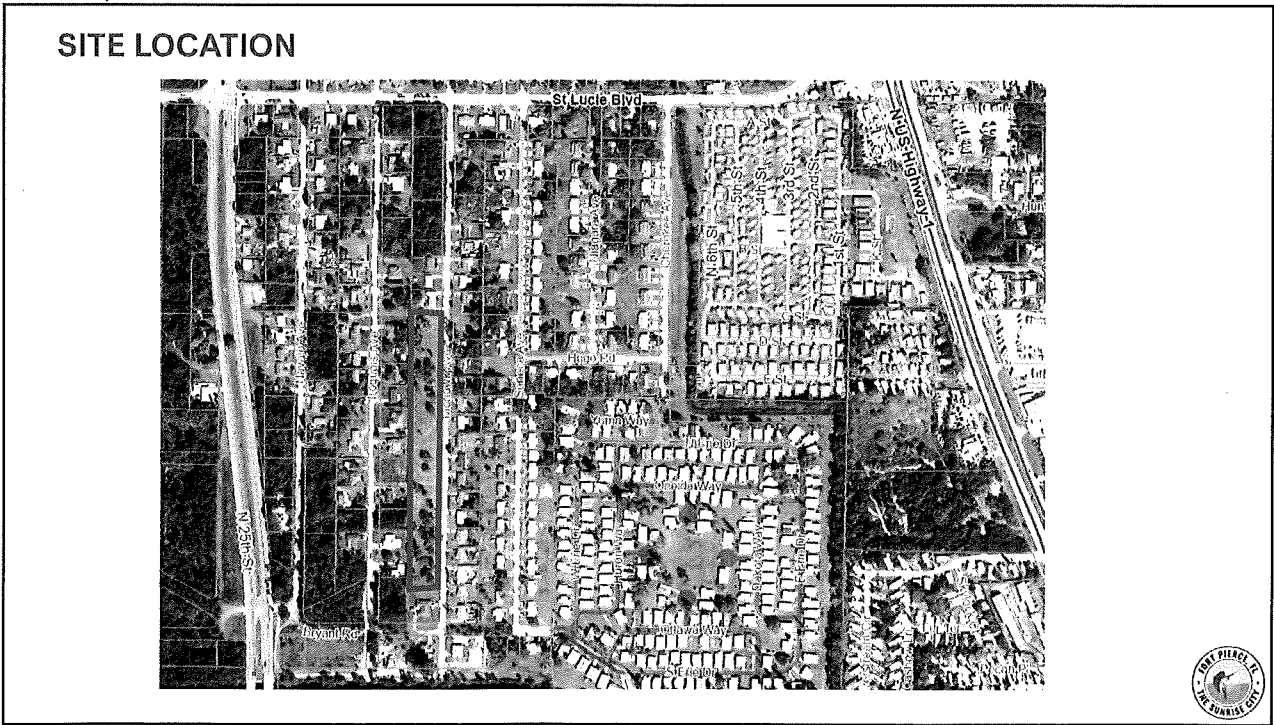
2

### SITE LOCATION – CITY LIMITS



3

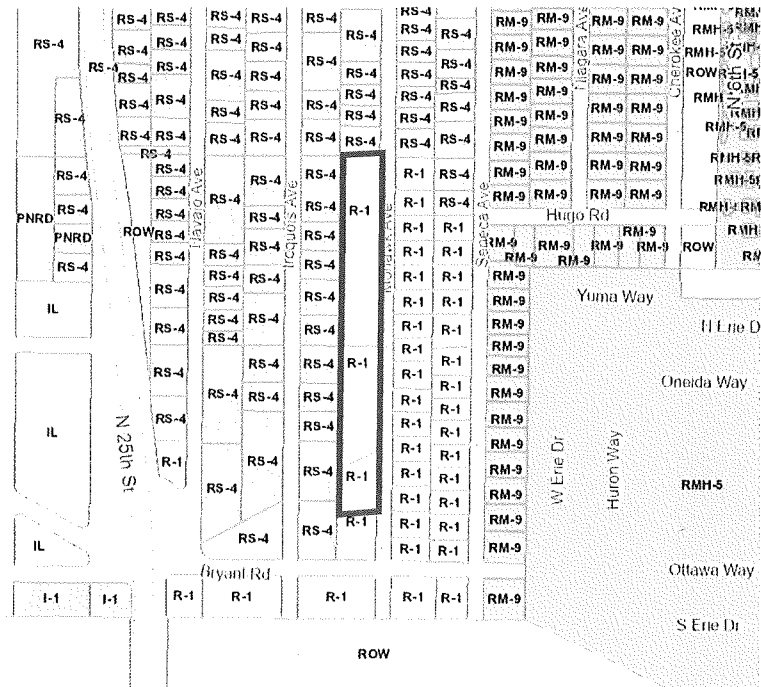
### SITE LOCATION



4

# ZONING

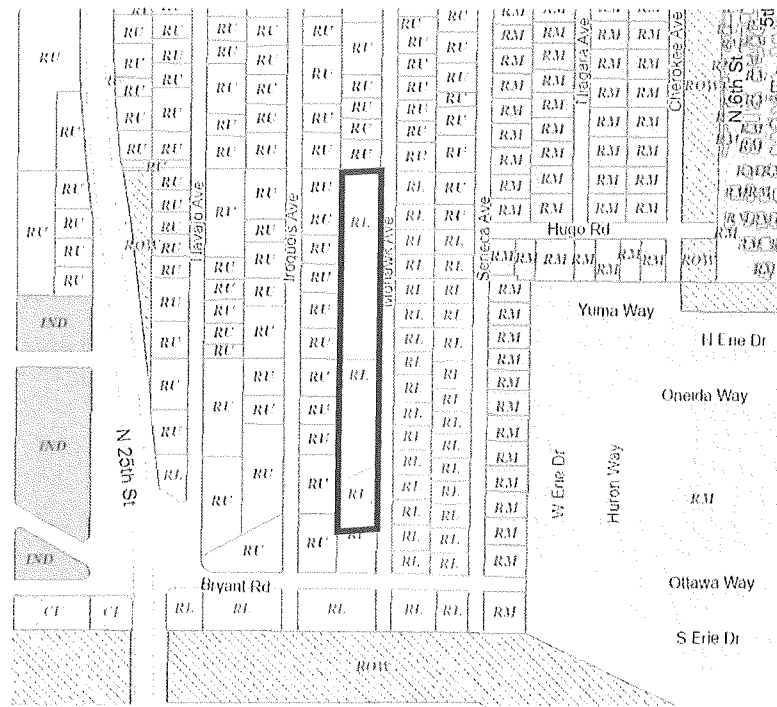
## R-1 SINGLE-FAMILY



5

# FLU

## LOW DENSITY RESIDENTIAL

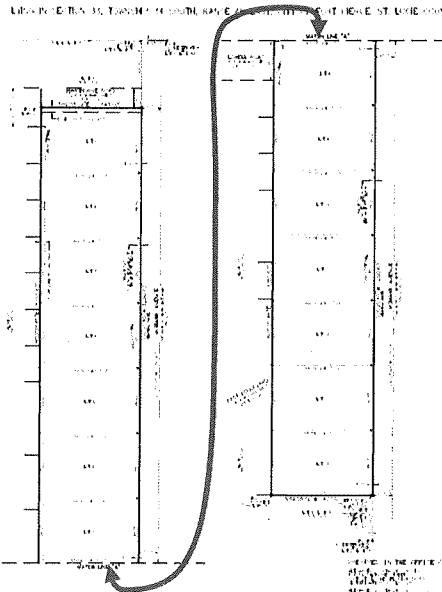


6

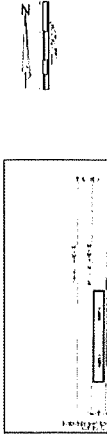
# MOHAWK- FINAL PLAT

## MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF LOTS 23, 24 AND 25 OF THE MOHAWK PLAZA UNIT AS  
ACCEPTED BY THE PLAT THEREOF AS RECORDED IN PLAT 5588, 5589 AND 5610, OF THE PUBLIC RECORDS OF ST.  
LUCAS COUNTY, OHIO.



14 LOTS

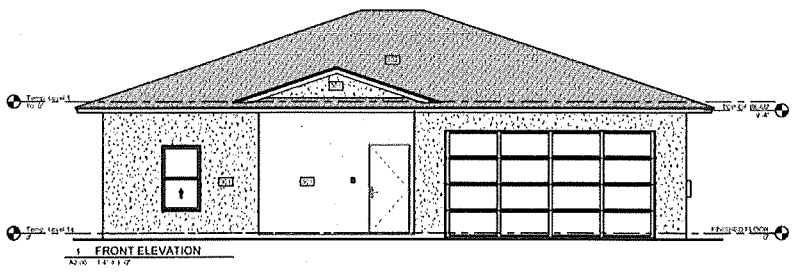


PREPARED IN THE OFFICE OF  
ALEXANDRI J. PIAZZA PSM, INC.  
10000 W. STATE ST. SUITE 100  
COLUMBUS, OHIO 43240  
PHONE: 614-291-1111  
FAX: 614-291-1112  
WWW.AJP.COM



7

# MOHAWK- PROPOSED HOUSE TYPE (SINGLE FAMILY 3 Bed)



1 FRONT ELEVATION  
32'-0" 10'-0"



8

**RECOMMENDATION**

The proposed Final Plat application adheres to the requirements of the City Land Development Code and the guidelines of the City's Comprehensive Plan. Therefore, Staff recommends that the Planning Board move the Mohawk Final Plat to the City Commission with a recommendation of APPROVAL with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.



**ALTERNATIVE RECOMMENDATION**

Approval with amended Conditions

Or

Denial





THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location \_\_\_\_\_

Parcel ID #(s) 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Project description REPLAT AND USE TO BUILD NEW SINGLE FAMILY HOMES

INTEGRITY 1ST PROPERTIES INC  
OUTDOORS QUALITY HOMES LLC

Property Owner(s)  
1379 SW BELLEVUE AVE

Street Address  
PORT ST. LUCIE FL 34953

City State Zip

772-514-2110

Phone Number  
THEOUTDOORSQUALITYLLC@

Email Address GMAIL.COM

ALEXANDER PIAZZA

Applicant/Representative, Title, Company

619 SW BILTMORE ST

Street Address

PORT ST. LUCIE FL 34983

City State Zip

772-346-7776

Phone Number

ALEXANDERPIAZZA@AJPSURVEY.COM

Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE

The foregoing instrument was acknowledged before me this 26 day of January, 2023, by

ELEAZAR AMADOR (OUTDOORS QUALITY HOMES) who is personally known to me or has produced

D.L.G. as identification.

Signature of Notary



**Jerardo Amador**  
COMMISSION # GG2007  
EXPIRES: February 5, 2025  
Bonded Thru Aaron Notary

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_

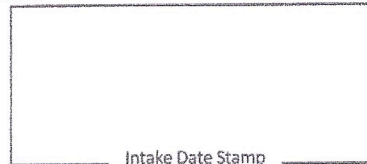
Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_



Intake Date Stamp

## SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Concurrency application, complete
- Complete, notarized application
- Signed and sealed survey

## SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Water & Sewer system construction plans
- Stormwater Retention plans
- Electric Infrastructure plans
- Gas Infrastructure plans
- Complete, notarized application

## SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

## SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

### LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_  
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY: \_\_\_\_\_  
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: \_\_\_\_\_  
GUISEPPE SCIONTI, PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IN MY OPINION, I, \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2025.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

PRINT NAME: \_\_\_\_\_

### SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
FRANK C. VELDHIJS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6582

### PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

PRINTED NAME: \_\_\_\_\_  
CITY OF FORT PIERCE

### CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
SARA HEDGES  
CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

### CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

FORT PIERCE CITY COMMISSION

BY: \_\_\_\_\_  
LINDA COX, CITY CLERK

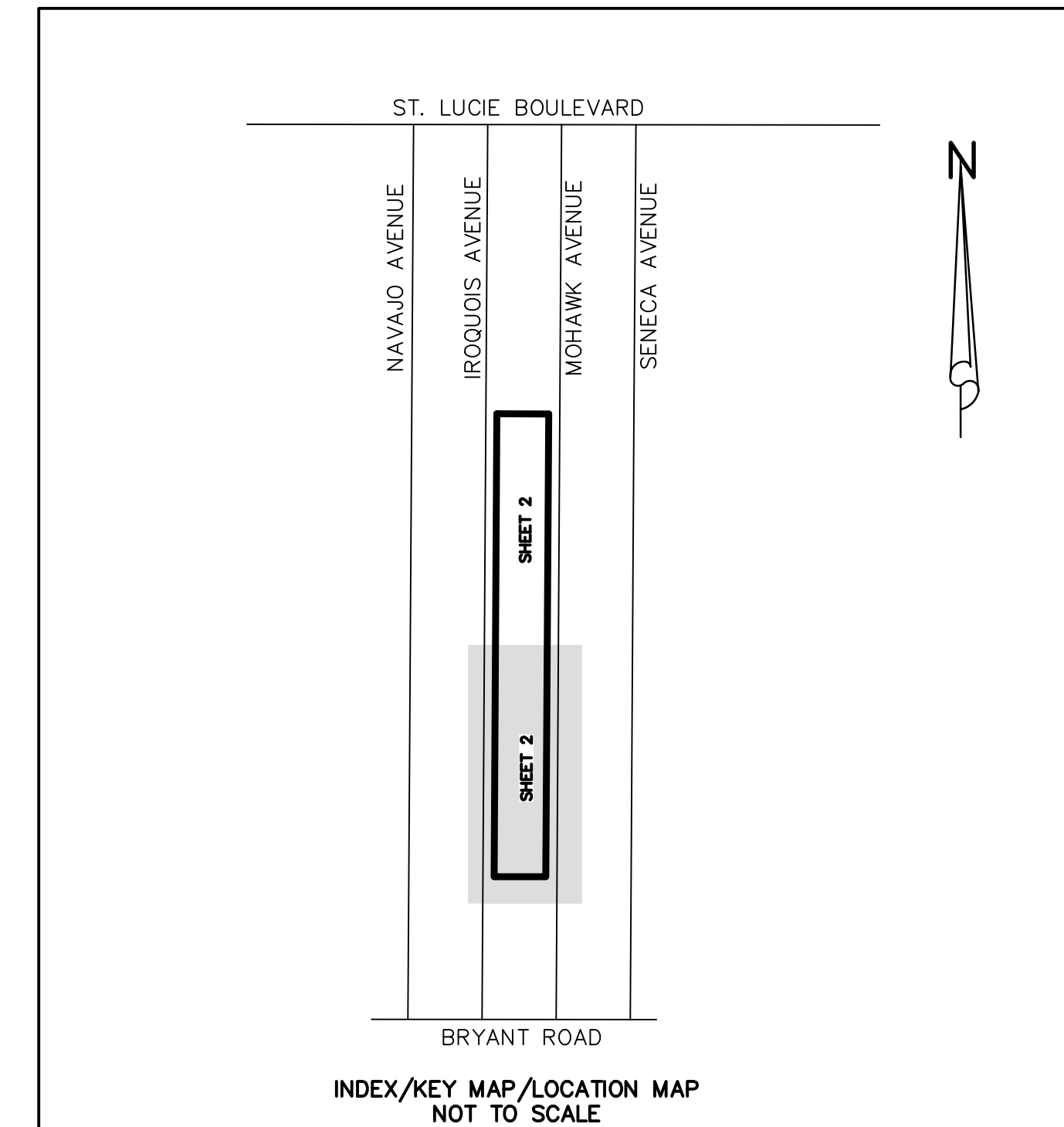
### CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



### ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- A = DELTA ANGLE
- AC = ACREAGE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

### SYMBOLS:

- ▲ = SET PK NAIL & DISK  
"PRM PSM 6330"
- = FND "4" CONCRETE MONUMENT &  
DISK "PRM LB#4286"
- = FND 5/8" IRC  
"PLS#2791"
- = SET 5/8" IRC  
"PRM PSM 6330"

### BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

### SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
6. EACH LOT IS RESPONSIBLE FOR PROVIDING THE REQUIRED STORMWATER QUALITY/QUANTITY.

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: \_\_\_\_\_  
ALEXANDER J. PIAZZA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 6330

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

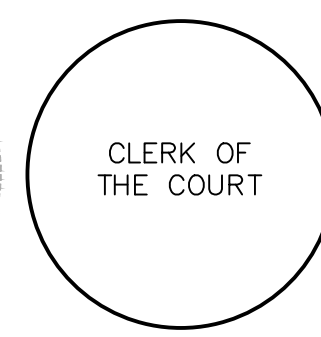
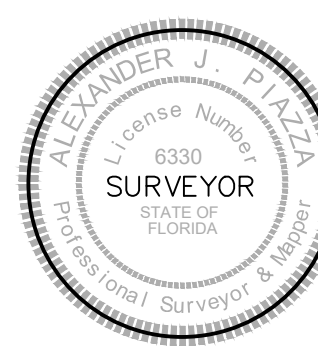
### PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
619 SW BILTMORE STREET  
PORT ST. LUCIE, FLORIDA 34983  
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
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619 SW Biltmore Street  
Port St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250  
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	12-20-24
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

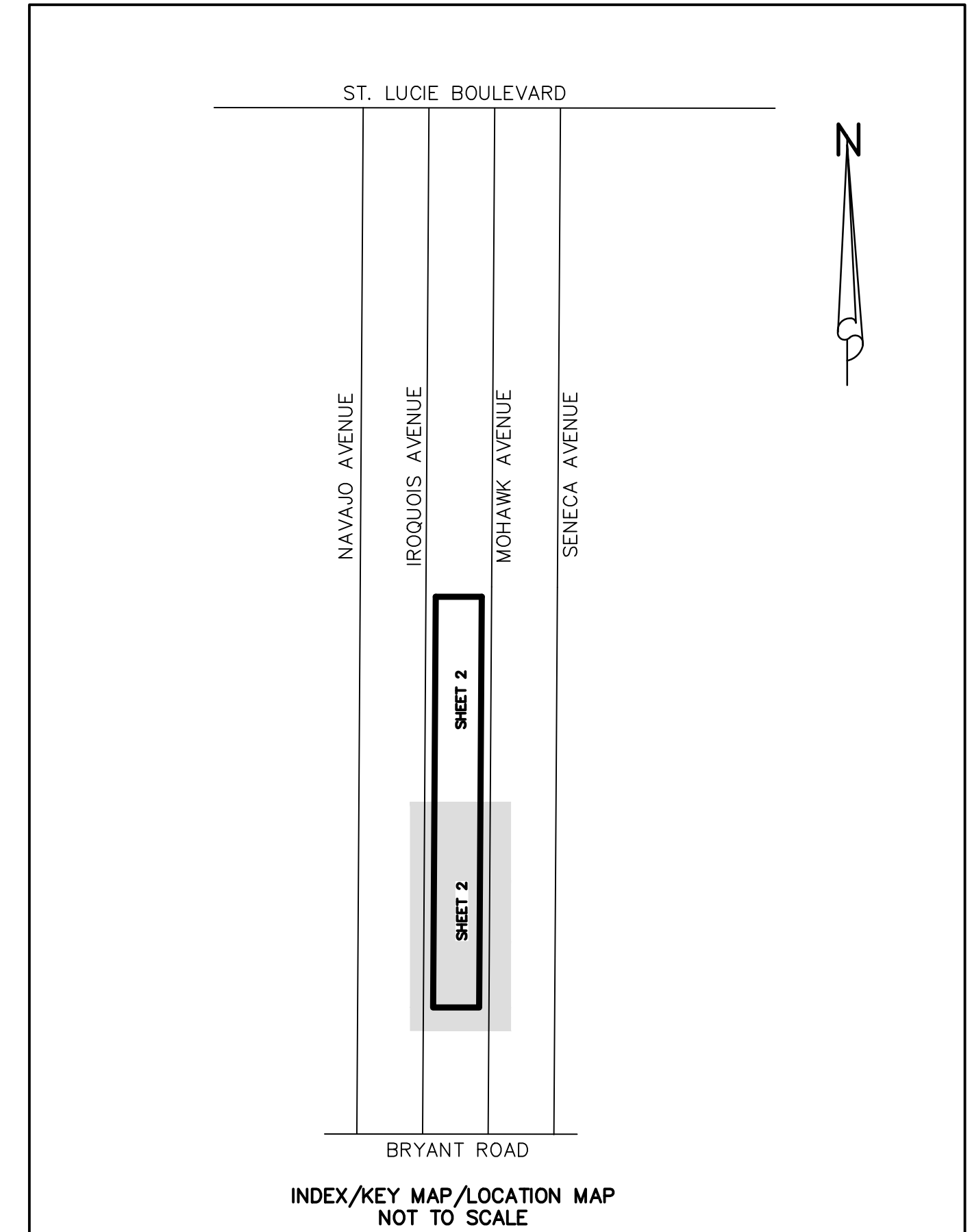
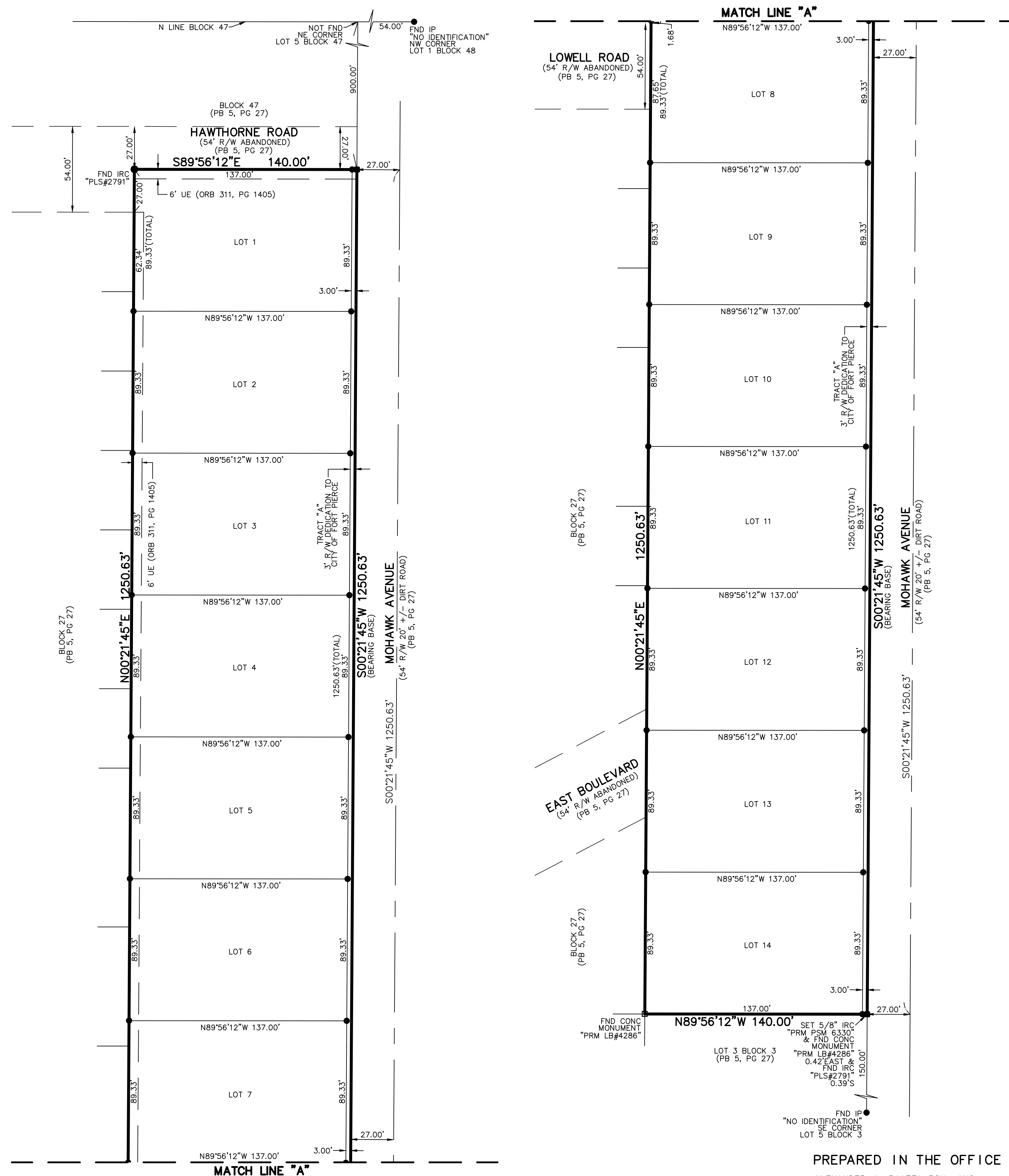
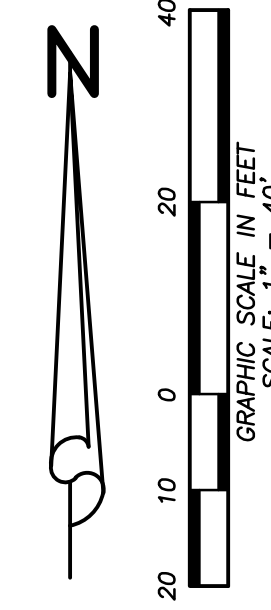


# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



**ABBREVIATIONS:**

- (C) = CALCULATED
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- PUE = PUBLIC UTILITY EASEMENT
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- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

**SYMBOLS:**

- ▲ = SET PK NAIL & DISK PRM PSM 6330
- = FND 4"x4" CONCRETE MONUMENT & DISK PRM LB#4286
- = FND 5/8" IRC PLS#2791
- = SET 5/8" IRC PRM PSM 6330

PREPARED IN THE OFFICE OF:

**ALEXANDER J. PIAZZA PSM, INC.**  
 619 SW BILTMORE STREET  
 PORT ST. LUCIE, FLORIDA 34983  
 CERTIFICATION NO. LB 7280  
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**LB#7280**

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# Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • [www.MackenzieEngineeringInc.com](http://www.MackenzieEngineeringInc.com)

March 14, 2024

City of Fort Pierce Engineering Department

C/O: Tracy Telle, Assistant City Engineer

100 North US 1, Fort Pierce, FL 34950

Direct Office Line: 772-467-3776

Main Office: 772-467-3000

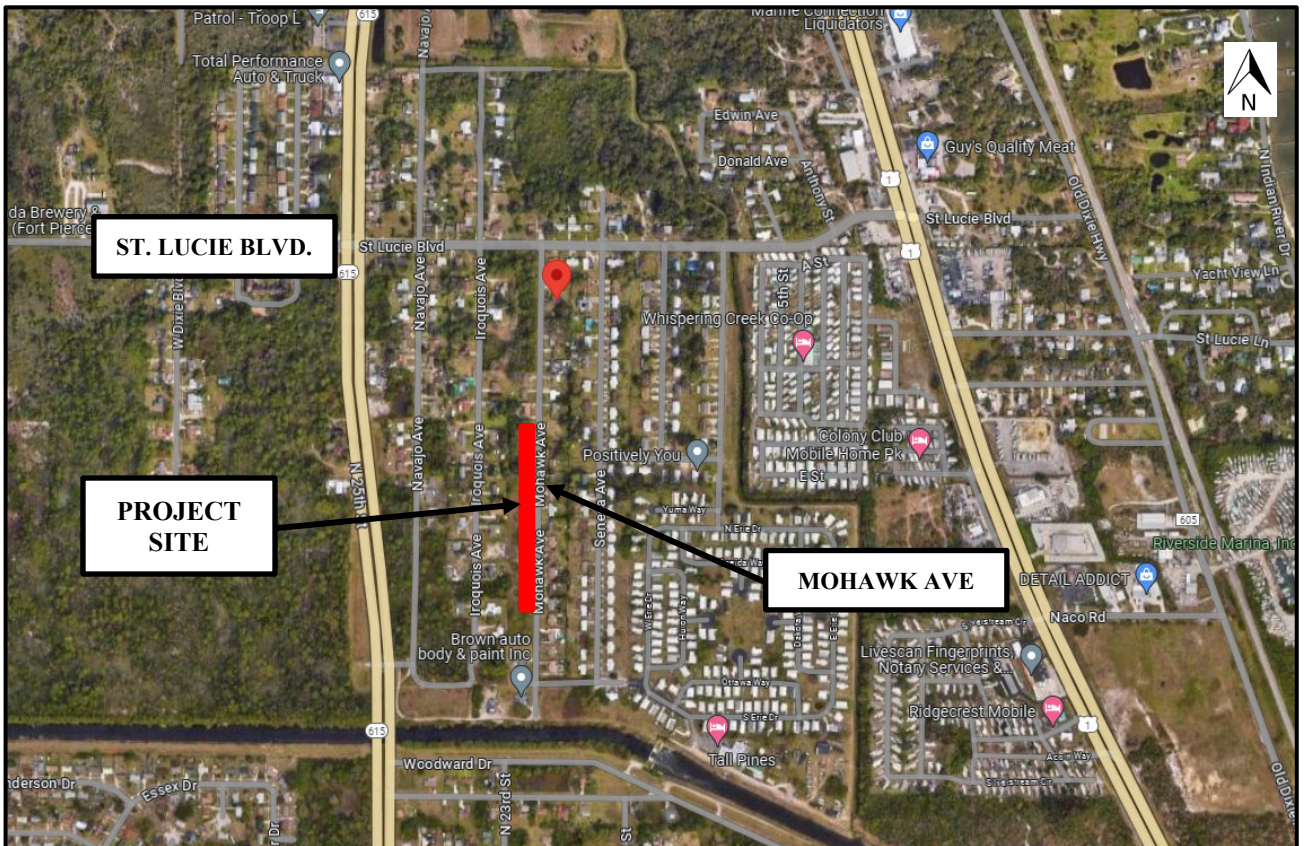
Email: [Ttelle@cityoffortpierce.com](mailto:Ttelle@cityoffortpierce.com)

## Re: Mohawk Final Plat (TRC No. 23-09000003) – Drainage Statement

### INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) prepared this drainage statement for the proposed Mohawk Final Plat Subdivision in Fort Pierce, FL. The site is approximately located between N 25<sup>th</sup> Street and US Highway 1, south of St. Lucie Blvd. on the west side of Mohawk Avenue. Figure 1 displays the site’s location. The applicant proposes a final plat for a subdivision consisting of 3.9333 acres with 14 residential lots on the west side of Mohawk Avenue.

**Figure 1. Site Location**



**EXISTING CONDITIONS**

The existing parcel is located on the west side of Mohawk Avenue. The existing topography ranges between elevations 18.00 and 19.00 NAVD and the stormwater runoff flows from west to east towards Mohawk Avenue.

**PROPOSED CONDITIONS**

The applicant proposes to develop 14 residential lots on the west side of Mohawk Avenue. The proposed development will maintain the existing drainage patterns.

The following assumptions were implemented to determine the stormwater impacts in the post development conditions.

- Impervious Area - 50%
  - 25% for Buildings and Structures - Maximum Coverage Allowed per Section 125-191.B.2.3 Single Family Low Density Zone (R-1)
  - 25% for paved areas
- Pervious Area – 50%
- All units developed.
- 1 additional foot of fill provided for FFE as required for Septic Permits

Tables 1 and 2 display the existing and proposed land uses.

**Table 1. Existing Site Area**

Area Description	SF	AC
Vacant Parcel (Developable Area)	171,335	3.933
<b>Total Area</b>	<b>171,335</b>	<b>3.933</b>

**Table 2. Proposed Site Area**

Area Description	SF	AC
Impervious Area (50 % of Total Area)	85,667	1.967
Pervious Area (50% of Total Area)	85,667	1.967
<b>Total Area</b>	<b>171,335</b>	<b>3.933</b>

**PERIMETER BERM**

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue. Based on our drainage calculation for the 25-year, 3-day storm event, the proposed perimeter berm elevation is as follows:

**Table 2. Storm Event Resulting Stages & Discharge Summary**

Storm Event	Pre-Development		Post-Development		Proposed Site Development
	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)
25 year - 3 day (Perimeter Berm EL.)	18.01	5.99	17.81	4.94	17.90

The 25-year, 3-day storm event minimum stage is 17.81 feet NAVD. The berm is designed above the 25-year, 3-day minimum stage and is set at 17.90 feet NAVD. The pre-post analysis indicates the post 25 year, 3-day discharge is less than the discharge for the existing conditions.

### **CONCLUSION**

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

### **APPENDICES**

1. Project Information & Maps
  - a. Proposed Stormwater Flow Pattern Exhibit
  - b. 25 Year – 3 Day Return Period Map
2. Drainage Calculations
  - a. Pre-Development
    - i. Pre/Post Design Parameters
    - ii. Development Area Calculations
    - iii. Stage/Storage Computations
    - iv. Rainfall and Storm Event Summary
    - v. Soil Storage Calculations
    - vi. Cascade Water Model – 25-Year, 3-Day
  - b. Post-Development
    - i. Stage/Storage Computations
    - ii. Rainfall and Storm Event Summary
    - iii. Soil Storage Calculations
    - iv. Water Quality Requirements/Provided
    - v. Cascade Water Model – 25-Year, 3-Day
3. Project Plan Sheets
  - a. Final Plat Sheets
4. Other Project Data
  - a. Property Card 1
  - b. Property Card 2
  - c. Property Card 3
  - d. Warranty Deed 1
  - e. Warranty Deed 2
  - f. Warranty Deed 3

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

### LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_  
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: \_\_\_\_\_  
GIUSEPPE SCIONTI, PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GIUSEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IN MY OPINION, I, \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

PRINT NAME: \_\_\_\_\_

### SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
FRANK C. VELDHIJS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6582

### PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

PRINTED NAME: \_\_\_\_\_  
CITY OF FORT PIERCE

### CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

TANYA EARLEY  
CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

### CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FORT PIERCE CITY COMMISSION

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

LINDA COX  
CITY CLERK

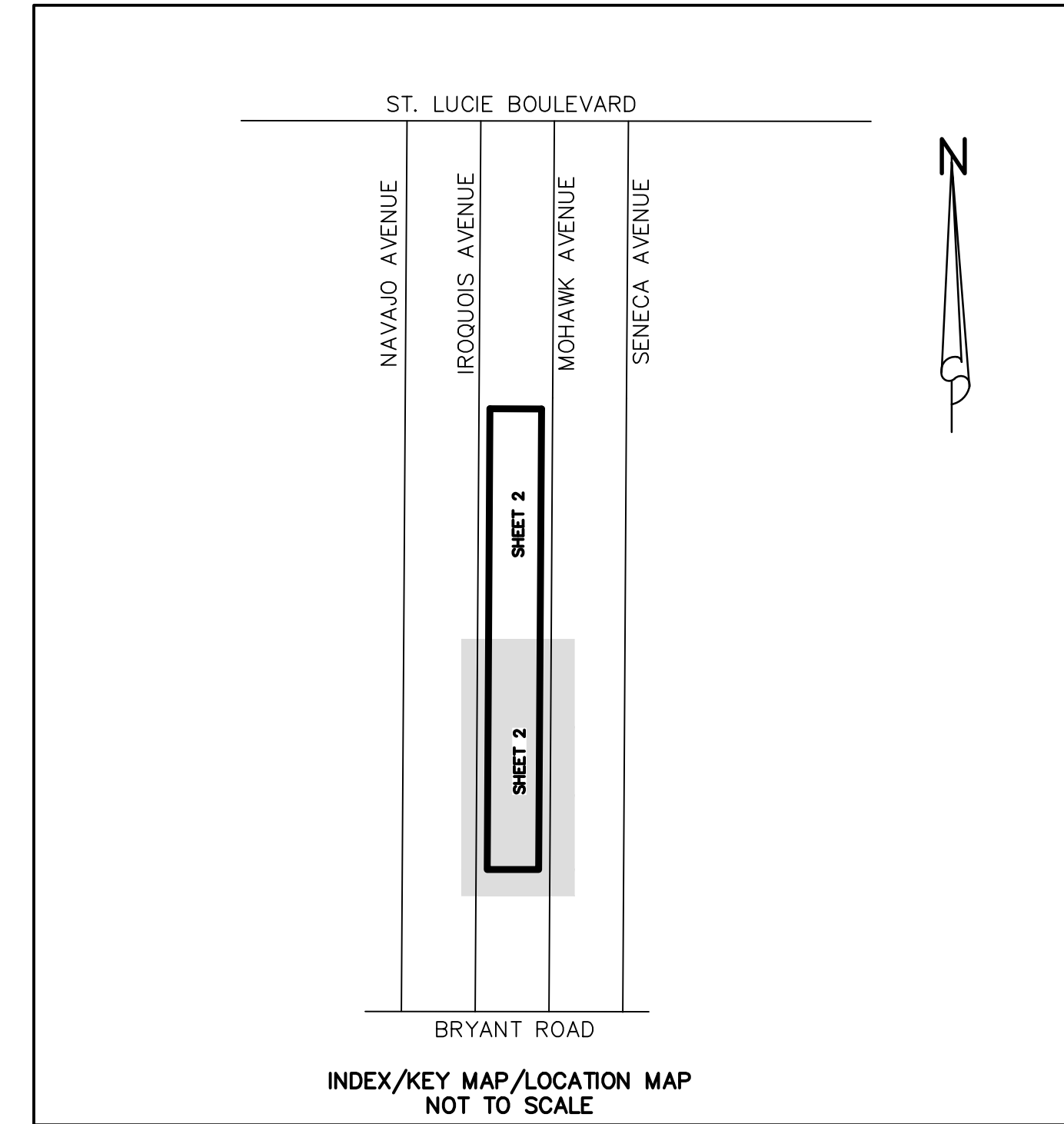
### CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

### SYMBOLS:

▲ = SET PK NAIL & DISK  
FRM PSM 6330  
□ = FND 4"x4" CONCRETE MONUMENT &  
DISK FRM LB#4286  
● = FND 5/8" IRC  
"PLS#2791"  
■ = SET 5/8" IRC  
FRM PSM 6330

### BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

### SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: \_\_\_\_\_  
ALEXANDER J. PIAZZA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 6330

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

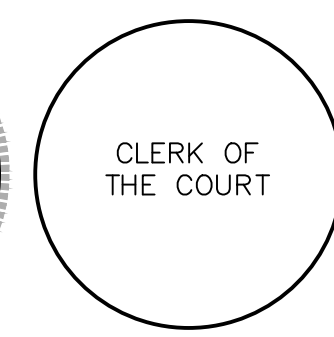
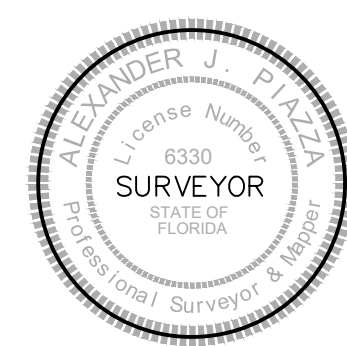
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CKD	AJP	SHEET 1	OF 2	DWG 22-8788



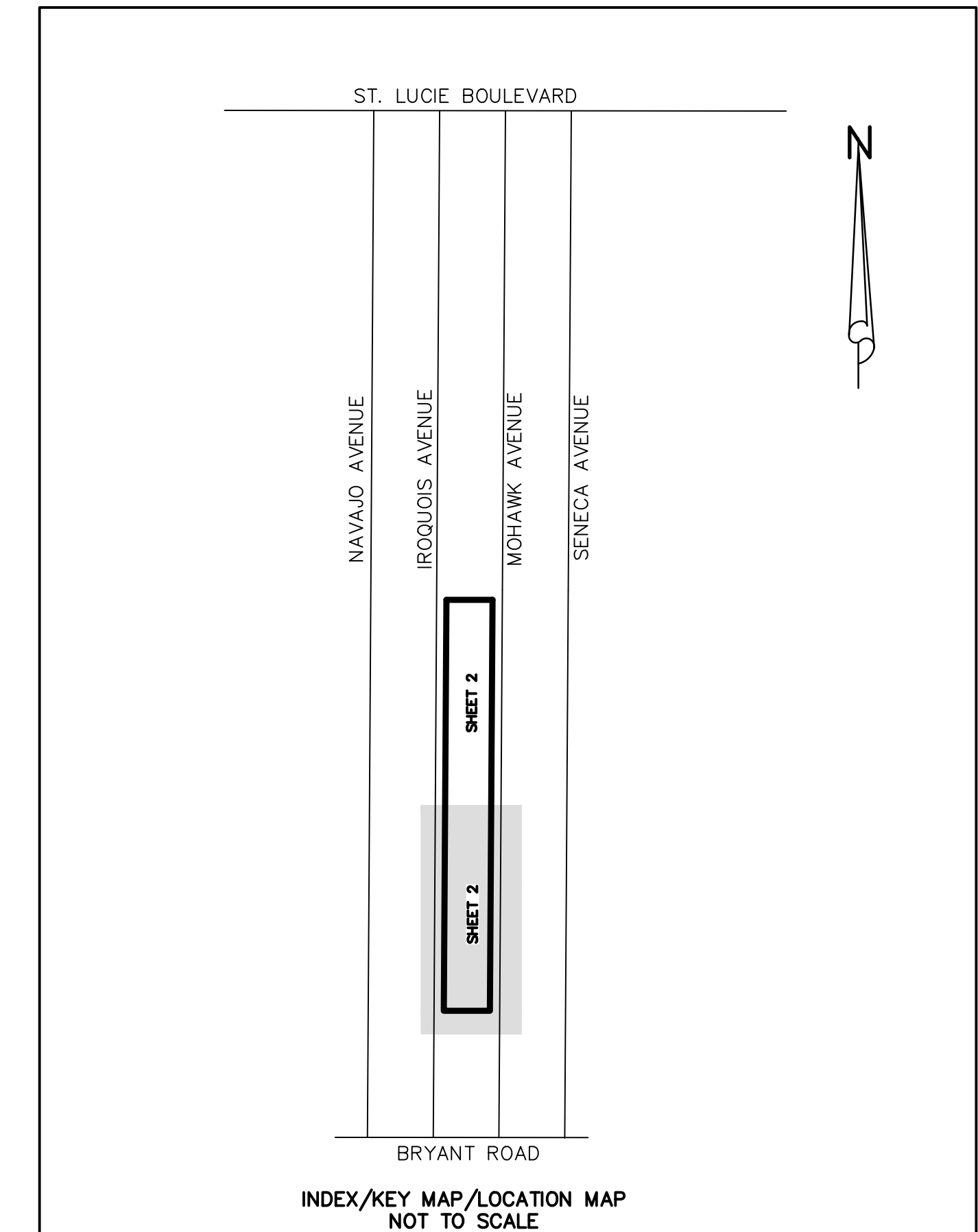
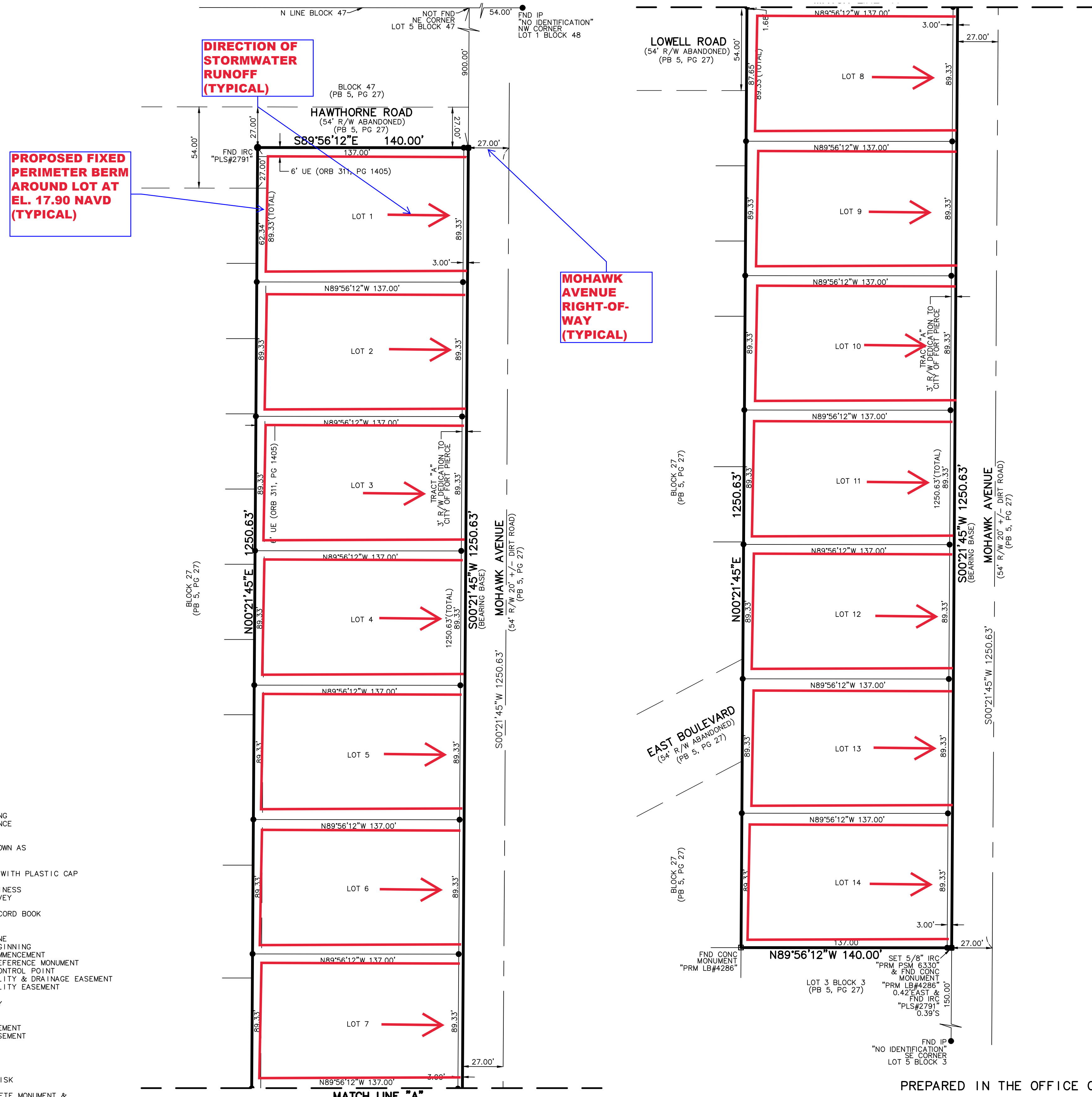
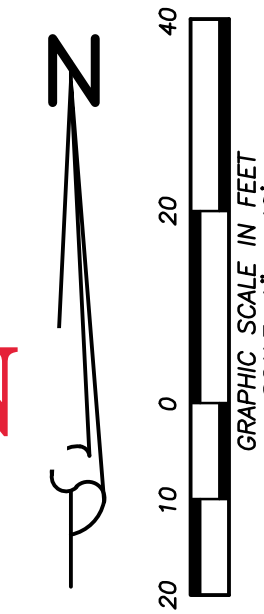
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LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

## PROPOSED PERIMETER BERM & STORMWATER RUNOFF PATTERN

PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



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OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 2	OF 2	DWG 22-8788

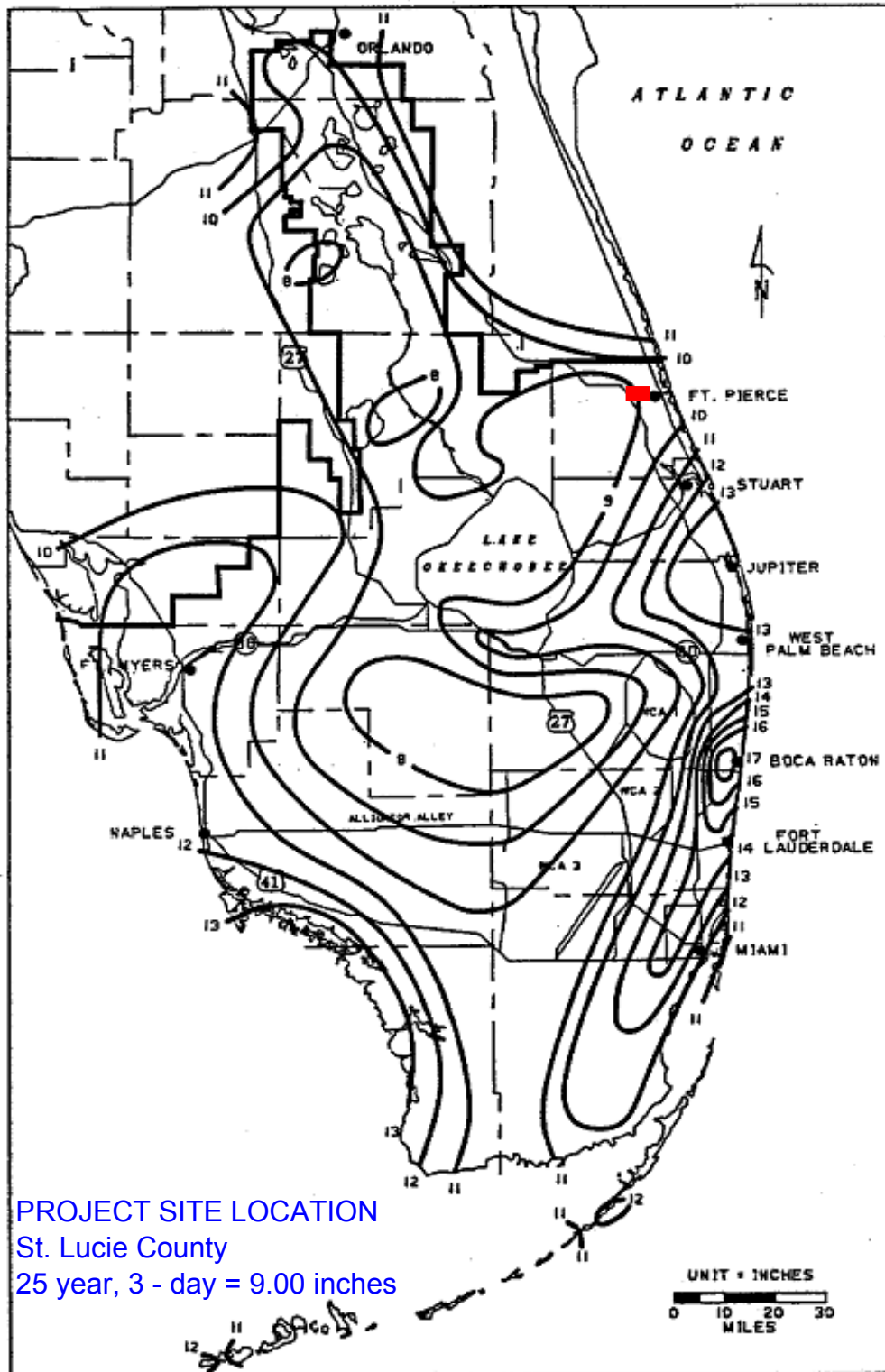


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
 Office: (772) 286 - 8030

Date: 3/13/2024  
 Project Name: Mohawk Subdivision  
 Project No: 233-015  
 Basin No: Roadside Swale

<b>PRE/POST DEVELOPMENT CALCULATIONS</b>						
Name	Existing Area (SF)	Proposed Area (SF)	Change in Area (SF)	Existing Area (Acres)	Proposed Area (Acres)	Change in Area (Acres)
<b>Lake Areas (A<sub>L</sub>)</b>	0	0	0.00	0.000	0.000	0.000
<b>Roof Areas (A<sub>R</sub>)</b>	0	85,667	85,667	0.000	1.967	1.967
<b>Paved Areas (A<sub>P</sub>)</b>	0		0	0.000	0.000	0.000
<b>Green Areas (A<sub>G</sub>)</b>	171,335	85,667	-85,667	3.933	1.967	-1.966
<b>Total (A<sub>T</sub>)</b>	<b>171,335</b>	<b>171,335</b>	<b>0</b>	<b>3.933</b>	<b>3.933</b>	<b>0</b>



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Project No: 233-015  
Basin No: Roadside Swale

## EXISTING DRAINAGE CALCULATIONS

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**Water Table Elevation:** 8.00 NAVD

**Estimated Seasonal High Water Table (SHWT) Elevation:** 10.00 NAVD

**Land Use Summary:**

Lake Areas (AL):	-	SF	or	0.000	AC	0%
Roof Areas (AR):	-	SF	or	0.000	AC	0%
Paved Areas (AP):	-	SF	or	0.000	AC	0%
Green Areas (AG):	171,335	SF	or	3.933	AC	100%
<b>Total (AT):</b>	<b>171,335</b>	<b>SF</b>		<b>3.933</b>	<b>AC</b>	<b>100%</b>

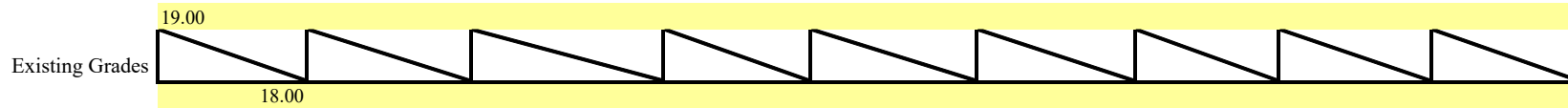


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 Project No: 233-015  
 Basin No: Roadside Swale

**EXISTING STAGE/STORAGE AREA CALCULATION (NAVD)**



	14 Vacant Lots (Developable Area)									Total Area (ac.)
Area (ac)	3.933									3.933
	L									
Starting Elev (ft)	18.00									
Ending Elev (ft)	19.00									
Stage NAVD	Linear Storage (ac-ft)									Total Storage (ac-ft)
18.00	0.00									0.00
18.50	0.49									0.49
19.00	1.97									1.97

**Notes:**  
 V - Vertical Storage in the Bottom of the Swale/Trench  
 L - Linear Storage along the bank of the Pond  
 L + V - Total Swale Area



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Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

## DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

## EXISTING STAGE/STORAGE AREA CALCULATION

Stage	Site Stage-Storage (Per Previous Page) (ac.- ft.)	Additional Stage Storage (ac. - ft.)	Total Storage Area (ac. - ft.)
18.00	0.00	0.00	0.00
18.50	0.49	0.00	0.49
19.00	1.97	0.00	1.97

## EXISTING SOIL STORAGE

### Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	0	0.000	0.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	171,335	3.933	100.0%
<b>Total (AT):</b>	<b>171,335</b>	<b>3.933</b>	<b>100.0%</b>

Average Pervious Grade (Elev.): 18.50 ft  
Depth to SHWT: 8.50 ft  
Soil Storage at Average Depth (S): 9.00 inches  
Weighted S Value:

= S x % Pervious

= 9 x 100% =

**9.00 Inches**

### Uncompacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.60
2	2.50
3	5.40
4	9.00

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Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

---

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## EXISTING STORM EVENT STAGES AND DISCHARGES

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### Rainfalls (P)

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From Figure C-7, 25-Year 3-Day Storm = 9.00 inches

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### 25-Year 3-Day Storm Event

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Stage for 25-Year, 3-Day Storm Event 18.01 ft. NAVD w/ 5.99 cfs of discharge

Project Name: Mohawk Subdivision - 25Y - 3D Pre Development

Reviewer: MEP

Project Number: 233015

Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 3.933 acres

Ground Storage: 9 inches

Time of Concentration: 0.5 hours

Initial Stage: 18 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
18.00	0.00
18.50	0.49
19.00	1.97

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	18.00
120.00	18.00
240.00	18.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 18 ft NGVD, Length = 1250 ft, Weir Coef = 3.13

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	18.00	18.00
1.00	0.04	0.00	0.00	0.00	18.00	18.00
2.00	0.08	0.00	0.00	0.00	18.00	18.00
3.00	0.12	0.00	0.00	0.00	18.00	18.00
4.00	0.16	0.00	0.00	0.00	18.00	18.00
5.00	0.20	0.00	0.00	0.00	18.00	18.00
6.00	0.24	0.00	0.00	0.00	18.00	18.00
7.00	0.28	0.00	0.00	0.00	18.00	18.00
8.00	0.32	0.00	0.00	0.00	18.00	18.00
9.00	0.36	0.00	0.00	0.00	18.00	18.00
10.00	0.40	0.00	0.00	0.00	18.00	18.00
11.00	0.44	0.00	0.00	0.00	18.00	18.00
12.00	0.48	0.00	0.00	0.00	18.00	18.00
13.00	0.52	0.00	0.00	0.00	18.00	18.00
14.00	0.56	0.00	0.00	0.00	18.00	18.00
15.00	0.60	0.00	0.00	0.00	18.00	18.00
16.00	0.64	0.00	0.00	0.00	18.00	18.00
17.00	0.68	0.00	0.00	0.00	18.00	18.00
18.00	0.73	0.00	0.00	0.00	18.00	18.00
19.00	0.77	0.00	0.00	0.00	18.00	18.00
20.00	0.81	0.00	0.00	0.00	18.00	18.00
21.00	0.85	0.00	0.00	0.00	18.00	18.00
22.00	0.89	0.00	0.00	0.00	18.00	18.00
23.00	0.93	0.00	0.00	0.00	18.00	18.00
24.00	0.97	0.00	0.00	0.00	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
25.00	1.03	0.00	0.00	0.00	18.00	18.00
26.00	1.08	0.00	0.00	0.00	18.00	18.00
27.00	1.14	0.00	0.00	0.00	18.00	18.00
28.00	1.20	0.00	0.00	0.00	18.00	18.00
29.00	1.26	0.00	0.00	0.00	18.00	18.00
30.00	1.32	0.00	0.00	0.00	18.00	18.00
31.00	1.38	0.00	0.00	0.00	18.00	18.00
32.00	1.44	0.00	0.00	0.00	18.00	18.00
33.00	1.50	0.00	0.00	0.00	18.00	18.00
34.00	1.55	0.00	0.00	0.00	18.00	18.00
35.00	1.61	0.00	0.00	0.00	18.00	18.00
36.00	1.67	0.00	0.00	0.00	18.00	18.00
37.00	1.73	0.00	0.00	0.00	18.00	18.00
38.00	1.79	0.00	0.00	0.00	18.00	18.00
39.00	1.85	0.00	0.00	0.00	18.00	18.00
40.00	1.91	0.00	0.00	0.00	18.00	18.00
41.00	1.97	0.01	0.01	0.00	18.00	18.00
42.00	2.02	0.01	0.01	0.00	18.00	18.00
43.00	2.08	0.01	0.01	0.00	18.00	18.00
44.00	2.14	0.02	0.02	0.00	18.00	18.00
45.00	2.20	0.02	0.02	0.00	18.00	18.00
46.00	2.26	0.02	0.02	0.01	18.00	18.00
47.00	2.32	0.02	0.02	0.01	18.00	18.00
48.00	2.38	0.03	0.03	0.01	18.00	18.00
49.00	2.44	0.03	0.03	0.01	18.00	18.00
50.00	2.51	0.04	0.04	0.02	18.00	18.00
51.00	2.59	0.05	0.04	0.02	18.00	18.00
52.00	2.68	0.06	0.06	0.02	18.00	18.00
53.00	2.79	0.08	0.08	0.03	18.00	18.00
54.00	2.93	0.11	0.11	0.04	18.00	18.00
55.00	3.09	0.15	0.14	0.05	18.00	18.00
56.00	3.28	0.19	0.19	0.06	18.00	18.00
57.00	3.51	0.25	0.25	0.08	18.00	18.00
58.00	3.79	0.34	0.34	0.10	18.00	18.00
59.00	4.16	0.53	0.52	0.14	18.00	18.00
60.00	6.72	6.09	5.94	0.31	18.01	18.00
61.00	7.46	2.14	2.18	0.62	18.01	18.00
62.00	7.79	0.99	1.00	0.74	18.00	18.00
63.00	8.01	0.59	0.60	0.80	18.00	18.00
64.00	8.21	0.53	0.53	0.85	18.00	18.00
65.00	8.32	0.34	0.34	0.88	18.00	18.00
66.00	8.44	0.32	0.32	0.91	18.00	18.00
67.00	8.56	0.32	0.32	0.94	18.00	18.00
68.00	8.68	0.32	0.32	0.96	18.00	18.00
69.00	8.76	0.23	0.23	0.98	18.00	18.00
70.00	8.84	0.22	0.22	1.00	18.00	18.00
71.00	8.92	0.22	0.22	1.02	18.00	18.00
72.00	9.00	0.22	0.22	1.04	18.00	18.00
73.00	9.00	0.03	0.04	1.05	18.00	18.00
74.00	9.00	0.00	0.01	1.05	18.00	18.00
75.00	9.00	0.00	0.00	1.05	18.00	18.00
76.00	9.00	0.00	0.00	1.05	18.00	18.00
77.00	9.00	0.00	0.00	1.05	18.00	18.00
78.00	9.00	0.00	0.00	1.05	18.00	18.00
79.00	9.00	0.00	0.00	1.05	18.00	18.00
80.00	9.00	0.00	0.00	1.05	18.00	18.00
81.00	9.00	0.00	0.00	1.05	18.00	18.00
82.00	9.00	0.00	0.00	1.05	18.00	18.00
83.00	9.00	0.00	0.00	1.05	18.00	18.00
84.00	9.00	0.00	0.00	1.05	18.00	18.00
85.00	9.00	0.00	0.00	1.05	18.00	18.00
86.00	9.00	0.00	0.00	1.05	18.00	18.00
87.00	9.00	0.00	0.00	1.05	18.00	18.00
88.00	9.00	0.00	0.00	1.05	18.00	18.00
89.00	9.00	0.00	0.00	1.05	18.00	18.00
90.00	9.00	0.00	0.00	1.05	18.00	18.00
91.00	9.00	0.00	0.00	1.05	18.00	18.00
92.00	9.00	0.00	0.00	1.05	18.00	18.00
93.00	9.00	0.00	0.00	1.05	18.00	18.00
94.00	9.00	0.00	0.00	1.05	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
95.00	9.00	0.00	0.00	1.05	18.00	18.00
96.00	9.00	0.00	0.00	1.05	18.00	18.00
97.00	9.00	0.00	0.00	1.05	18.00	18.00
98.00	9.00	0.00	0.00	1.05	18.00	18.00
99.00	9.00	0.00	0.00	1.05	18.00	18.00
100.00	9.00	0.00	0.00	1.05	18.00	18.00
101.00	9.00	0.00	0.00	1.05	18.00	18.00
102.00	9.00	0.00	0.00	1.05	18.00	18.00
103.00	9.00	0.00	0.00	1.05	18.00	18.00
104.00	9.00	0.00	0.00	1.05	18.00	18.00
105.00	9.00	0.00	0.00	1.05	18.00	18.00
106.00	9.00	0.00	0.00	1.05	18.00	18.00
107.00	9.00	0.00	0.00	1.05	18.00	18.00
108.00	9.00	0.00	0.00	1.05	18.00	18.00
109.00	9.00	0.00	0.00	1.05	18.00	18.00
110.00	9.00	0.00	0.00	1.05	18.00	18.00
111.00	9.00	0.00	0.00	1.05	18.00	18.00
112.00	9.00	0.00	0.00	1.05	18.00	18.00
113.00	9.00	0.00	0.00	1.05	18.00	18.00
114.00	9.00	0.00	0.00	1.05	18.00	18.00
115.00	9.00	0.00	0.00	1.05	18.00	18.00
116.00	9.00	0.00	0.00	1.05	18.00	18.00
117.00	9.00	0.00	0.00	1.05	18.00	18.00
118.00	9.00	0.00	0.00	1.05	18.00	18.00
119.00	9.00	0.00	0.00	1.05	18.00	18.00
120.00	9.00	0.00	0.00	1.05	18.00	18.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.99	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	18.01	60.02	18.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	1.05	0.00	1.05	0.00	0.00	0.00



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Office: (772) 286 - 8030

Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

**PROPOSED DRAINAGE CALCULATIONS**

Water Table Elevation: 8 NAVD

Mean High Water Table (MHWT) Elevation: 10.0 NAVD

**Land Use Summary:**

Lake Areas (A <sub>L</sub> ):	0	SF	or	0.00	AC	
Roof Areas (A <sub>R</sub> ):	85,667	SF	or	1.967	AC	50% Impervious Area
Paved Areas (A <sub>P</sub> ):	0	SF	or	0.000	AC	
Green Areas (A <sub>G</sub> ):	85,667	SF	or	1.967	AC	50% Pervious Area
<b>Total (A<sub>T</sub>):</b>	<b>171,335</b>	<b>SF</b>		<b>3.933</b>	<b>AC</b>	

**WATER QUALITY CALCULATIONS PER SFWMD**

1) Per SFWMD, Water Quality shall be provided to meet Criteria 2 or 3, whichever is greater:

Criteria 2 = 1 inch of Runoff Over the Project Site:

$$V_{PRE} = 1 \text{ inch} \times 1\text{-ft}/12\text{-in} \times \frac{3.933}{\text{Project Area (acres)}} = \frac{0.328}{\text{WQ Treatment Volume}} \text{ ac-ft}$$

SFWMD Required Water Quality Volume	0.328	ac-ft	<b>Factor</b>
Detention Type (Wet or Dry)?	Dry	ac-ft	0.75
Impaired Basin	No		1.00
<b>SFWMD Required Water Quality Volume</b>	<b>0.246</b>	<b>ac-ft</b>	

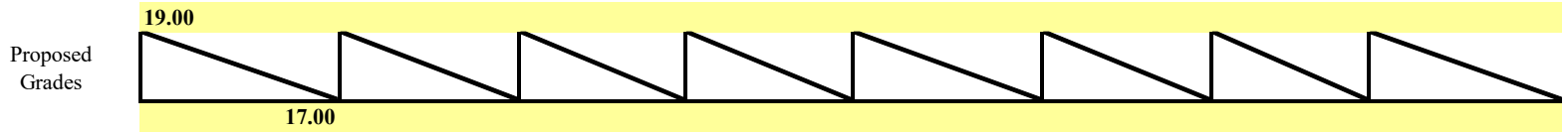


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Date: 3/13/2024  
 Project Name: Mohawk Subdivision  
 Project No.: 233-015  
 Basin No: Roadside Swale

**PROPOSED STAGE/STORAGE AREA CALCULATION (NAVD)**



	Pervious Area	Impervious Area (Building + Structures + Paved Areas)							Site Developable Area (Acres)
Area (ac)	1.967	1.967							3.933
	L								
Starting Elev (ft)	17.00								
Ending Elev (ft)	19.00								
Stage NAVD	Linear Storage (ac-ft)								Total Storage (ac-ft)
17.00	0.000								0.000
17.50	0.123								0.123
18.00	0.492								0.492
18.50	1.106								1.106
19.00	1.967								1.967

**Notes:**

- 1) The required SFWMD Water Quality Volume is 0.246 ac-ft. Therefore, SFWMD Water Quality is met at stage elevation 17.71 NAVD.
- 2) V - Vertical Storage in the Bottom of the Swale/Trench
- 3) L - Linear Storage along the bank of the Pond



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Date: 3/13/2024  
Project: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

## PROPOSED DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD  
Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

## PROPOSED STAGE/STORAGE AREA CALCULATION SUMMARY

Stage	Site Stage-Storage (Per Previous Page) (AC.- FT.)	Additional Stage Storage (AC. - FT.)	Total Storage Area (ac. - ft.)
17.00	0.000	0.00	0.000
17.50	0.123	0.00	0.123
18.00	0.492	0.00	0.492
18.50	1.106	0.00	1.106
19.00	1.967	0.00	1.967

## PROPOSED SOIL STORAGE

### Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	85,667	1.967	50.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	85,667	1.967	50.0%
<b>Total (Ar):</b>	<b>171,335</b>	<b>3.933</b>	<b>100.0%</b>

Average Pervious Grade (Elev.): 18.00 ft  
Depth to Water Table: 8.00 ft  
Soil Storage at Average Depth (Ss): 6.75 inches  
Weighted S Value:

$$= Ss \times \% \text{ Pervious}$$

$$= 6.75 \times 50\% = \boxed{3.38 \text{ Inches}}$$

### Compacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.45
2	1.88
3	4.05
4	6.75

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Project: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

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## PROPOSED STORM EVENT STAGES AND DISCHARGES

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### Rainfalls (P)

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From Figure C-7, 25-Year 3-Day Storm = 9.00 inches

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### 25-Year 3-Day Storm Event

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Stage for 25-Year, 3-Day Storm Event	<span style="background-color: yellow;">17.81</span> ft. NAVD w/	<span style="background-color: yellow;">4.94</span> cfs of discharge	<b>Proposed Site Design Stage</b> <b>17.90 ft. NAVD</b>
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Project Name: Mohawk Subdivision - 25Y - 3D Post Development

Reviewer: MEP

Project Number: 233015

Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 1.967 acres

Ground Storage: 3.38 inches

Time of Concentration: 0.5 hours

Initial Stage: 17 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
17.00	0.00
17.50	0.12
18.00	0.49
18.50	1.11
19.00	1.97

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	17.00
120.00	17.00
240.00	17.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 17.8 ft NGVD, Length = 1250 ft, Weir Coef = 3.13

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	17.00	17.00
1.00	0.04	0.00	0.00	0.00	17.00	17.00
2.00	0.08	0.00	0.00	0.00	17.00	17.00
3.00	0.12	0.00	0.00	0.00	17.00	17.00
4.00	0.16	0.00	0.00	0.00	17.00	17.00
5.00	0.20	0.00	0.00	0.00	17.00	17.00
6.00	0.24	0.00	0.00	0.00	17.00	17.00
7.00	0.28	0.00	0.00	0.00	17.00	17.00
8.00	0.32	0.00	0.00	0.00	17.00	17.00
9.00	0.36	0.00	0.00	0.00	17.00	17.00
10.00	0.40	0.00	0.00	0.00	17.00	17.00
11.00	0.44	0.00	0.00	0.00	17.00	17.00
12.00	0.48	0.00	0.00	0.00	17.00	17.00
13.00	0.52	0.00	0.00	0.00	17.00	17.00
14.00	0.56	0.00	0.00	0.00	17.00	17.00
15.00	0.60	0.00	0.00	0.00	17.00	17.00
16.00	0.64	0.00	0.00	0.00	17.00	17.00
17.00	0.68	0.00	0.00	0.00	17.00	17.00
18.00	0.73	0.00	0.00	0.00	17.00	17.00
19.00	0.77	0.00	0.00	0.00	17.00	17.00
20.00	0.81	0.00	0.00	0.00	17.00	17.00
21.00	0.85	0.01	0.00	0.00	17.00	17.00
22.00	0.89	0.01	0.00	0.00	17.01	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	0.93	0.01	0.00	0.00	17.01	17.00
24.00	0.97	0.01	0.00	0.00	17.01	17.00
25.00	1.03	0.02	0.00	0.00	17.02	17.00
26.00	1.08	0.02	0.00	0.00	17.03	17.00
27.00	1.14	0.03	0.00	0.00	17.03	17.00
28.00	1.20	0.03	0.00	0.00	17.04	17.00
29.00	1.26	0.03	0.00	0.00	17.05	17.00
30.00	1.32	0.03	0.00	0.00	17.06	17.00
31.00	1.38	0.04	0.00	0.00	17.07	17.00
32.00	1.44	0.04	0.00	0.00	17.09	17.00
33.00	1.50	0.04	0.00	0.00	17.10	17.00
34.00	1.55	0.04	0.00	0.00	17.11	17.00
35.00	1.61	0.04	0.00	0.00	17.13	17.00
36.00	1.67	0.05	0.00	0.00	17.14	17.00
37.00	1.73	0.05	0.00	0.00	17.16	17.00
38.00	1.79	0.05	0.00	0.00	17.18	17.00
39.00	1.85	0.05	0.00	0.00	17.19	17.00
40.00	1.91	0.05	0.00	0.00	17.21	17.00
41.00	1.97	0.05	0.00	0.00	17.23	17.00
42.00	2.02	0.06	0.00	0.00	17.25	17.00
43.00	2.08	0.06	0.00	0.00	17.27	17.00
44.00	2.14	0.06	0.00	0.00	17.29	17.00
45.00	2.20	0.06	0.00	0.00	17.31	17.00
46.00	2.26	0.06	0.00	0.00	17.33	17.00
47.00	2.32	0.06	0.00	0.00	17.35	17.00
48.00	2.38	0.06	0.00	0.00	17.37	17.00
49.00	2.44	0.07	0.00	0.00	17.39	17.00
50.00	2.51	0.08	0.00	0.00	17.42	17.00
51.00	2.59	0.09	0.00	0.00	17.45	17.00
52.00	2.68	0.10	0.00	0.00	17.48	17.00
53.00	2.79	0.14	0.00	0.00	17.51	17.00
54.00	2.93	0.17	0.00	0.00	17.52	17.00
55.00	3.09	0.21	0.00	0.00	17.55	17.00
56.00	3.28	0.25	0.00	0.00	17.57	17.00
57.00	3.51	0.31	0.00	0.00	17.60	17.00
58.00	3.79	0.39	0.00	0.00	17.64	17.00
59.00	4.16	0.56	0.00	0.00	17.69	17.00
60.00	6.72	5.00	4.92	0.08	17.81	17.00
61.00	7.46	1.63	1.66	0.33	17.81	17.00
62.00	7.79	0.71	0.72	0.42	17.80	17.00
63.00	8.01	0.41	0.42	0.46	17.80	17.00
64.00	8.21	0.36	0.36	0.49	17.80	17.00
65.00	8.32	0.23	0.24	0.51	17.80	17.00
66.00	8.44	0.22	0.22	0.53	17.80	17.00
67.00	8.56	0.22	0.22	0.55	17.80	17.00
68.00	8.68	0.22	0.22	0.57	17.80	17.00
69.00	8.76	0.15	0.15	0.58	17.80	17.00
70.00	8.84	0.15	0.15	0.60	17.80	17.00
71.00	8.92	0.14	0.14	0.61	17.80	17.00
72.00	9.00	0.14	0.14	0.62	17.80	17.00
73.00	9.00	0.02	0.02	0.62	17.80	17.00
74.00	9.00	0.00	0.00	0.63	17.80	17.00
75.00	9.00	0.00	0.00	0.63	17.80	17.00
76.00	9.00	0.00	0.00	0.63	17.80	17.00
77.00	9.00	0.00	0.00	0.63	17.80	17.00
78.00	9.00	0.00	0.00	0.63	17.80	17.00
79.00	9.00	0.00	0.00	0.63	17.80	17.00
80.00	9.00	0.00	0.00	0.63	17.80	17.00
81.00	9.00	0.00	0.00	0.63	17.80	17.00
82.00	9.00	0.00	0.00	0.63	17.80	17.00
83.00	9.00	0.00	0.00	0.63	17.80	17.00
84.00	9.00	0.00	0.00	0.63	17.80	17.00
85.00	9.00	0.00	0.00	0.63	17.80	17.00
86.00	9.00	0.00	0.00	0.63	17.80	17.00
87.00	9.00	0.00	0.00	0.63	17.80	17.00
88.00	9.00	0.00	0.00	0.63	17.80	17.00
89.00	9.00	0.00	0.00	0.63	17.80	17.00
90.00	9.00	0.00	0.00	0.63	17.80	17.00
91.00	9.00	0.00	0.00	0.63	17.80	17.00
92.00	9.00	0.00	0.00	0.63	17.80	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
93.00	9.00	0.00	0.00	0.63	17.80	17.00
94.00	9.00	0.00	0.00	0.63	17.80	17.00
95.00	9.00	0.00	0.00	0.63	17.80	17.00
96.00	9.00	0.00	0.00	0.63	17.80	17.00
97.00	9.00	0.00	0.00	0.63	17.80	17.00
98.00	9.00	0.00	0.00	0.63	17.80	17.00
99.00	9.00	0.00	0.00	0.63	17.80	17.00
100.00	9.00	0.00	0.00	0.63	17.80	17.00
101.00	9.00	0.00	0.00	0.63	17.80	17.00
102.00	9.00	0.00	0.00	0.63	17.80	17.00
103.00	9.00	0.00	0.00	0.63	17.80	17.00
104.00	9.00	0.00	0.00	0.63	17.80	17.00
105.00	9.00	0.00	0.00	0.63	17.80	17.00
106.00	9.00	0.00	0.00	0.63	17.80	17.00
107.00	9.00	0.00	0.00	0.63	17.80	17.00
108.00	9.00	0.00	0.00	0.63	17.80	17.00
109.00	9.00	0.00	0.00	0.63	17.80	17.00
110.00	9.00	0.00	0.00	0.63	17.80	17.00
111.00	9.00	0.00	0.00	0.63	17.80	17.00
112.00	9.00	0.00	0.00	0.63	17.80	17.00
113.00	9.00	0.00	0.00	0.63	17.80	17.00
114.00	9.00	0.00	0.00	0.63	17.80	17.00
115.00	9.00	0.00	0.00	0.63	17.80	17.00
116.00	9.00	0.00	0.00	0.63	17.80	17.00
117.00	9.00	0.00	0.00	0.63	17.80	17.00
118.00	9.00	0.00	0.00	0.63	17.80	17.00
119.00	9.00	0.00	0.00	0.63	17.80	17.00
120.00	9.00	0.00	0.00	0.63	17.80	17.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	4.94	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	17.81	60.02	17.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	0.97	0.00	0.63	0.00	0.34	0.00

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

### LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: ANA M. AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: GIUSEPPE SCIONTI, PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GIUSEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IN MY OPINION, I, \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

PRINT NAME: \_\_\_\_\_

### SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: FRANK C. VELDHIJS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6582

### PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

PRINTED NAME: \_\_\_\_\_  
CITY OF FORT PIERCE

### CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: TANYA EARLEY  
CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

### CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX  
CITY CLERK

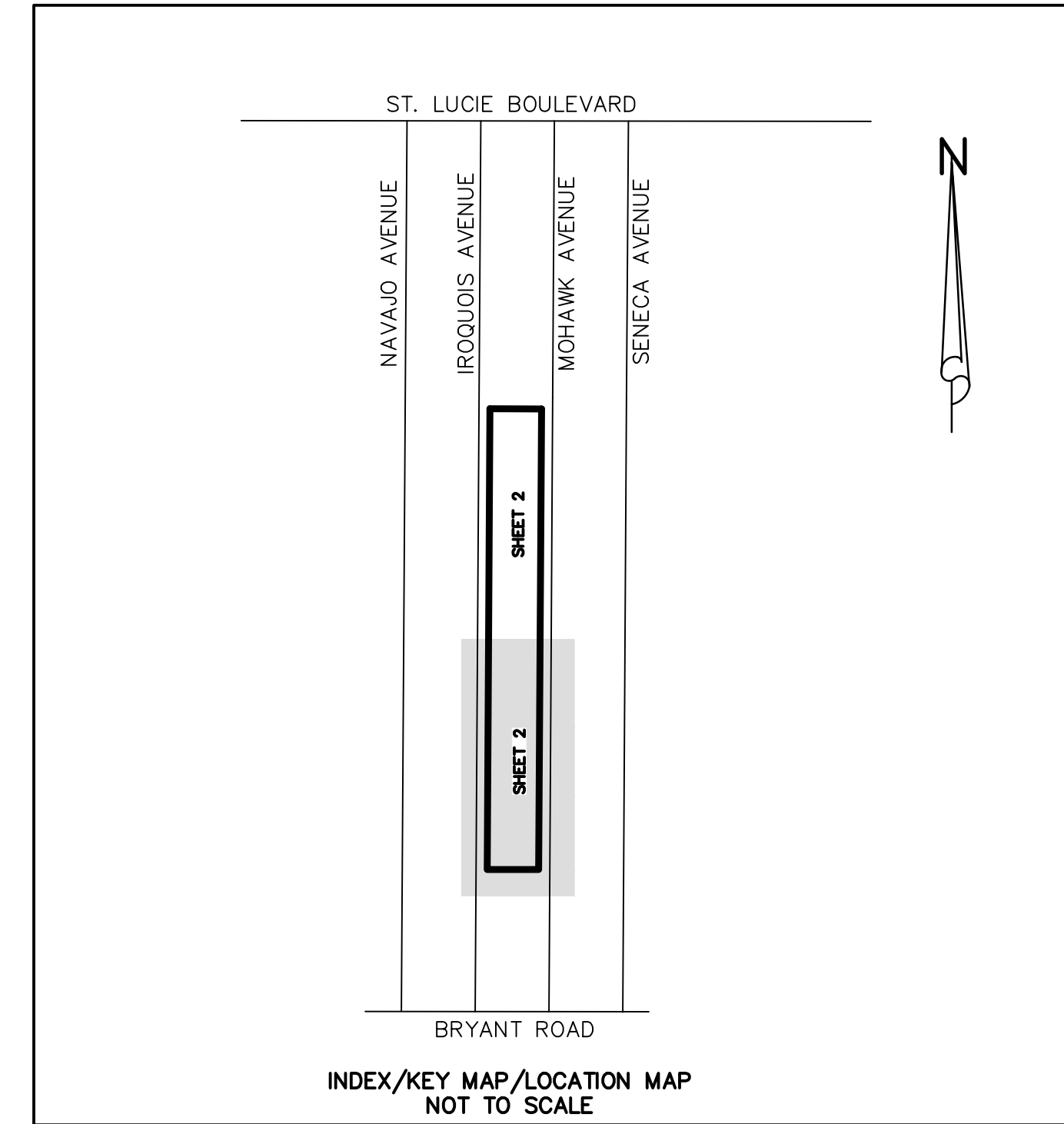
### CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

MICHELLE R. MILLER  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



### ABBREVIATIONS:

(C) = CALCULATED  
(M) = MEASURED  
(NR) = NON-RADIAL  
(P) = PLAT  
(R) = RADIAL LINE  
(S) = SURVEY  
Δ = DELTA ANGLE  
AC = ACRES  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
CONC = CONCRETE  
DB = DEED BOOK  
FKA = FORMERLY KNOWN AS  
FND = FOUND  
IR = #5 IRON ROD  
IRC = #5 IRON ROD WITH PLASTIC CAP  
L = ARC LENGTH  
LB = LICENSE BUSINESS  
LS = LICENSE SURVEY  
MON = MONUMENT  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
PG = PAGE(S)  
PL = PROPERTY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
PUE = PUBLIC UTILITY & DRAINAGE EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
R = RADIUS  
R/W = RIGHT-OF-WAY  
SF = SQUARE FOOT  
TR = TRACT  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

### SYMBOLS:

▲ = SET PK NAIL & DISK  
FRM PSM 6330  
□ = FND 4"x4" CONCRETE MONUMENT &  
DISK PRM LB#4286  
● = FND 5/8" IRC  
"PLS#2791"  
■ = SET 5/8" IRC  
PRM PSM 6330

### BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

### SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: ALEXANDER J. PIAZZA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 6330

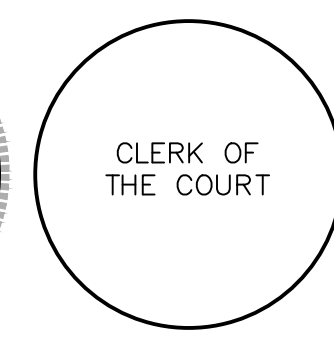
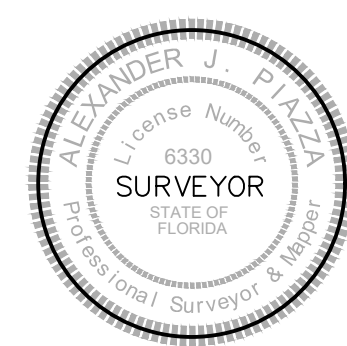
DATE: \_\_\_\_\_

### PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
619 SW BILTMORE STREET  
FORT ST. LUCIE, FLORIDA 34983  
CERTIFICATION NO. LB 7280  
ALEXANDER J. PIAZZA PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting  
619 SW Biltmore Street  
Fort St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250  
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 1	OF 2	DWG 22-8788

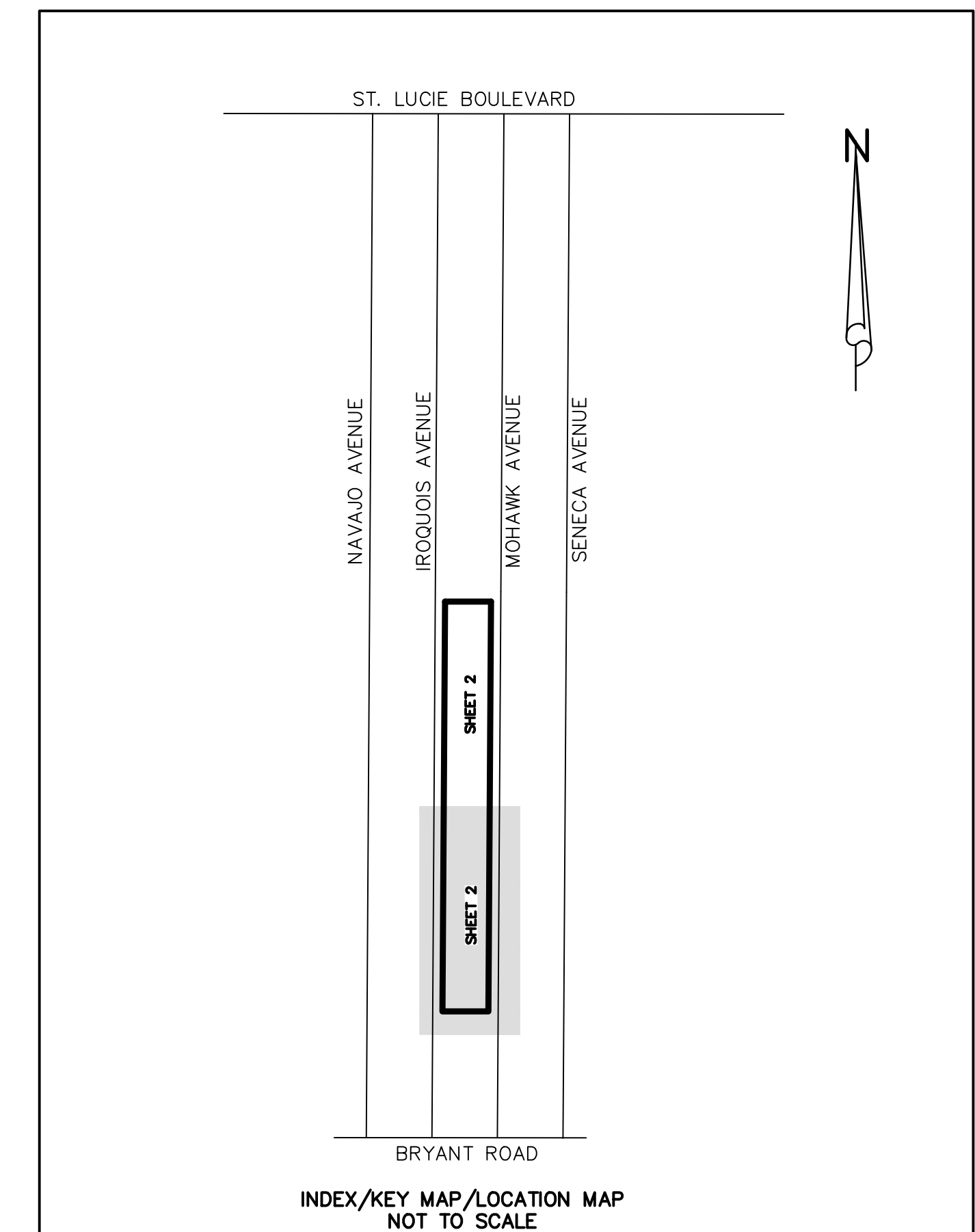
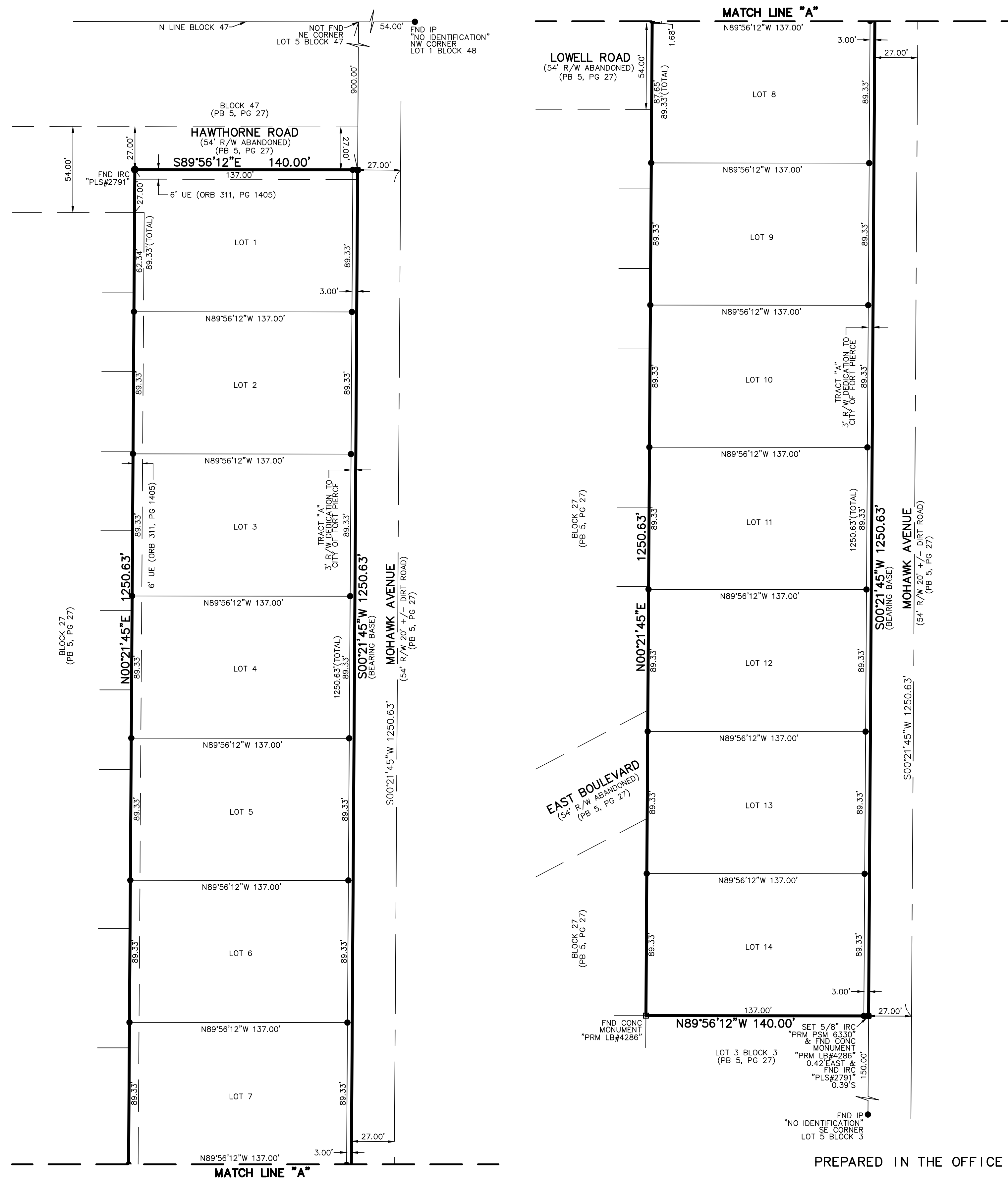
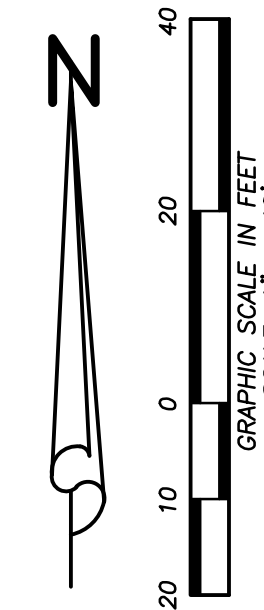


# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



**ABBREVIATIONS:**

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACREAGE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUEDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

**SYMBOLS:**

- ▲ = SET PK NAIL & DISK  
PRM PSM 6330
- = FND 4"x4" CONCRETE MONUMENT &  
DISK TRM LB#4286
- = FND 5/8" IRC  
PLS#2791
- = SET 5/8" IRC  
PRM PSM 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
 619 SW BILTMORE STREET  
 PORT ST. LUCIE, FLORIDA 34983  
 CERTIFICATION NO. LB 7280  
 ALEXANDER J. PIAZZA PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250

CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 2	OF 2	DWG 22-8788

### Property Identification

Site Address: MOHAWK AVE  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1428-702-0425-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 9687  
 Map ID: 14/33N  
 Zoning: SF Low Den

### Ownership

INTEGRITY 1ST PROPERTIES INC  
 OUTDOORS QUALITY HOMES LLC  
 1379 SW Bellevue AVE  
 Port Saint Lucie, FL 34953

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N)

### Current Values

Just/Market Value: \$107,100  
 Assessed Value: \$107,100  
 Exemptions: \$0  
 Taxable Value: \$107,100



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 2.1  
 Land Size (SF): 91,560

**Property taxes are subject to change upon change of ownership.**

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

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

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	\$300,000
May 7, 2018	4130 / 1308	0001	WD	Brownstone Classic Homes	\$20,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:  
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$107,100
Just/Market:	\$107,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$107,100
Exemption(s):	\$0
Taxable:	\$107,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	3.2	Fort Pierce Stormwater Charge	\$220.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$107,100	\$107,100	\$0	\$107,100

2022	\$98,900	\$23,837	\$0	\$23,837
2021	\$46,100	\$21,670	\$0	\$21,670
2020	\$19,700	\$19,700	\$0	\$19,700

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: MOHAWK AVE  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1428-702-0382-000-3  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 9661  
 Map ID: 14/33N  
 Zoning: SF Low Den

### Ownership

INTEGRITY 1ST PROPERTIES INC  
 OUTDOORS QUALITY HOMES LLC  
 1379 SW Bellevue AVE  
 Port Saint Lucie, FL 34953

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6  
 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD  
 ADJ ON N (MAP 14/33N)

### Current Values

Just/Market Value: \$71,200  
 Assessed Value: \$71,200  
 Exemptions: \$0  
 Taxable Value: \$71,200



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 1.26  
 Land Size (SF): 54,986

**Property taxes are subject to change upon change of ownership.**

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

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

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R and M Upstairs LLC	\$300,000
May 7, 2018	4130 / 0531	0001	WD	Brownstone Classic Homes	\$7,500
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:  
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$71,200
Just/Market:	\$71,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$71,200
Exemption(s):	\$0
Taxable:	\$71,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	1.9	Fort Pierce Stormwater Charge	\$131.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$71,200	\$71,200	\$0	\$71,200

2022	\$65,700	\$15,246	\$0	\$15,246
2021	\$30,700	\$13,860	\$0	\$13,860
2020	\$12,600	\$12,600	\$0	\$12,600

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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### Property Identification

Site Address: MOHAWK AVE  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1428-702-0050-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 9597  
 Map ID: 14/33N  
 Zoning: SF Low Den

### Ownership

INTEGRITY 1ST PROPERTIES INC  
 OUTDOORS QUALITY HOMES LLC  
 1379 SW Bellevue AVE  
 Port Saint Lucie, FL 34953

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2  
 VAC EAST BV ADJ ON N (MAP 14/33N)

### Current Values

Just/Market Value: \$42,800  
 Assessed Value: \$42,800  
 Exemptions: \$0  
 Taxable Value: \$42,800



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 0.59  
 Land Size (SF): 25,700

### Property taxes are subject to change upon change of ownership.

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

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

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	\$300,000
May 7, 2018	4130 / 1195	0001	WD	Brownstone Classic Homes	\$6,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:  
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$42,800
Just/Market:	\$42,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$42,800
Exemption(s):	\$0
Taxable:	\$42,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0.9	Fort Pierce Stormwater Charge	\$62.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$42,800	\$42,800	\$0	\$42,800

2022	\$39,500	\$8,349	\$0	\$8,349
2021	\$18,400	\$7,590	\$0	\$7,590
2020	\$6,900	\$6,900	\$0	\$6,900

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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Prepared by and return to:

**Barry B. Byrd, Esq.**  
Attorney at Law  
Pineiro Byrd PLLC  
4600 Military Trail Suite 212  
Jupiter, FL 33458  
561-799-9280  
File Number: 22-02-6028 RMUp  
Will Call No.:

## Warranty Deed

**This Warranty Deed** made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

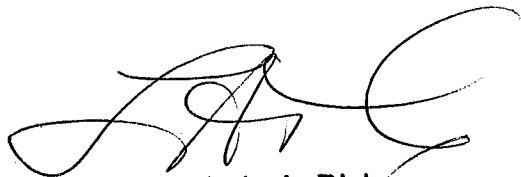
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

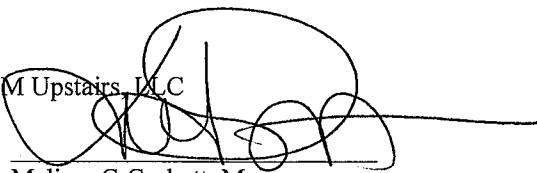
Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

R&M Upstairs, LLC

By:



Melissa G Corbett, Manager




Witness Name: Barry B. Byrd

State of Florida  
County of Palm Beach

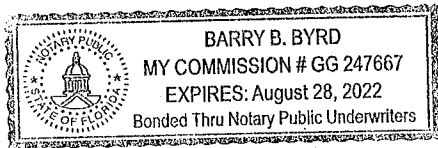
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0425-000-7

Prepared by and return to:

**Barry B. Byrd, Esq.**  
Attorney at Law  
Pineiro Byrd PLLC  
4600 Military Trail Suite 212  
Jupiter, FL 33458  
561-799-9280  
File Number: 22-02-6028 RMUp  
Will Call No.:

## Warranty Deed

**This Warranty Deed** made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

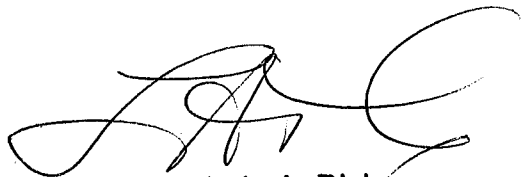
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

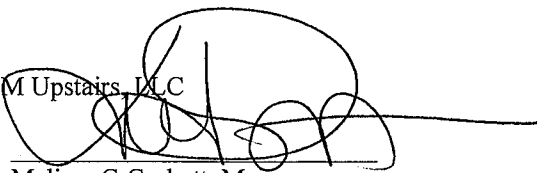
Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

R&M Upstairs, LLC

By:



Melissa G Corbett, Manager




Witness Name: Barry B. Byrd

State of Florida  
County of Palm Beach

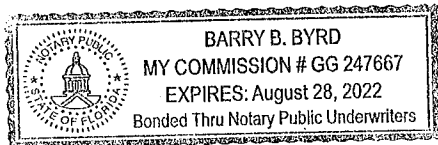
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

Prepared by and return to:

**Barry B. Byrd, Esq.**  
Attorney at Law  
Pineiro Byrd PLLC  
4600 Military Trail Suite 212  
Jupiter, FL 33458  
561-799-9280  
File Number: 22-02-6028 RMUp  
Will Call No.:

## Warranty Deed

**This Warranty Deed** made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

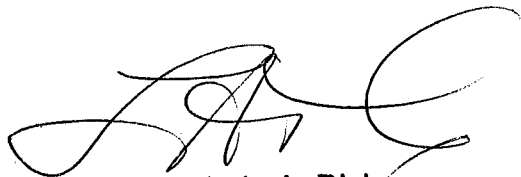
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

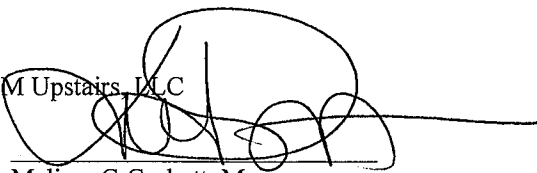
Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

R&M Upstairs, LLC

By:



Melissa G Corbett, Manager




Witness Name: Barry B. Byrd

State of Florida  
County of Palm Beach

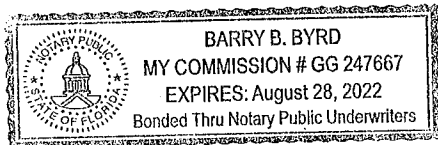
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

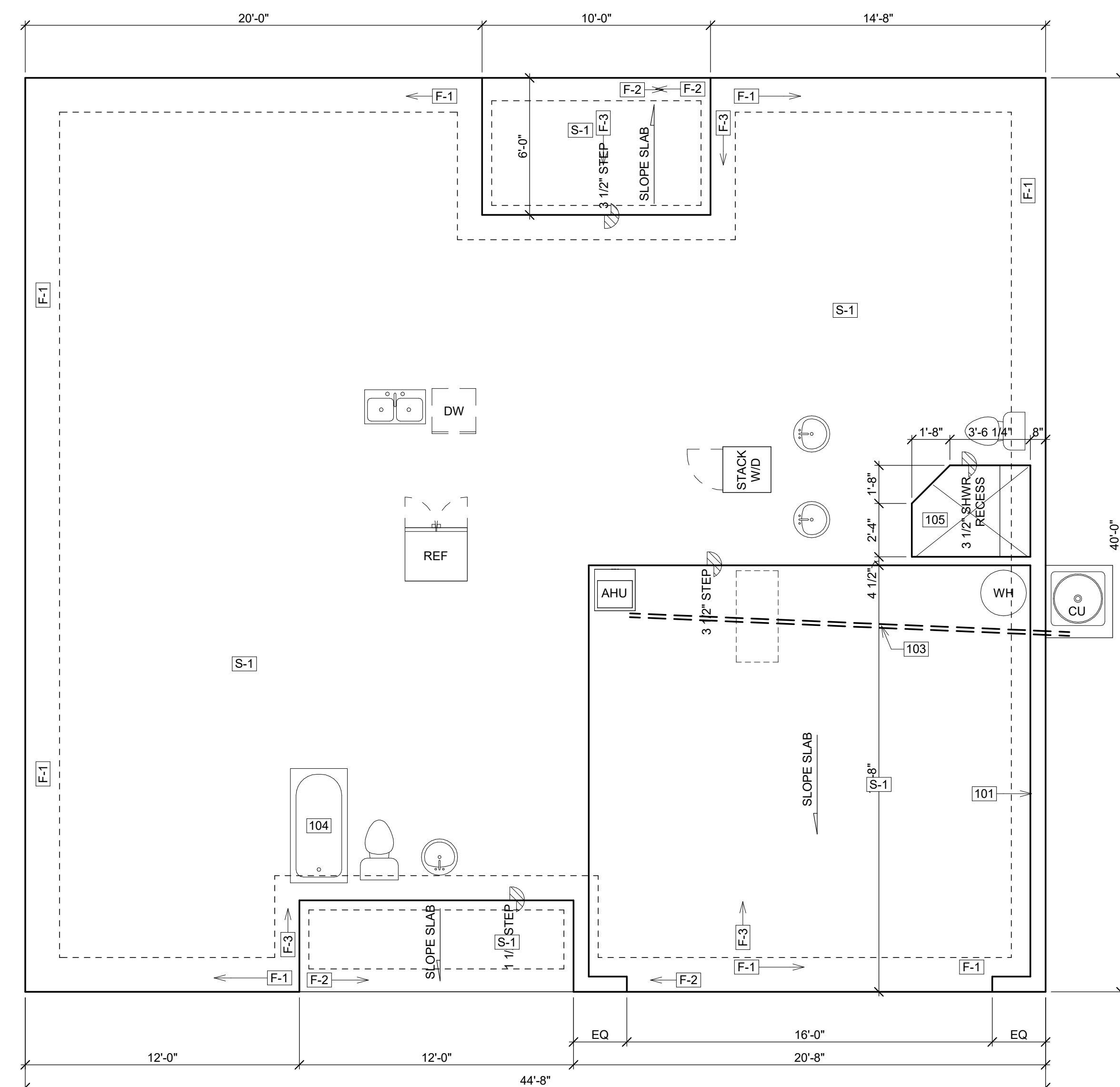
PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

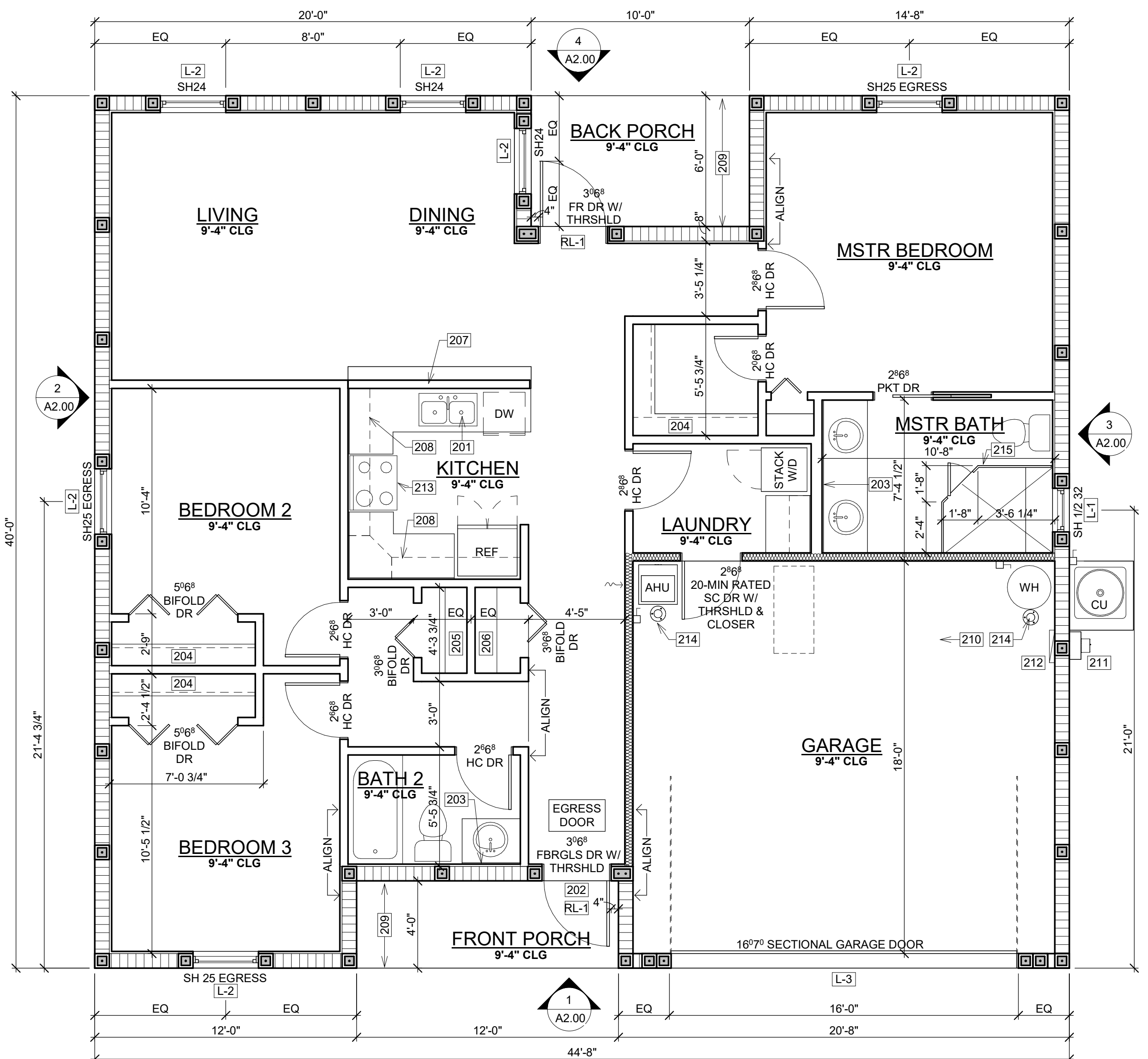
PCN: 1428-702-0425-000-7



2 FOUNDATION PLAN  
A1.00 1/4" = 1'-0"

- KEYNOTES FOR FOUNDATION PLAN**
- 101 8" WIDE CONCRETE CURB
  - 102 CONCRETE PAD
  - 103 A/C CHASE AND CONDENSATE LINE
  - 104 TUB/SHOWER
  - 105 SHOWER

- FOOTING & SLAB SCHEDULE**
- F-1 18" WIDE X 16" DEEP THICKENED EDGE FOOTING W/ (3) #5 BARS CONTINUOUS.
  - F-2 12" WIDE X 12" DEEP THICKENED EDGE FOOTING W/ (1) #5 BAR CONTINUOUS.
  - F-3 18" WIDE X 16" DEEP MONOLITHIC FOOTING W/ (3) #5 BARS CONTINUOUS.
  - S-1 4" (2500 PSI) POURED CONCRETE SLAB W/ FIBERMESH REINFORCING ON 6MIL VAPOR BARRIER OVER CLEAN, COMPACTED, TERMIT TREATED FILL.



1 1ST FLOOR PLAN  
A1.00 1/4" = 1'-0"

- KEYNOTES FOR FLOOR PLAN**
- 201 DOUBLE SINK W/ DISPOSAL
  - 202 STEP @ EGRESS DOOR SHALL BE LESS THAN 1 1/2" MAX AFTER FINISHES ARE INSTALLED
  - 203 MIRROR
  - 204 ROD & SHELF
  - 205 (5) SHELVES
  - 206 PANTRY SHELVES
  - 207 KNEE WALL BELOW COUNTER
  - 208 UPPER CABINETS
  - 209 TRUSSES TO CANTILEVER OVER PORCH
  - 210 2x4 PULLDOWN ATTIC ACCESS
  - 211 ELECTRIC METER
  - 212 ELECTRIC PANEL
  - 213 RANGE/OVEN W/ MICROWAVE & EXHAUST ABOVE
  - 214 BOLLARD - REFER TO DETAIL
  - 215 TEMP'D GLASS SHOWER ENCLOSURE

**DRYWALL NOTES**

- DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING CODE (RESIDENTIAL).
- CERAMIC TILE IN TUB/ SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING CODE (RESIDENTIAL).
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
- ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.
- FOAM BLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

**STUCCO NOTES**

STUCCO ON RIBLATH OR PAPER BACK SHALL BE ATTACHED TO HORIZONTAL FRAMING PER ASTM C-1063/ASTM C-926. LATH SHALL BE ATTACHED TO FRAMING MEMBERS WITH CORROSION RESISTANT MATERIALS. ATTACHMENTS SHALL BE SPACED NOT MORE THAN 6" O.C. ALONG SUPPORTS. FASTENERS TO BE USED CAN BE 6d COMMON OR ROOFING NAILS HAVING A MIN. 1 3/4" PENETRATION INTO HORIZONTAL FRAMING MEMBERS OR STAPLES W/ A MIN. 3/4" CROWN ENGAGED NOT LESS THAN (3) STRANDS OF LATH AND MUST PENETRATE THE WOOD FRAMING MEMBERS 3/4" MIN.

**DOOR & WINDOW BUCK FASTENING**

DOOR AND WINDOW BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C., WITH THE DOORS AND WINDOWS FASTENED W/ TAPCONS PER THE PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM OF 1 1/4" EMBEDMENT INTO CONCRETE (THROUGH FRAME). BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2017 FLORIDA BUILDING CODE W/ AMENDMENTS.

**LINTEL SCHEDULE**

MANUFACTURER: CAST-CRETE

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSIT BEAM
L-1	3'-6"	8972	261	5263	491	8F24/1T-1B
L-2	4'-6"	8672	1729	4043	958	8F24/1T-1B
L-3	17'-4"	1326	991	521	438	8F22/1T-1B

**RECESSED LINTEL SCHEDULE**

MANUFACTURER: CAST-CRETE

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSIT BEAM
RL-1	4'-6"	8060	1424	3607	578	8RF22/1T-1B

NOTES: ALL LOADS ARE IN POUNDS PER LINEAL FOOT. APPLIED LOADS SHOW WORST CASE FOR LINTEL SIZE. REFER TO STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

**GENERAL NOTES**

- ALL WORK TO BE PERFORMED PER 2020 FLORIDA BUILDING CODE.
- BUILDER TO COORDINATE THE WORK OF ALL TRADES.
- BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN THE DRAWINGS.
- DO NOT SCALE THE DRAWINGS.
- ALLS ARE DIMENSIONED ARE TO FACE OF MASONRY SURFACES AND FINISHED FACE OF STUD WALLS, UNLESS NOTED OTHERWISE. CONTRACTOR TO TAKE INTO ACCOUNT THICKNESSES OF FINISHES WHEN LAYING OUT WALLS TO ENSURE MINIMUM CLEARANCES ARE MET.
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON STRUCTURAL MEMBERS DURING CONSTRUCTION. TRUSSES ARE TO BE INSTALLED USING SAFE ERECTION PROCEDURES AS RECOMMENDED IN THE GUIDELINES PROVIDED BY THE TRUSS COMPANY.
- ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. EXTERIOR DOOR JAMBS SHALL BE SET IN A BED OF SILICONE CAULKING OR OTHER WATER PROOFING PRODUCT DESIGNED TO STOP WATER PENETRATION INTO THE WOOD.
- PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES, BOTH HORIZONTALLY IN WALL STUDS AND VERTICALLY AT FLOORS & CEILINGS. REFER TO FBC R302.11 FOR ADDITIONAL INFORMATION.

**STRUCTURAL NOTES**

- STRUCTURAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER W/ 1000 PSI MIN. FIBER STRESS VALUE
- CONCRETE SLABS AND FOOTINGS TO BE 2500 PSI MIN
- REINFORCING STEEL SHALL BE GRADE 60 OR BETTER W/ 30" MIN. LAP CONCRETE COVER OVER REINFORCING STEEL:
  - A. FOOTINGS: 3"
  - B. BEAMS: 1 1/2"
  - C. COLUMNS: 1 1/2"
- FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY
- ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED AND SELECTED TO WITHSTAND FORCES PER THE FLORIDA BUILDING CODE 2020 EDITION
- DOOR & WINDOW ASSEMBLY COMPONENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORIDA BUILDING CODE 2020 EDITION PER WIND LOAD COMPLIANCE DESIGN PRESSURES
- PRECAST/ PRESTRESSED CONCRETE LINTELS TO HAVE 6" MINIMUM BEARINGS. REFER TO LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
- FOR METHOD OF ATTACHMENT OF DOORS & WINDOWS, REFER TO ATTACHED PRODUCT REVIEW AFFIDAVIT

NOTE: ALL SIMPSON STRONT-TIE PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM Z-MAX COATING OR BETTER

**CERTIFICATION FOR DESIGN LOAD COMPLIANCE**

- DESIGN CODE: **FLORIDA RESIDENTIAL CODE 2020 EDITION USING ASCE 7-16**
- STRUCTURAL DESIGN: **ENCLOSED**
- RISK CATEGORY: **II** EXPOSURE CATEGORY: **C**
- DESIGN WIND VELOCITY: **160 MPH**
- MEAN ROOF HEIGHT: **19'-8"** ROOF PITCH: **6:12**
- COMPONENTS & CLADDING DESIGN PRESSURE: PSF, BASED ON ACTUAL SQ. FT. @ 30' MRH (WORST CASE)
  - ZONE 1, 2e, 2r: -39.3
  - ZONE 2n, 3r: -32.0
  - ZONE 3e: -55.7
  - ZONE 4: -28.7
  - ZONE 5: -34.5
- DESIGN LOADS: FLOOR **75 PSF** ROOF/ DEAD: **15 PSF** ROOF/ LIVE: **30 PSF**
- WERE SHEAR WALLS CONSIDERED FOR STRUCTURE? **YES**
- IS A CONTINUOUS LOAD PATH PROVIDED? **YES**
- DESIGN SOIL BEARING PRESSURE: **2000 PSF**

**FIREBLOCKING NOTES**

- FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    - 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    - 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

**AREA CALCULATIONS**

AIR CONDITIONED AREAS		
A/C LIVING		1,302 SF
NON CONDITIONED AREAS		
GARAGE		376 SF
BACK PORCH		60 SF
FRONT PORCH		48 SF
<b>GROSS AREA</b>		
GROSS AREA		1,786 SF

**PRODUCT REVIEW**

PRODUCT	OPENING DESIGN PRESSURES (WORST CASE)	PRODUCT DESIGN PRESSURES	MANUFACTURER	MODEL #	APPROVAL #	CLASS TYPE	ATTACHMENT METHOD
ROOFING	ZONE 1, 2e, 2r -39.3 ZONE 2n, 3r -32.0 ZONE 3e -55.7	-110.5 -110.5 -151.75	VALUE METAL CORPORATION	VMC 5V CRIMP ARCHITECTURAL METAL ROOF SYSTEM	NOA# 18-0228.04	N/A	#9 HEX HEAD SCREWS OF SUFFICIENT LENGTH TO PENETRATE THROUGH SHEATHING MIN. 3/16" @ 12" O.C. FIELD, 6" O.C. PERIMETER
ROOFING UNDRMNT.	ZONE 1, 2e, 2r -39.3 ZONE 2n, 3r -32.0 ZONE 3e -55.7		POLYGLASS USA, INC	POLYSTYCK TU MAX	NOA# 21-0602.14	N/A	SELF ADHERED
WINDOWS (SNGL HUNG)	ZONE 4 -28.7 ZONE 5 -34.0	-55.0	CGI WINDOWS	185 SH	FL# 23358.2	IMPACT	1/4" TAPCONS W/ 1 3/8" MIN. EMBEDMENT AND 1" MIN. EDGE DISTANCE @ 21/23" O.C. MAX (ABOVE / BELOW MEETING RAIL), 9" MAX FROM CORNERS @ JAMBS
DOOR (OPAQUE)	ZONE 4 -28.7	-65	PLASTPRO	OPAQUE FIBERGLASS SINGLE DOOR	FL# 17184.5	IMPACT	1/4" TAPCONS W/ 1 1/4" MIN. EMBEDMENT AND 2" MIN EDGE DISTANCE @ 14 1/2" O.C. MAX ON JAMBS, 6" FROM CORNERS @ JAMBS & HEAD
DOOR (GLAZED)	ZONE 4 -28.7	-50	PLASTPRO	GLAZED FIBERGLASS SINGLE DOOR	FL# 17184.1	IMPACT	1/4" TAPCONS W/ 1 1/4" MIN. EMBEDMENT AND 2" MIN EDGE DISTANCE @ 14 1/2" O.C. MAX ON JAMBS, 6" FROM CORNERS @ JAMBS & HEAD
GARAGE DOOR	-26.0	-52.0	CLOPLAY BUILDING PRODUCTS	DSIE-1F471	FL# 16546.25	NONE	5/16 X 1-5/8" LAG SCREWS 3 PER BRACKET @ 12" O.C. WITH 1-1/4" MINIMUM EMBED.

THE SEAL HEREON IS PROVIDED ONLY TO INDICATE OUR REVIEW AND APPROVAL FOR USE OF PRODUCTS LISTED FOR THIS STRUCTURE. THE ACCEPTANCE OF THESE PRODUCTS AND METHODS OF ATTACHMENT ARE BASED ENTIRELY UPON TEST DATA PROVIDED BY THE MANUFACTURER, WHICH CARRIES ITS OWN ENGINEER'S CERTIFICATION AND IMPLIES NO WARRANTY OR GUARANTEE BY THIS OFFICE FOR THESE PRODUCTS.

**TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN Speed <sup>d</sup> (mph)	Topographic effects <sup>e</sup>	SEISMIC DESIGN CATEGORY <sup>1</sup>	SUBJECT TO DAMAGE FROM Weathering <sup>g</sup> Frost line depth <sup>h</sup>	Termites <sup>f</sup>	WINTER DESIGN TEMP <sup>a</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>c</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
NA	See Fig. R301.2(4)	NA	Negligible	NA	Very Heavy	NA	NA	NA	NA	NA

ARCHITECT

Architectonic Inc

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T. 772 460 7751  
WWW.ARCHITECTONICINC.COM

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PROJECT  
**3/1/2 SPEC HOUSE**

FT. PIERCE, FL

CLIENT



CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA  
AR96896

REVISIONS

NO.	DATE	REVISION

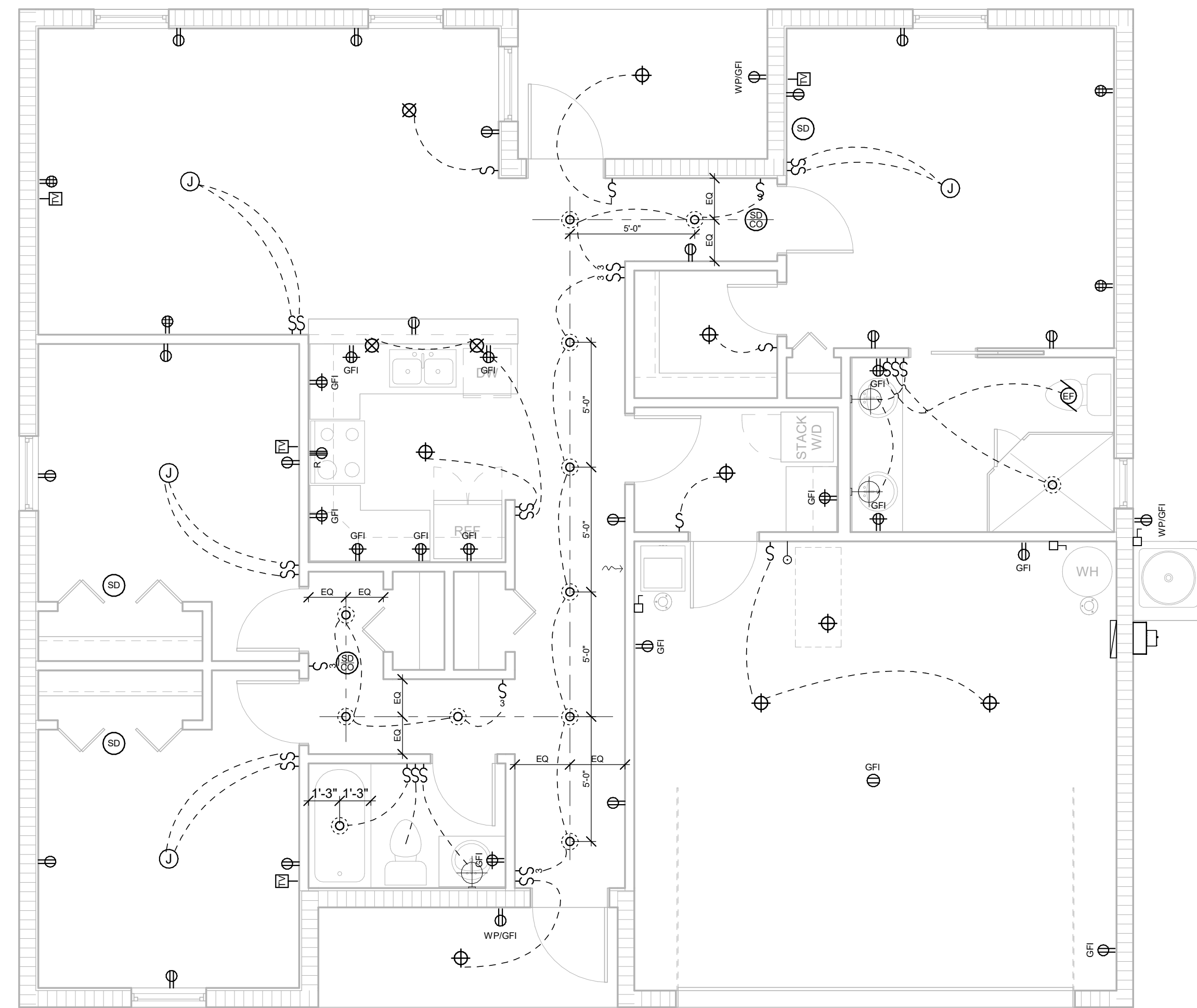
KEY PLAN

SHEET TITLE / SHEET NUMBER

**FLOOR PLAN, FOUNDATION PLAN & GENERAL NOTES**

**A1.00**

PROJECT NUMBER **R22020**  
DATE **01/19/2023**



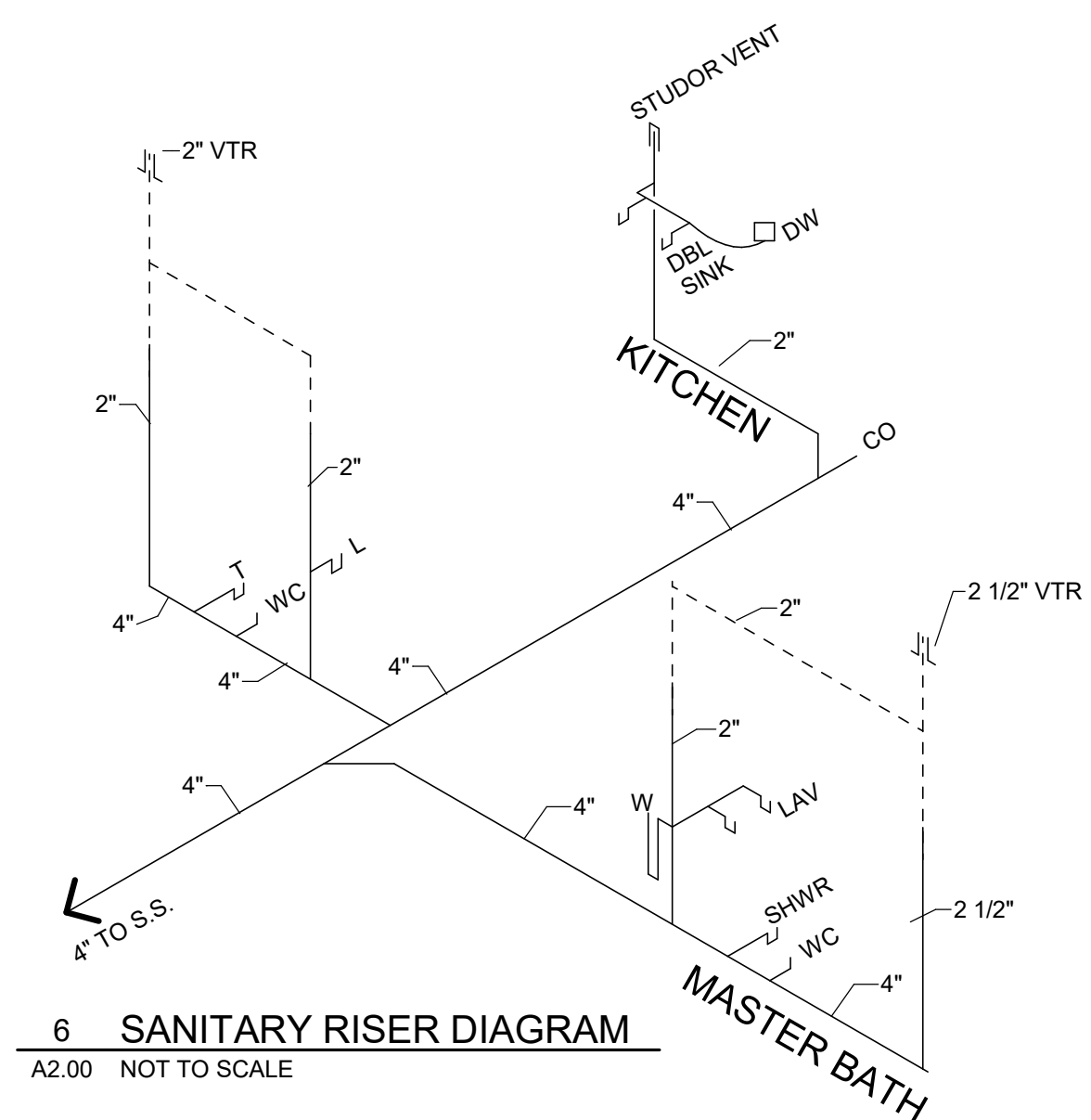
**5 ELECTRICAL PLAN**

A2.00 1/4" = 1'-0"

**ELECTRICAL LEGEND**

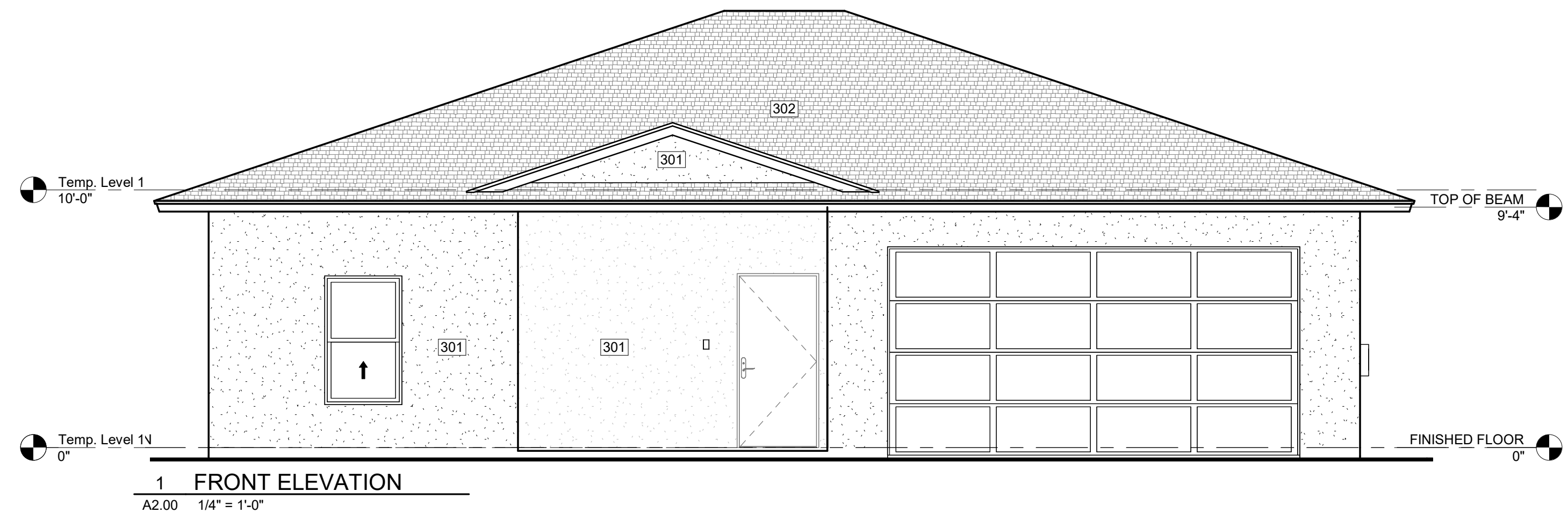
- |   |  |    |   |
|---|--|----|---|
| ⊞ | SINGLE POLE SWITCH   | ⊞  | EXHAUST FAN                               |
| ⊞ | THREE WAY SWITCH   | ⊞  | JUNCTION BOX FOR FAN-LIGHT COMBO          |
| ⊞ | DUPLEX RECEPTACLE, MOUNTED @ 18" A.F.F.  | ⊞  | WALL MOUNTED LIGHT FIXTURE                |
| ⊞ | DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION, MOUNTED @ 18" A.F.F.                 | ⊞  | PENDANT LIGHT FIXTURE                     |
| ⊞ | QUAD RECEPTACLE, MOUNTED @ 18" A.F.F.  | ⊞  | RECESSED LIGHT FIXTURE                    |
| ⊞ | DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION, COUNTER HEIGHT (OR HEIGHT PER OWNER) | ⊞  | SMOKE DETECTOR & CARBON MONOXIDE DETECTOR |
|   |  | VP | VAPOR PROOF                               |
|   |  | D  | DIMMER                                    |

ALL RECEPTACLES TO BE TAMPER PROOF (TP) AND HAVE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI)



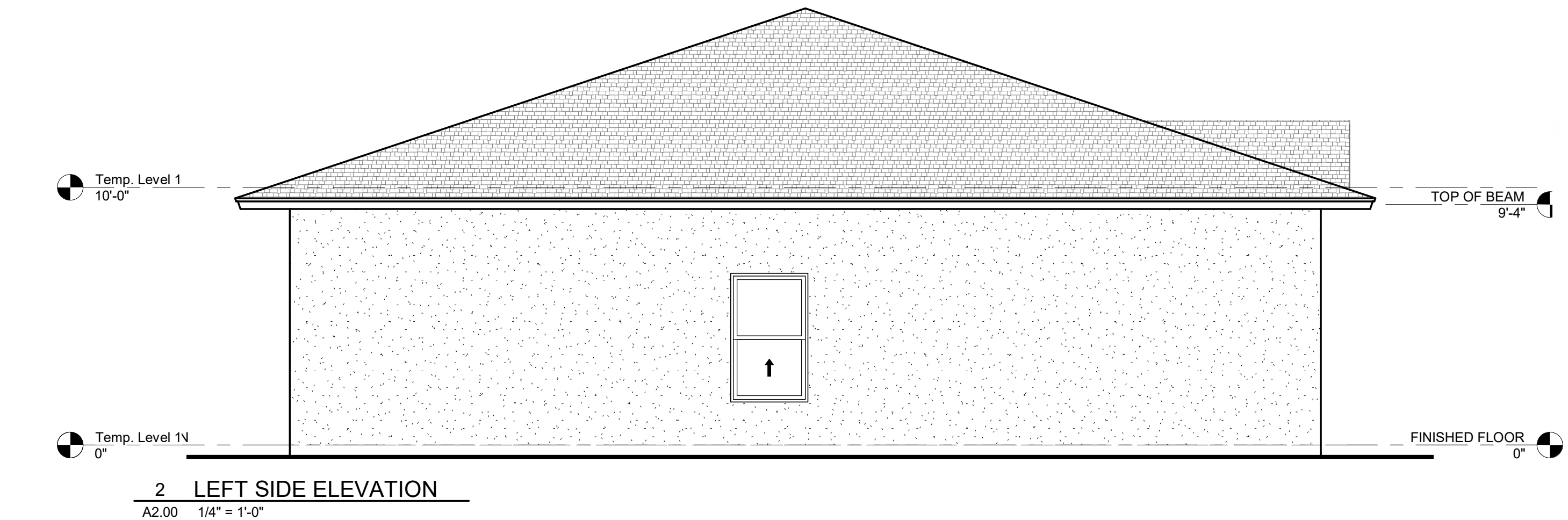
**6 SANITARY RISER DIAGRAM**

A2.00 NOT TO SCALE



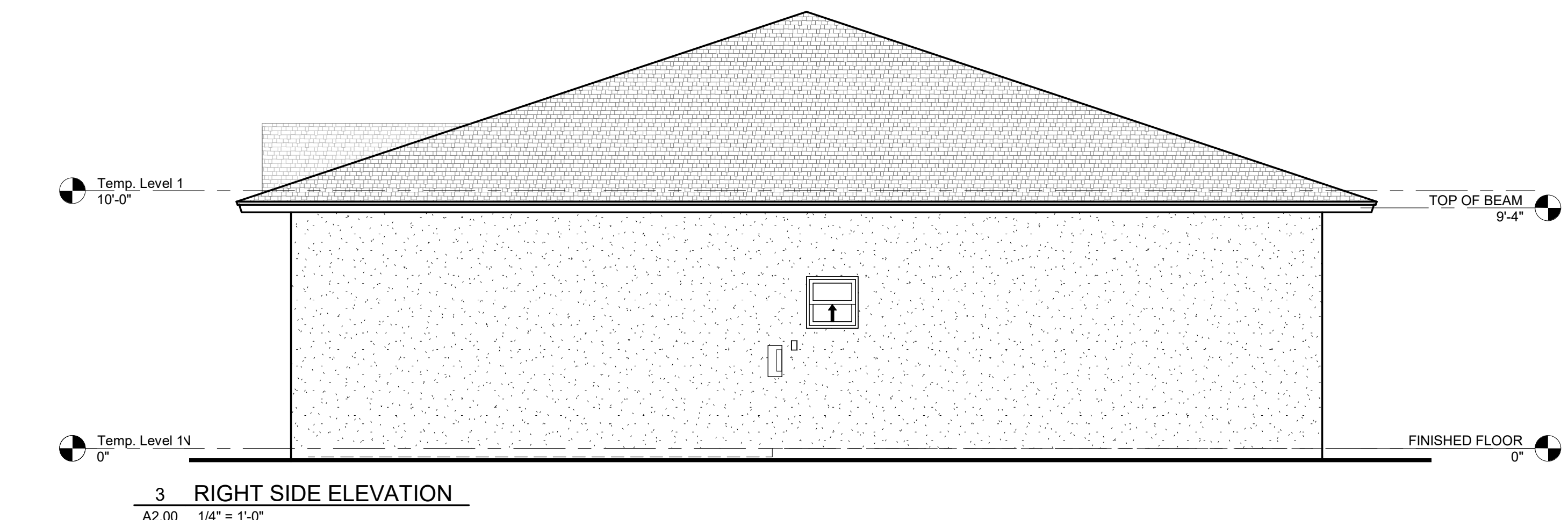
**1 FRONT ELEVATION**

A2.00 1/4" = 1'-0"



**2 LEFT SIDE ELEVATION**

A2.00 1/4" = 1'-0"

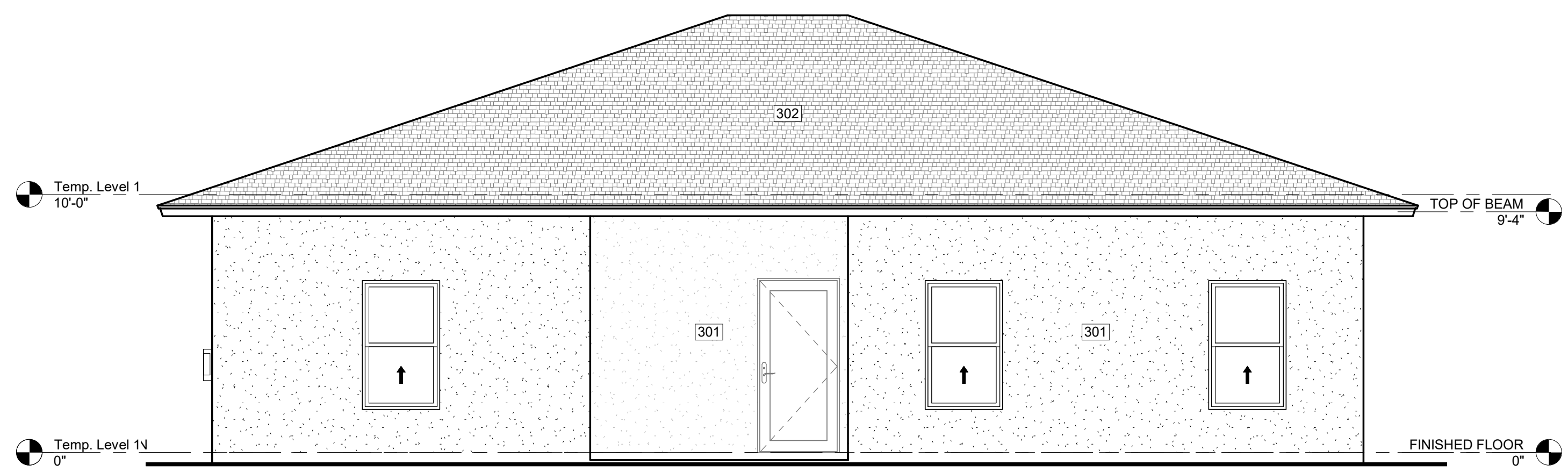


**3 RIGHT SIDE ELEVATION**

A2.00 1/4" = 1'-0"

**KEYNOTES FOR EXTERIOR ELEVATIONS**

- 301 STUCCO FINISH
- 302 ASPHALT SHINGLE ROOFING



**4 REAR ELEVATION**

A2.00 1/4" = 1'-0"

ARCHITECT

**Architectonic Inc**

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FORT PIERCE, FLORIDA 34950  
T. 772 460 7751

WWW.ARCHITECTONICINC.COM

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PROJECT

**3/2 SPEC HOUSE**

FT. PIERCE, FL

CLIENT



CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA  
AR96896

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

**EXTERIOR ELEVATIONS & ELECTRICAL PLAN**

**A2.00**

PROJECT NUMBER **R22020**

DATE **01/19/2023**





**ROAD IMPROVEMENT AGREEMENT**

C# \_\_\_\_\_

**THIS ROAD IMPROVEMENT AGREEMENT**, is entered into this \_\_\_\_ day of \_\_\_\_\_ 2024, by and between The Outdoors Quality, LLC (The "Developer"), and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, (the "County").

**WITNESSETH:**

**WHEREAS**, the Developer is commencing proceedings to develop land in St. Lucie County; and

**WHEREAS**, the Developer proposes to construct certain road improvements related to the Mohawk Avenue Replat to the satisfaction of the County; and

**NOW THEREFORE**, in consideration of the mutual promises contained herein, the Developer and County agree as follows:

1. **COMPLETION OF REQUIRED ROAD IMPROVEMENTS/OWNERSHIP.** The Developer agrees to satisfactorily complete the required improvements (the "Improvements") for the above referenced development within twelve (12) months from the date of this Agreement according to the construction plans approved by the County. The Improvements are more particularly set forth on those certain plans drawn by the Developer's engineers, received July 18, 2024. Upon completion, the ownership of the Improvements shall be conveyed to the County by Bill of Sale free and clear of all liens and encumbrances.

2. **SECURITY.** The Developer agrees to provide the County with security in a form acceptable to the County Attorney in the amount of \$ 535,255.89 representing 115% of the estimated cost of the Improvements as submitted by the Developer's engineer and approved by the County. This amount includes the fifteen percent (15%, \$ 69,815.99) to be retained for a period of one (1) year and thirty (30) days from the date the improvements are conditionally accepted by the St. Lucie County Board of County Commissioners to provide for maintenance of the improvements and to indemnify and save the County harmless from any and all costs necessary to repair or replace any part or portion of the Improvements occasioned by faulty engineering, workmanship, or materials.

3. **REDUCTION OF AMOUNT OF SECURITY.** The amount of the security may be reduced once during the term of this Agreement upon the completion of a portion of the Improvements by the Developer and upon inspection and acceptance by the County. In no event, however, shall the amount of the security be less than one hundred percent (100%) of the cost of completing the remaining Improvements plus fifteen percent (15%) of the total cost for construction of all the Improvements.

4. **SUPERVISION OF CONSTRUCTION.** The Improvements shall be constructed under the supervision of the Developer's engineer in full compliance with the specifications and requirements of St. Lucie County, and when complete, Developer's engineer shall furnish the County with a certificate of satisfactory completion for approval.

5. **FAILURE TO COMPLETE IMPROVEMENTS.** It is further understood and agreed by and between the parties to this Agreement that, in the event Improvements are not constructed within twelve (12) months from the date of the signing of this Agreement, the County shall have and is hereby granted the right to cause the Improvements to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, surveying, construction, legal and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Agreement. In the event of Developer's failure or refusal to construct and install the Improvements in accordance with the terms of this Agreement, the County shall have the option to do so, with County employees and equipment, or pursuant to public advertisement and receipt of bids. In addition, the Developer shall forfeit the 15% maintenance amount and the County shall be entitled to keep that portion of the security. In the event that the total costs incurred in construction and full completion of the improvements shall exceed the amount of security provided, such additional costs shall be paid by Developer on written demand by the County.

6. **RELEASE OF SECURITY.** Upon completion of construction of all Improvements, the Developer's engineer shall certify that the improvements have been constructed in accordance with the approved plans. When the improvements have been certified by the Developer's engineer, the County shall inspect the improvements and review the construction and supporting test/control data furnished by the Developer's engineer. If all Improvements are completed to the satisfaction of the County, the County shall confirm this in writing to the St. Lucie County Board of County Commissioners. The Developer's security, minus the fifteen percent (15%) to be held as security for maintenance, shall then be released. The fifteen percent (15%) security (on any remaining balance) shall be released to developer at the end of the maintenance period referenced in paragraph 2 above.

7. **INTERPRETATION; VENUE** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial circuit for St. Lucie County, Florida, for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

**IN WITNESS WHEREOF**, the parties hereto have executed these presents on the date indicated above. The date of this Agreement shall be the date on which this Agreement is approved by the County.

ATTEST:

ST. LUCIE COUNTY, FLORIDA

\_\_\_\_\_  
DEPUTY CLERK

BY: \_\_\_\_\_  
GOERGE LANDRY, COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND  
CORRECTNESS:

BY: \_\_\_\_\_  
COUNTY ATTORNEY

WITNESSES:

DEVELOPER:

\_\_\_\_\_  
PRINT NAME

BY: ELEAZAR AMADOR  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

PRESIDENT  
TITLE

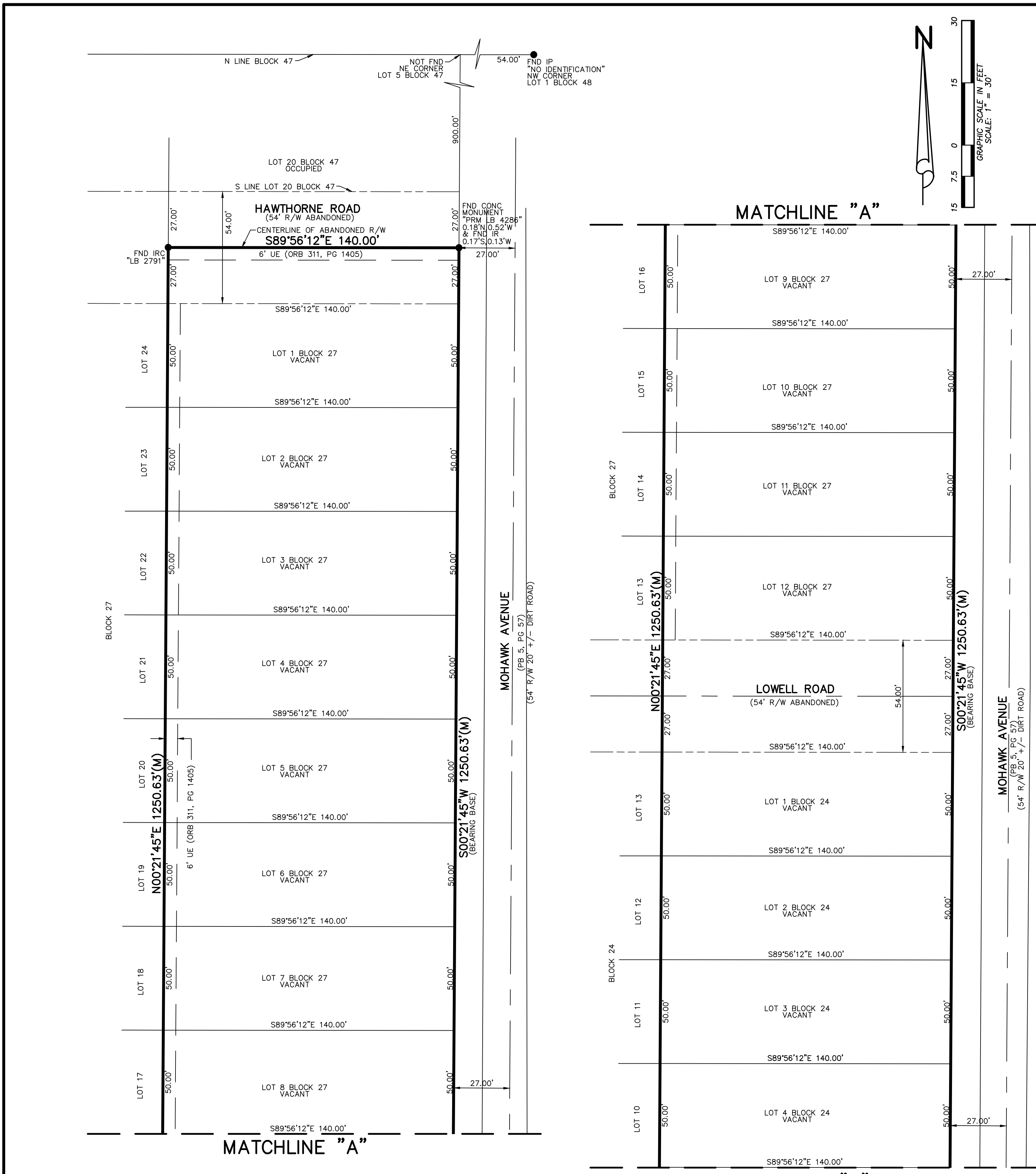
MAILING ADDRESS:

1610 CORONADO AVENUE

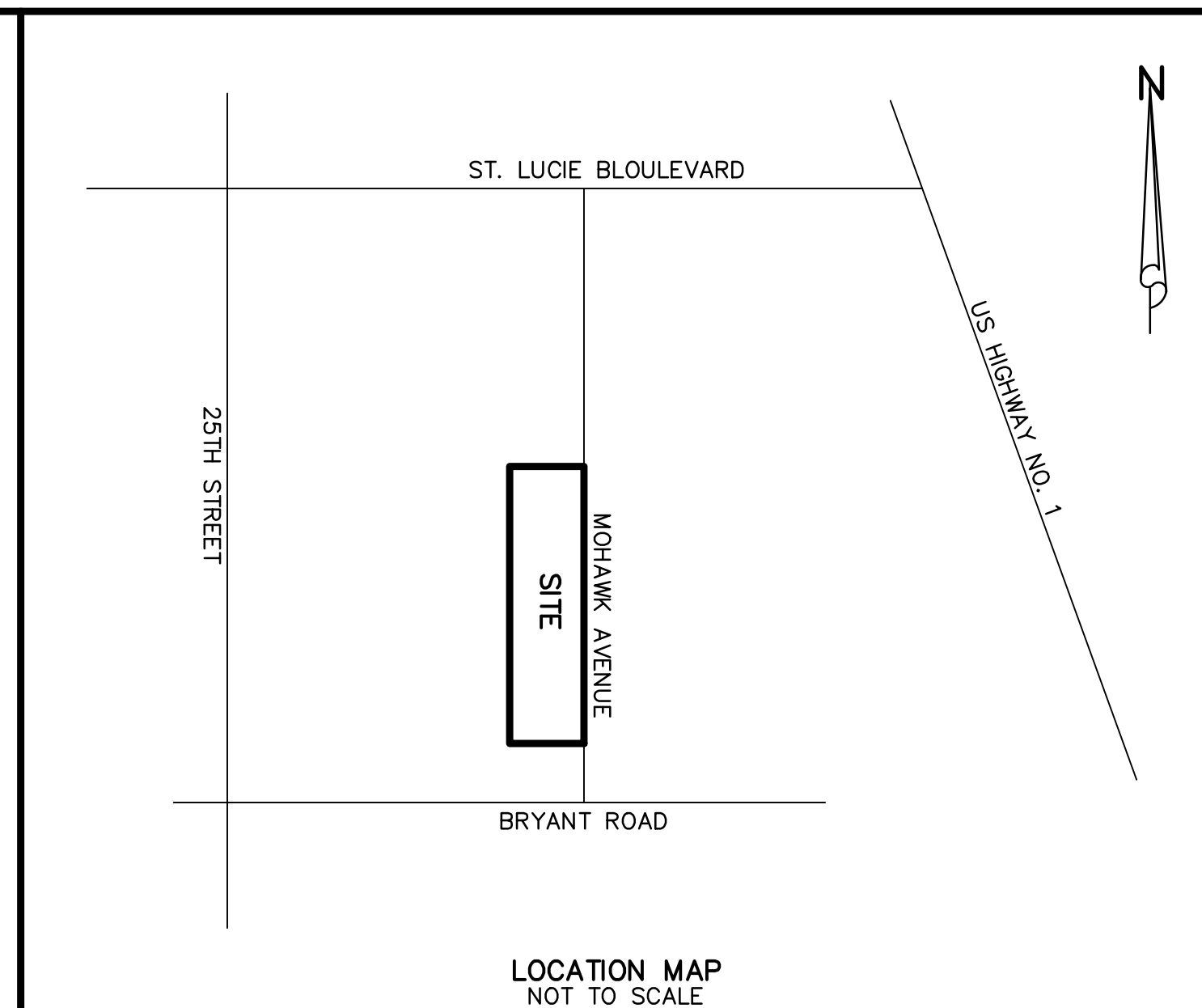
FORT PIERCE, FL 34982

EMAIL ADDRESS:

theoutdoorsqualityllc@gmail.com



**LEGAL DESCRIPTION:**  
 LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 TOGETHER WITH:  
 LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 TOGETHER WITH:  
 LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



**SURVEY REPORT:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
- SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
  - ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
  - EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #5) (SHOWN)
  - AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #6) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
  - ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #7) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
  - RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (B11 #8) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
- BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 10, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100176 K, EFFECTIVE DATE 2-19-20.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENEGMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: THE OUTDOOR QUALITY, LLC. INTEGRITY 1ST PROPERTIES, INC.
- © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

<b>ABBREVIATIONS:</b>		<b>SYMBOLS:</b>	
(C) = CALCULATED	PCOR = PROPERTY CORNER	[Symbol] = GUY WIRE ANCHOR	[Symbol] = CABLE TELEVISION BOX
CBS = CONCRETE BLOCK STRUCTURE	PL = PROPERTY LINE	[Symbol] = CATCH BASIN	[Symbol] = TELEPHONE BOX
CMB = COMMISSIONERS' MINUTES BOOK	POB = POINT OF BEGINNING	[Symbol] = CLEANOUT	[Symbol] = SIGN
CONC = CONCRETE	POC = POINT OF COMMENCEMENT	[Symbol] = ELECTRIC BOX	[Symbol] = SANITARY MANHOLE
CLF = CHAIN LINK FENCE	PRM = PERMANENT REFERENCE MONUMENT	[Symbol] = TELEPHONE BOX	[Symbol] = STORM MANHOLE
(D) = DEED	R/W = RIGHT-OF-WAY	[Symbol] = SIGN	[Symbol] = FIRE HYDRANT
DE = DRAINAGE EASEMENT	RCP = REINFORCED CONCRETE PIPE	[Symbol] = SIGN	[Symbol] = LIGHT POLE
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION	RGE = RANGE	[Symbol] = SIGN	[Symbol] = CONCRETE POWER POLE
DB = DEED BOOK	SEC = SECTION	[Symbol] = SIGN	[Symbol] = BACKFLOW PREVENTOR
FFE = FINISHED FLOOR ELEVATION	TWP = TOWNSHIP	[Symbol] = SIGN	[Symbol] = IRRIGATION VALVE
FND = FOUND	UE = UTILITY EASEMENT	[Symbol] = SIGN	[Symbol] = GAS VALVE
FPL = FLORIDA POWER & LIGHT	PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT	[Symbol] = SIGN	[Symbol] = WATER VALVE
INV = INVERT	R = RADIUS OF CURVE	[Symbol] = SIGN	[Symbol] = WELL
IP = 3/4" IRON PIPE	L = LENGTH OF CURVE	[Symbol] = SIGN	[Symbol] = WATER METER
IRC = 5/8" IRON REBAR "NO IDENTIFICATION"	Δ = DELTA OF CURVE	[Symbol] = SIGN	[Symbol] = WOOD POWER POLE
IR = IRON ROD WITH PLASTIC CAP		[Symbol] = SIGN	[Symbol] = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
LB = LICENSE BUSINESS		[Symbol] = SIGN	
LS = LICENSE SURVEY		[Symbol] = SIGN	
(M) = MEASURED		[Symbol] = SIGN	
MON = MONUMENT		[Symbol] = SIGN	
ORB = OFFICIAL RECORD BOOK		[Symbol] = SIGN	
(P) = PLAT		[Symbol] = SIGN	
PB = PLAT BOOK		[Symbol] = SIGN	
PG = PAGE		[Symbol] = SIGN	

DATE:	REVISIONS:	BY:

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250  
 LB#7280

**BOUNDARY SURVEY**  
**SAN LUCIE PLAZA**  
 PLAT BOOK 5, PAGE 37  
 AS PREPARED FOR  
**THE OUTDOOR QUALITY, LLC. & INTEGRITY 1ST PROPERTIES, INC.**

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG		
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG		
FLD	BF	DG	PG.
OFF	LW		
CKD	AJP	SHEET	1 OF 1
		JOB	22-8788
		DATE	9-07-22
		DWG	D-1026

Prepared by and return to:

**Cristina M. Rubio**  
**Attorney at Law**  
**Ochoa & Rubio, PA**  
**759 SW Federal Highway Suite 211**  
**Stuart, FL 34994**  
**772-607-1324**  
File Number: **CorbetMohawk425**  
Will Call No.:

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## Warranty Deed

**This Warranty Deed** made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

**Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .**

**Parcel Identification Number: 1428-702-0425-000-7**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Jana E Kelly

[Signature]  
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]  
Barry Ogren, Managing Member

State of Florida  
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

OFFICE OF CITY CLERK  
CITY OF FT. PIERCE  
100 N. U.S. 1  
P.O. BOX 1480  
FT PIERCE, FL 34956

ORDINANCE NO. L-15

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SAN LUCIE PLAZA SUBDIVISION, UNIT ONE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described property:

LOTS 5 THROUGH 12, BLOCK 26; LOTS 1 & 2, BLOCK 25; LOTS 1 THORUGH 9, BLOCK 2; LOTS 1 THORUGH 5, BLOCK 5a; LOTS 6 THROUGH 10, BLOCK 5B; LOTS 4 & 5, BLOCK 3; LOTS 10 & 11, BLOCK 2, SAN LUCIE PLAZA, UNIT 1

LOTS 13 THROUGH 24, BLOCK 25; LOTS 1 THROUGH 12, BLOCK 27; LOTS 1 THROUGH 6, BLOCK 24, LOTS 3 THROUGH 6, BLOCK 25; LOTS 12 THROUGH 16, BLOCK 2; LOTS 1 THORUGH 3, BLOCK 3; ALL SAN LUCIE PLAZA SUBDIVISION, UNIT 1, SEC. N ½ OF 33 TOWNSHIP 34 RANGE 40.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive

weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned R-1, Single Family Low Density Zone, and the Future Land Use Designation is RU, Residential Urban Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

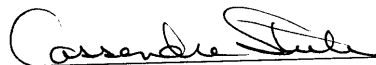
SECTION 6. This ordinance shall be and become effective immediately upon final passage.

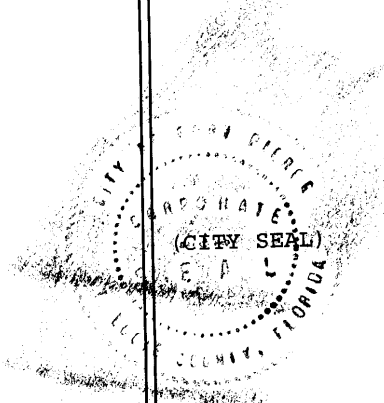
STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>SS</sup>

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-15 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 27, 2008, and on April 3, 2008; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on April 7, 2008; and was duly introduced, read by title only, and passed on second and final reading on April 21, 2008, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of April 2008.

  
MAYOR COMMISSIONER




  
CITY CLERK



Ordinance No. L-15



**Legend**

-  Annexations
-  City Limits
-  County

## EXHIBIT "A"

1. Address: **2425 Mohawk Avenue**  
Property I.D.: **1428-702-0068-000-6**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 750-2236: 765-351: 978-316)**
2. Address: **2431 Mohawk Avenue**  
Property I.D.: **1428-702-0052-000-1**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 3,4 AND 5 (MAP 14/33N) (OR 526-1574: 896-804:2095-1378)**
3. Address: **Block 3 Lots 1 and 2**  
Property I.D.: **1428-702-0050-000-7**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**
4. Address: **Block 24 Lots 1 through 6**  
Property I.D.: **1428-702-0382-000-3**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**
5. Address: **Block 27 Lots 1 through 12**  
Property I.D.: **1428-702-0425-000-7**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N) (OR 2011-1176: 2818-2454)**
21. Address: **2428 Mohawk Avenue**  
Property I.D.: **1428-702-0043-000-5**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2912 MOHAWK AV) LOT 10 AND S 43.51 FT OF LOT 11 A/D/A W 1/2OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC E BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25-LESS N 680 FT- (MAP 14/33N) (OR 1617-562).**
20. Address: **2436 Mohawk Avenue**  
Property I.D.: **1428-702-0044-000-2**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2914 MOHAWK AV) N 6.5 FT OF LOT 11, ALL LOT 12 AND S 28.5 FT OF LOT 13 A/D/A S 85 FT OF N 680 FT OF FOL DESC PROP: W 1/2 OFBLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N)**
19. Address: **2444 Mohawk Avenue**  
Property I.D.: **1428-702-0045-000-9**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)**
18. Address: **2452 Mohawk Avenue**  
Property I.D.: **1428-702-0046-000-6**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2918 MOHAWK AV) N 36.5 FTOF LOT 15 AND S 48.5 FT OF LOT 16 A/D/A S 85 FT OF N 510 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDTHAT PART OF VAC LOWELL RD AND VACEAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2124: 2604-2669)**

17. Address: **2502 Mohawk Avenue**  
Property I.D.: **1428-702-0047-000-3**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2920 MOHAWK AV) N 85 FT OF S 133.5 FT OF LOT 16 AS MEAS ON E LI OF LOT AND THAT PART OF VAC EAST BV LYG S OF WLY EXT OF N LI OF SD 85 FT A/D/A S 85 FT OF N 425 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OFBLKS 2 AND 25 (MAP 14/33N) ( OR 2507-65)**
16. Address: **2514 Mohawk Avenue**  
Property I.D.: **1428-702-0397-020-7**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLKS 2 AND 25 (2922 MOHAWK AV) PART OF LOT 16 BLK 2 AND PART OF LOT 3 BLK 25 AND PART OF VAC EAST BV A/D/A S 85 FT OF N 340 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELLRD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1164-1037)**
15. Address: **2536 Mohawk Avenue**  
Property I.D.: **1428-702-0397-015-9**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2924 MOHAWK AV) N 51 FT OF LOT 3 AND S 34 FT OF LOT 4 A/D/A S 85 FT OF N 255 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDALL THAT PART OF VAC LOWELL RD ANDVAC EAST BV LYG CONTIGUOUS AND ADJTO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 594-1358: 2572-1280)**
14. Address: **2538 Mohawk Avenue**  
Property I.D.: **1428-702-0397-010-4**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 N 16 FT OF LOT 4, ALL LOT 5 AND S 19 FT OF LOT 6 A/D/A S 85 FT OF N 170 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EASTBV LYG CONTIGUOUS AND ADJ TO W 1/2OF BLKS 2 AND 25 (MAP 14/33N) (OR 2254-1514: 2692-1779)**
13. Address: **2540 Mohawk Avenue**  
Property I.D.: **1428-702-0397-000-1**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2928 MOHAWK AV) N 31 FT OF LOT 6 AND THAT PART VAC LOWELL RD LYG N OF LOT 6 A/D/A N 85 FT OF FOL DESC PROP: W 1/2 OF BLKS 2AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 740-1049)**
12. Address: **2574 Mohawk Avenue**  
Property I.D.: **1428-702-0413-000-0**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 13 AND S 37.05 FT LOT 14 (MAP 14/33N) (OR 565-38: 2572-1307)**
11. Address: **2586 Mohawk Avenue**  
Property I.D.: **1428-702-0414-000-7**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 12.5 FT OF LOT 14, ALL LOT 15 AND S 22.5 FT OF LOT 16 (MAP 14/33N) (OR 1266-2428)**
10. Address: **2598 Mohawk Avenue**  
Property I.D.: **1428-702-0416-000-1**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 27.5 FT OF LOT 16, ALL LOT 17 AND S 7.5 FT OF LOT 18 (MAP14/33N) (OR 2066-1068)**
9. Address: **2610 Mohawk Avenue**  
Property I.D.: **1428-702-0418-000-5**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 42.5 FT OF LOT 18 AND S 42.5 FT OF LOT 19 (MAP 14/33N) (OR 1965-995)**

8. Address: **2622 Mohawk Avenue**  
Property I.D.: **1428-702-0419-000-2**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 7.5 FT LOT 19, ALL LOT 20 AND SLY 27.5 FT LOT 21 (MAP 14/33N) (OR 1271-781)**
7. Address: **2634 Mohawk Avenue**  
Property I.D.: **1428-702-0421-000-9**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 (3010 MOHAWK AV) N 22.5 FT LOT 21, ALL LOT 22 AND S 12.5 FT LOT 23 (MAP 14/33N) (OR 991-1893)**
6. Address: **Block 26, N 37.5' of Lot 23 and all of lot 24**  
Property I.D.: **1428-702-0423-000-3**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 37.5 FT LOT 23, ALL LOT 24 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N (MAP 14/33N)(OR 2011-1176: 2818-2454)**
35. Address: **Block 26 27.5' of Lot 4, and all of lot 5**  
Property I.D.: **1428-702-0404-000-4**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N) (OR 2011-1176: 2818-2454)**
34. Address: **2601 Seneca Avenue**  
Property I.D.: **1428-702-0406-000-8**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)**
33. Address: **2579 Seneca Avenue**  
Property I.D.: **1428-702-0407-000-5**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N) (OR 818-1712)**
32. Address: **2567 Seneca Avenue**  
Property I.D.: **1428-702-0408-000-2**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N) (OR 2408-1141)**
31. Address: **2555 Seneca Avenue**  
Property I.D.: **1428-702-0409-000-9**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N) (OR 1328-2977)**
30. Address: **2543 Seneca Avenue**  
Property I.D.: **1428-702-0395-000-7**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 FT, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N) (OR 2453-2027)**
29. Address: **2531 Seneca Avenue**  
Property I.D.: **1428-702-0396-000-4**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, THNLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 2488-799)**
28. Address: **2519 Seneca Avenue**  
Property I.D.: **1428-702-0034-000-9**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 212-2000: 2572-1286)**

27. Address: **2507 Seneca Avenue**  
Property I.D.: **1428-702-0036-000-3**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N) (OR 2577-2151: 2631-2279)**
26. Address: **2467 Seneca Avenue**  
Property I.D.: **1428-702-0037-000-0**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 2572-1289)**
25. Address: **2455 Seneca Avenue**  
Property I.D.: **1428-702-0038-000-7**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 2572-1298)**
24. Address: **2443 Seneca Avenue**  
Property I.D.: **1428-702-0039-000-4**  
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N) (OR 2435-486)**
23. Address: **2431 Seneca Avenue**  
Property I.D.: **1428-702-0040-000-4**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 334-1489: 2572-1301)**
22. Address: **2419 Seneca Avenue**  
Property I.D.: **1428-702-0041-000-1**  
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N) (OR 2476-2030)**

NOV 126 1913

COUNTY OF St. Lucie DEED NO. 602

STATE OF FLORIDA THROUGH THE

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTEE

(1) TO G. Albert bloodworth, P. O. Box 690,  
of the City of Fort Pierce, County of St. Lucie, State of Florida, GRANTEE

WITNESSETH:

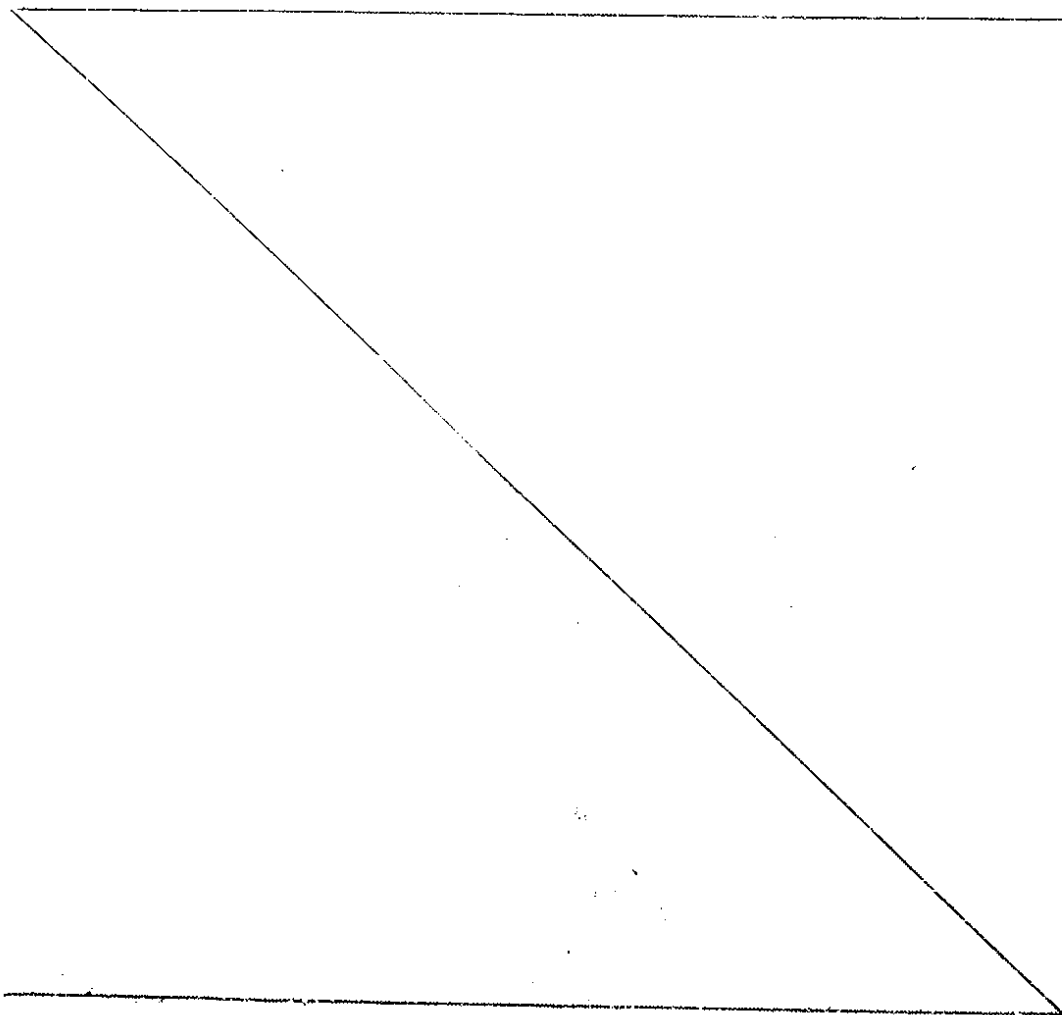
WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 9 day of MAY, 1945, in the County of St. Lucie, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Two thousand seven hundred and seventy-seven & 50/100 DOLLARS

(\$ 2777.50) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec. Tp. Rg. Ac.	Amount Rec'd
				\$



126 104			
Pt. 885 107	8-4-28 7-2-34	Lot 1, Block 40, San Lucie Plaza S/D (Unit 1)	\$5.00
Pt. 385 1824	8-4-28 8-7-33	Lot 2, Block 40, San Lucie Plaza S/ D (Unit 1)	10.00
207 1835	8-4-28 8-7-33	Lots 33, 34 & 35, Block 40, San Lucie Plaza S/D (Unit 1)	10.00
103-A	8-7-33	All Block 1-A, San Lucie Plaza S/ D (Unit 1)	5.00
499 1485-1486 & 1487	6-4-28 8-7-33	Lots 1 to 5 inc., Block 1-B, San Lucie Plaza S/D (Unit 1)	12.50
500 1488-1489-1491 & 1492	6-4-28 8-7-33	Lots 6 to 10 inc., 13, 14 & 15, Block 1-C, San Lucie Plaza S/ D (Unit 1)	20.00
451 Pt.1490	7-1-29 8-7-33	Lot 11, Block 1-C, San Lucie Plaza S/D (Unit 1)	2.50
452 Pt.1490	7-1-29 8-7-33	Lot 12, Block 1-C, San Lucie Plaza S/ D (Unit 1)	2.50
501 1493 to 1497 inc.	6-4-28 8-7-33	Lots 16 to 29 inc., Block 1-D San Lucie Plaza S/D (Unit 1)	35.00
502 1498	6-4-28 8-7-33	Lots 30 & 31, Block 1-E, San Lucie Plaza S/D (Unit 1)	5.00
503 1499 to 1502 inc.	6-4-28 8-7-33	Lots 1 to 16 inc., Block 2, San Lucie Plaza S/D (Unit 1)	40.00
504 1503 & 1504	6-4-28 8-7-33	Lots 1 to 9 inc., Block 3, San Lucie Plaza S/ D (Unit 1)	17.50
505 1505	6-4-28 8-7-33	Lots 1 to 4 inc., Block 4, San Lucie Plaza S/D (Unit 1)	10.00
506 1506 & 1507	6-4-28 8-7-33	Lots 1 to 5 inc., Block 5-A, San Lucie Plaza S/D (Unit 1)	7.50
507 1508	6-4-28 8-7-33	Lots 6 to 10 inc., Block 5-B, San Lucie Plaza S/D (Unit 1)	12.50
508 1509	6-4-28 8-7-33	Lots 11 to 17 inc., Block 5-C, San Lucie Plaza S/D (Unit 1)	17.50
509 1510	6-4-28 8-7-33	All undivided Block 6, San Lucie Plaza S/ D (Unit 1)	2.50
510 1511 & 1512	6-4-28 8-7-33	Lots 1 to 7 inc., Block 7-A, San Lucie Plaza S/ D (Unit 1)	17.50
511 1513 & 1514	6-4-28 8-7-33	Lots 8 to 11 inc., Block 7-B, San Lucie Plaza S/ D (Unit 1)	10.00
453 1515	7-1-29 8-7-33	Lot 12, Block 7-B, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 512 1516 & 1518	6-4-28 8-7-33	Lots 13, 16 & 17, Block 7-C, San Lucie Plaza S/D (Unit 1)	7.50
453 Pt.1517	6-2-30 8-7-33	Lot 14, Block 7-C, San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward

\$ 255.00.

Brought forward

\$228.00

484	8-2-30	Lot 18, Block 7-D,	
Pt. 1517	8-7-33	San Lucie Plaza S/ D, (Unit 1)	\$ 2.50
513	6-4-28	Lots 18 to 22 inc., Block 7-D,	
1519	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
514	6-4-28	Lots 23 to 27 inc., Block 7-E,	
1520, 1521		San Lucie Plaza S/ D	
& 1522	8-7-33	(Unit 1)	12.50
515	6-4-28	Beg. at intersection of S. line of St.	
516	6-4-28	Lucie Blvd. & W. line of Cherokee Ave.,	
(Arrows '26)		run S to Shelly Road, E 138 ft., N to	
1523	8-7-33	St. Lucie Blvd., W. to beg., San Lucie	
		Plaza S/ D (Unit 1)	12.50
517	6-4-28	Lots 28 to 32 inc., Block 7-F,	
1524 &		San Lucie Plaza S/ D,	
1525	8-7-33	(Unit 1)	12.50
518	6-4-28	Lots 33 to 37 inc., Block 7-G,	
1526	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
519	6-4-28	Lots 1, 2 & 3, Block 8,	
1527	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
454	7-1-29	Lot 1, Block 9,	
1528	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
520	6-4-28	Lots 2 to 5 inc., & 7 to 10 inc.,	
1529, 1530 &		Block 9, San Lucie Plaza S/ D,	
1532	8-7-33	(Unit 1)	20.00
455	7-1-29	Lot 6, Block 9,	
1531	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
521	6-4-28	Lots 1 to 17 inc., Block 10,	
1533 &		San Lucie Plaza S/ D	
1534	8-7-33	(Unit 1)	42.50
458	7-1-29	Lot 1, Block 11,	
1535	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 522	6-4-28	Lots 2, 3, 4 & 6 to 18 inc.,	
1536, 1537, 1538,		21, 22 & 23, Block 11,	
1540, 1541, Pt.		San Lucie Plaza S/ D,	
1542 &		(Unit 1)	42.50
1544	8-7-33		
457	7-1-29	Lot 5, Block 11,	
1539	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
523	6-4-28	Lot 17, Block 11,	
Pt. 1542	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
358	8-3-31	Lot 18, Block 11,	
1543	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 524	6-4-28	Lots 1 to 12 inc., 15 & 18,	
1545 to 1551		Block 12, San Lucie Plaza S/ D	
inc. &		(Unit 1)	35.00
1554	8-7-33		
455	6-2-30	Lot 13, Block 12,	
1552	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
458	6-2-30	Lot 14, Block 12,	
1553	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
457	6-2-30	Lots 17 to 20, Block 12,	
1555	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
525	6-4-28	Lots 1 to 20 inc., Block 13,	
1556, 1557 &		San Lucie Plaza S/ D (Unit 1)	50.00
1558	8-7-33		
Carried forward			\$ 547.80

		Brought forward	\$422.00
1604, 1605 & 1611 to 1614 inc.	8-4-28 8-7-33	Lots 1 to 12 inc., Block 20, San Lucie Plaza S/D (Unit 1)	\$42.50
1610	8-3-31 8-7-33	Lot 4, Block 20, San Lucie Plaza S/D (Unit 1)	2.50
1615	8-3-31 8-7-33	Lot 13, Block 20, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1616 to 1625 inc.	8-4-28 8-7-33	Lots 1 & 2 to 9 inc., 11 to 17 inc., & Lot 19, Block 21, San Lucie Plaza S/D (Unit 1)	40.00
1626	8-3-31 8-7-33	Lot 18, Block 21, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1627 & 1629	8-4-28 8-7-33	Lots 1 to 5 inc., & 12, Block 22, San Lucie Plaza S/D (Unit 1)	15.00
1635	6-2-30 8-7-33	Lots 6 to 11 inc., Block 22, San Lucie Plaza S/D (Unit 1)	37.50
1632	6-2-30 8-7-33	Lots 1 & 2, Block 23, San Lucie Plaza S/D (Unit 1)	5.00
1633	6-2-30 8-7-33	Lots 3 to 8 inc., Block 23, San Lucie Plaza S/D (Unit 1)	15.00
Pt. 1634 & 1636	8-4-28 8-7-33	Lots 9 & 14, Block 23, San Lucie Plaza S/D (Unit 1)	5.00
Pt. 1635	7-1-29 8-7-33	Lot 10, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1635	7-1-29 8-7-33	Lot 11, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1635	7-1-29 8-7-33	Lot 12, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
1637	6-2-30 8-7-33	Lots 15 to 19 inc., Block 23, San Lucie Plaza S/D (Unit 1)	32.50
1638	6-2-30 8-7-33	Lot 20, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
1639 to 1643 inc.	8-4-28 8-7-33	Lots 1 to 13 inc., Block 24, San Lucie Plaza S/D (Unit 1)	32.50
1646	6-2-30 8-7-33	Lots 1 to 6 inc., Block 25, San Lucie Plaza S/D (Unit 1)	15.00
1647	6-2-30 8-7-33	Lot 1, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1648, 1649 & 1651 to 1656 inc.	8-4-28 8-7-33	Lots 2, 3 & 5 to 23 inc., Block 26, San Lucie Plaza S/D (Unit 1)	52.50
1650	6-2-30 8-7-33	Lot 4, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
1657	6-2-30 8-7-33	Lot 24, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
1658	6-2-30 8-7-33	Lots 1 & 3, Block 27, San Lucie Plaza S/D (Unit 1)	5.00
Pt. 1659, 1651 & 1662	6-4-28 8-7-33	Lots 4 & 6 to 24 inc., Block 27, San Lucie Plaza S/D (Unit 1)	50.00

		Brought forward	2,175.00
474	6-2-30	Lots 1 & 2, Block 27.	
1660	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
475	6-2-30	Lots 13 & 14, Block 27.	
1664	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.00
476	6-2-30	Lot 15, Block 28.	
1668	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 1660, 1663, 1670, 1672 & 1673	6-4-28	Lots 16, 18, 20, 22, 24 & 26, Block 28.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	67.50
477	6-2-30	Lot 17, Block 28.	
1667	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
478	6-2-30	Lot 19, Block 28.	
1669	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
479	6-2-30	Lot 21, Block 29.	
1671	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 1674	7-1-29	Lot 1, Block 29.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 1674	7-1-29	Lot 2, Block 29.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 1675 & 1677 to 1680 inc.	6-4-28	Lots 3, 4, 5 & 10 to 21 inc., Lots 23 & 24, Block 29; San Lucie Plaza S/ D.	
	8-7-33	(Unit 1)	42.50
480	6-2-30	Lots 6 to 9 inc., Block 29.	
1676	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
473	7-1-29	Lot 10, Block 30.	
1683	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
328	6-6-32	Lots 11 & 12, Block 30.	
1684	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
Pt. 1685	6-4-28	Lots 13 to 24 inc., Block 30.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	30.00
Pt. 1686 & 1688	6-4-28	Lots 1 to 15 inc., 22, 23 & 24, Block 31.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	45.00
482	6-2-30	Lots 16 to 21 inc., Block 31.	
1687	8-7-33	San Lucie Plaza S/ D (Unit 1)	15.00
Pt. 1689 to 1691 & 1693 & 1696	6-4-28	Lots 1 to 7 inc., 9 to 13 inc., 15 to 22 inc., & Lot 24, Block 32.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
474	7-1-29	Lot 8, Block 32.	
1692	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
365	8-3-31	Lot 23, Block 32.	
1695	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
549	6-4-28	Beg. at intersection of E. line of Shelly Road & E. line of Cherokee Ave., run S. to Hugo Road, E. 138.5 ft., N. to Shelly Road, W. to beg., San Lucie Plaza S/ D (Unit 1)	
1697	8-7-33		12.50
Pt. 1698, 1699, 1709 & 1708	6-4-28	Lots 1 to 7 inc., 9, 11, 14 & 15 to 26 inc., Block 33.	
	8-7-33	San Lucie Plaza S/ D (Unit 1)	52.50
622	6-4-28	Lot 10, Block 33.	
1700	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
483	6-2-30	Lot 12, Block 33.	
1701	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Carried forward			\$1670.00

Brought forward

123.00

	328	6-4-28	Lot 12, Block 33		2.50
	1702	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	472	7-1-29	Lot 12, Block 33		2.50
	1712	8-7-33	San Lucie Plaza S/D (Unit 1)		
Pt.	322	6-4-28	Lots 1 & 11 to 19 inc., Block 34.		20.00
	1706	8-7-33	San Lucie Plaza S/D (Unit 1)		
	494	6-4-28	Lots 2 to 9 inc., Block 34.		20.00
	1707	8-7-33	San Lucie Plaza S/D (Unit 1)		
	553	6-4-28	Lots 1 to 13 inc., Block 35.		32.50
	1709 to 1712 inc.	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	555	6-4-28	Lots 1 to 7 inc., Block 36.		17.50
	1713 to 1717 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)		
	554	6-4-28	Lots 1 to 4 inc., 6 & 9 to 13 inc., Block 37, San Lucie Plaza S/ D & Pt. 1722		25.00
	330	6-6-32	Lot 8, Block 37.		25.00
	1721	8-7-33	San Lucie Plaza S/D (Unit 1)		
Pt.	556	6-4-28	Lot 14, Block 37.		2.50
	1722	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	557	6-4-28	Lots 2 & 26 to 36 inc., Block 39.		30.00
	1727 & 1731	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	558	6-4-28	Lots 1 to 36 inc., Block 40.		40.00
	1732 & 1733	8-7-33	San Lucie Plaza S/D (Unit 1)		
	486	7-1-29	Lot 9, Block 46.		12.50
	1793	8-7-33	San Lucie Plaza S/D (Unit 1)		
	333	6-6-32	Lot 10, Block 46.		2.50
	1794	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	488	7-1-29	Lot 13, Block 46.		12.50
	1795	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	105	7-2-34	Lots 16 & 17, Block 46.		5.00
			San Lucie Plaza S/D (Unit 1)		
	335	6-6-32	Lot 18, Block 46.		2.50
	1797	8-7-33	San Lucie Plaza S/ D (Unit 1)		
Pt.	577	6-4-28	Lots 19 to 24 inc., Block 46.		15.00
	1798 to 1801	8-7-33	San Lucie Plaza S/D (Unit 1)		
	578	6-4-28	Lot 25, Block 46.		2.50
	1802	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	579	6-4-28	Lots 26, 28 & 30 to 35 inc., Block 46.		32.50
	1803, 1805, 1807 & 1808	8-7-33	San Lucie Plaza S/D (Unit 1)		
	580	6-4-28	Lot 27, Block 46.		2.50
	1804	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	581	6-4-28	Lot 29, Block 46.		2.50
	1806	8-7-33	San Lucie Plaza S/ D (Unit 1)		
Pt.	583	6-4-28	Lots 5, 7, 8, 14, 13, 17, 20 & 22 to 25 inc., Block 47.		57.50
	Pt. 1810 & 1813, 1814, 1816 & 1823	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	378	6-6-31	Lots 9 & 10, Block 47.		5.00
	1811	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	106	7-2-34	Lot 13, Block 47, San Lucie Plaza S/ D (Unit 1)		2.50

Carried forward

1237.50

127 110

Amount forward

21177.50

484	7-1-29	Lot 18, Block 47,	
1813	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
485	7-1-29	Lot 19, Block 47,	
1817	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
493	7-1-29	Lot 22, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
496	7-1-29	Lot 23, Block 47,	
Pt. 1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
497	7-1-29	Lot 24, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
378	8-3-31	Lot 25, Block 47,	
1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
498	7-1-29	Lot 26, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/ D (Unit 1)	1.25
499	7-1-29	Lot 27, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/D (Unit 1)	1.25
500	7-1-29	Lot 28, Block 47,	
1821	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
379	8-3-31	Lot 31, Block 47,	
1822	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
108	7-2-34	Lot 3, Block 48,	
		San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 585	6-4-28	Lot 4, Block 48,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
Pt. 586	6-4-28	Lots 6 to 10 inc., 12,13,14,15, 18,19,23,	
1826,1828,1830,		26,27,28, 29, 31 & 32, Block 48, San	
1832,1833,1835 &		Lucie Plaza S/ D (Unit 1)	45.00
1836	8-7-33		
503	7-1-29	Lot 11, Block 48,	
1827	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
498	6-2-30	Lots 16 & 17, Block 48,	
1829	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
499	6-2-30	Lots 20 & 21, Block 48,	
1831	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
110-A	8-7-33	Lot 22, Block 48, San Lucie Plaza S/D (Unit 1)	2.50
500	6-2-30	Lots 34 & 35, Block 48,	
1837	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
504	7-1-29	Lot 5, Block 49,	
1839	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
489	6-4-28	Lots 6 to 19 inc., Block 49,	
1840 & 1841	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
590	6-4-28	Lots 1 to 22 inc., Block 50,	
1842	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
591	6-4-28	Lots 1 to 22 inc., Block 51,	
1843	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
592	6-4-28	Lots 1 to 5 inc., Block 52,	
1844 & 1845	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
338	6-6-32	Lots 6 to 19 inc., Block 52,	
1846	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
595	6-4-28	Lots 4, 5 & 6, Block 53,	
1847 & 1848	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
501	6-2-30	Lot 2, Block 54,	
1849	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward

22572.50

Brought forward

1072.00

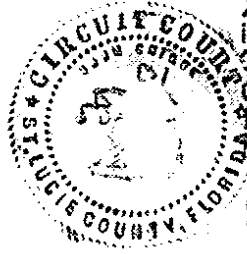
Pt. 597	6-4-28	Lots 8 to 12 inc., 23, 24, 25, 1853, 1854, 1855, 21, 22, 24 & 25, Block 54, 1858 & 1860	8-7-33	San Lucie Plaza S/ D (Unit 1)	850.00
1858	8-7-33	Lot 13, Block 54, San Lucie Plaza S/ D (Unit 1)			5.00
505	7-1-29	Lot 9, Block 55,			
1861	8-7-33	San Lucie Plaza S/ D (Unit 1)			1.50
Pt. 599	6-4-28	Lots 6 to 9 inc., 16, 17, 18, 1858, 1865 & 19, 22 & 23, Block 55,			
1857	8-7-33	San Lucie Plaza S/ D, (Unit 1)			25.00
502	4-2-30	Lot 10, Block 55,			
1863	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
600	6-4-28	Lot 24, Block 55,			
1868	8-7-33	San Lucie Plaza S/D (Unit 1)			25.00
Pt. 601	6-4-28	Lots 25, 26, 28, 30, 31 & 32, 1869, 1871, 1872 Block 55, San Lucie Plaza S/ D & 1873	8-7-33	(Unit 1)	15.00
602	6-4-28	Lot 27, Block 55,			
1870	8-7-33	San Lucie Plaza S/ D (Unit 1)			25.00
503	6-2-30	Lot 35, Block 55,			
1874	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 604	6-4-28	Lot 4, Block 56,			
Pt. 1875	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 605	6-4-28	Lots 6 & 7, Block 56,			
Pt. 1875	8-7-33	San Lucie Plaza S/ D (Unit 1)			5.00
390	8-3-31	Lot 8, Block 56,			
1876	6-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 605	6-4-28	Lots 20 to 24 inc., Block 56, Pt. 1880,			
1881 & 1882	8-7-33	San Lucie Plaza S/ D (Unit 1)			12.50
606	6-4-28	Lot 25, block 56,			
Pt. 1880	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 607	6-4-28	Lot 26, Block 56,			
1883	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
109	7-2-34	Lot 31, Block 56,			
		San Lucie Plaza S/ D (Unit 1)			2.50
110	7-2-34	Lot 32, Block 56,			
		San Lucie Plaza S/ D (Unit 1)			2.50
518	7-1-29	Lot 36, Block 61,			
1938	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
349	6-6-32	Lot 1, Block 62,			
1939	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
618	6-4-28	Lots 2 & 17, Block 62			
1940 & 1942	8-7-33	San Lucie Plaza S/ D (Unit 1)			5.00
350	6-6-32	Lots 3 to 16 inc., Block 62,			
1941	8-7-33	San Lucie Plaza S/ D (Unit 1)			35.00
351	6-6-32	Lots 18 to 36 inc., Block 62,			
1943	8-7-33	San Lucie Plaza S/ D (Unit 1)			37.50
619	6-4-28	Lots 1, 2, 17, 18, 19, 20 & 36, 1944, 1946 & 1948	8-7-33	Block 63, San Lucie Plaza S/ D (Unit 1)	32.50

Carried forward

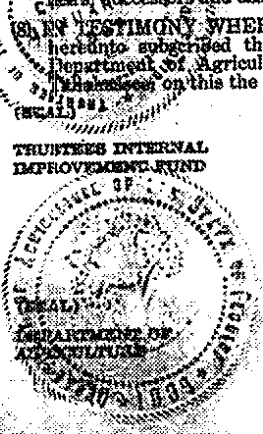
12570.00

		Brought Forward	\$3370.00
332	6-6-32	Lots 5 to 16 inc., Block 63,	
1943	8-7-33	San Lucie Plaza S/ D (Unit 1)	\$24.00
333	6-6-32	Lots 21 to 23 inc., Block 63,	
1947	8-7-33	San Lucie Plaza S/ D (Unit 1)	27.50
Pt. 1949	8-4-32	Lots 2, 3, 4, 5, 10, 11, 16, 17,	
1951, 1957, 1958 &		19, 20, 21, 23, 24 & 25, Block 64,	
1961	8-7-33	San Lucie Plaza S/ D,	
		(Unit 1)	62.50
334	6-6-32	Lot 4, Block 64,	
1950	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
335	6-6-32	Lots 7, 8 & 9, Block 64,	
1952	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.30
336	6-6-32	Lots 12 & 13, Block 64,	
1954	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
311	6-6-30	Lot 14, Block 64,	
1955	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
337	6-6-32	Lot 15, Block 64,	
1956	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
338	6-6-32	Lot 18, Block 64,	
1958	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
359	6-6-32	Lots 28 to 32 inc., Block 64,	
1960	8-7-33	San Lucie Plaza S/ D (Unit 1)	25.00


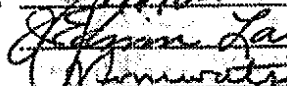

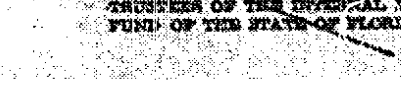

TOTAL \$2777.50


 Data File No. 6852 in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, at the 1st day of July 1946 at 11:00 a.m. recorded in Book No. 176 page 103-114. As recorded. W. A. LOTT, Clerk Circuit Court, St. Lucie County, Florida.

- (5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.
- (6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.
- (7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.


 IN WITNESS WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the

JUN 6 1946 STATE OF FLORIDA BY:

 GOVERNOR (SEAL)  
 COMPTROLLER (SEAL)  
 TREASURER (SEAL)  
 ATTORNEY GENERAL (SEAL)  
 COMMISSIONER (SEAL) OF AGRICULTURE

As and Comptroller the TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

393024

FILED AND RECORDED  
ST. LUCIE COUNTY FLA  
ROGER POITRAS  
CLERK CIRCUIT COURT  
RECORD VERIFIED

FEB 8 9 36 AM '78

Director of Utilities  
Fort Pierce Utilities Authority  
Municipal Building  
206 South 6th Street  
Fort Pierce, Florida 33450

393024

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 13 through 24, Block 25; Lots 1 through 12, Block 27; Lots 1 through 6, Block 24; Lots 3 through 6, Block 25; Lots 12 through 16, Block 2; Lots 1 through 3, block 3; All San Lucie Plaza Unit 1, Sec. N $\frac{1}{2}$  of 33 Township 34 Range 40  
The mailing address of the above described property is

Mohawk Avenue, St. Lucie County, Florida.

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978

WITNESSES:

Clare L. Casey  
Kenna B. Hayes

[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

State of Florida )  
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978.

BOOK 281 PAGE 1743

Notary Public, State of Florida  
Commission Expires May 31, 1980  
Kenna B. Hayes  
5-31-80

393026

FILED & RECORDED  
ST. LUCIE COUNTY FLA.  
BOOK 281 PAGE 1745  
CLERK CIRCUIT COURT  
ST. LUCIE COUNTY FLA.  
VERIFIED *SP*

FEB 8 9 37 AM '78

393026

Director of Utilities  
Fort Pierce Utilities Authority  
Municipal Building  
206 South 6th Street  
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 5 through 12, Block 26; Lots 1 & 2, Block 25; Lots 1 through 9, Block 2; Lots 1 through 5, Block 5A; Lots 6 through 10, Block 5B; Lots 4 & 5, Block 3; Lots 10 & 11, Block 2, San Lucie Plaza, Unit 1  
The mailing address of the above described property is

Seneca Avenue & Bryant Road, St. Lucie County, Florida

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978

WITNESSES:

Clare L. Casey  
Kerna B. Hayes

*Cody L. Bailey* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

State of Florida )  
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978

*Kerna B. Hayes*  
Notary Public, State of Florida  
My Commission Expires May 31, 1980  
5-31-80

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for and in consideration of the sum of One Dollar, to them in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement to construct an electric distribution line over and across the following described land in St. Lucie County, Florida, to wit:

A 6 foot wide easement:

The North 6 feet of the South 27 feet of the East 140 feet of Hawthorne Road (a vacated road) bounded between Blocks 27 and 47, and the West 6 feet of Lots 1 thru 12 in Block 27, all in San Lucie Plaza, Unit #1 and located in Section 33, Township 34 South, Range 40 East.

1979 JUN 28 AM 8:57

FILED AND RECORDED  
ST. LUCIE COUNTY, FLA.  
ROGER POITRAS  
CLERK CIRCUIT COURT  
RECORDS VERIFIED *[Signature]*

449446

and to place such poles and attachments thereto, across and on, said land as may be necessary in the construction of said line, including the right to trim, cut and keep clear of said line all trees and limbs which may endanger the same, with the right to go upon said land from time to time as may be necessary to construct, maintain and repair said line. No permanent structures shall be placed or installed on said easement.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

IN WITNESS WHEREOF, The undersigned grantors have hereunto set their hands and seals this 27th day of June, 1979.

Signed, sealed, and delivered in our presence as witnesses:

*Rosemary J. Moore*

*Valerie M. Canast*

STATE OF FLORIDA:  
COUNTY OF ST. LUCIE

*Cody L. Bailey* (SEAL)  
CODY L. BAILEY

*Carolyn A. Bailey* (SEAL)  
CAROLYN A. BAILEY

Before me, the undersigned authority, personally came and appeared CODY L. BAILEY and CAROLYN A. BAILEY, his wife

to me well known as the individuals named in and who executed the foregoing instrument, and who acknowledged to me that they executed the same for the uses and purposes set forth and expressed.

WITNESS my hand and official seal this 27th day of June, 19 79.



*Valerie M. Canast*  
Notary Public-State of Florida  
My commission expires:

April 4, 1983

THIS INSTRUMENT PREPARED BY  
CHARLES R. P. BROWN  
P.O. BOX 1418 301 S. 6TH ST.  
FORT PIERCE, FLORIDA 32940

5-57  
 St. Lucie  
 Fort First Bank & Trust Co.  
 a corporation organized under the laws of  
 San Lucie Plaza Corp.

St. Lucie  
 J. B. Howard  
 Ft. Pierce Bank & Tr. Co.

St. Lucie  
 E. J. Price  
 Ft. Pierce Bank & Tr. Co.

St. Lucie  
 J. B. Howard  
 Ft. Pierce Bank & Tr. Co.

St. Lucie  
 San Lucie Plaza  
 E. J. Price

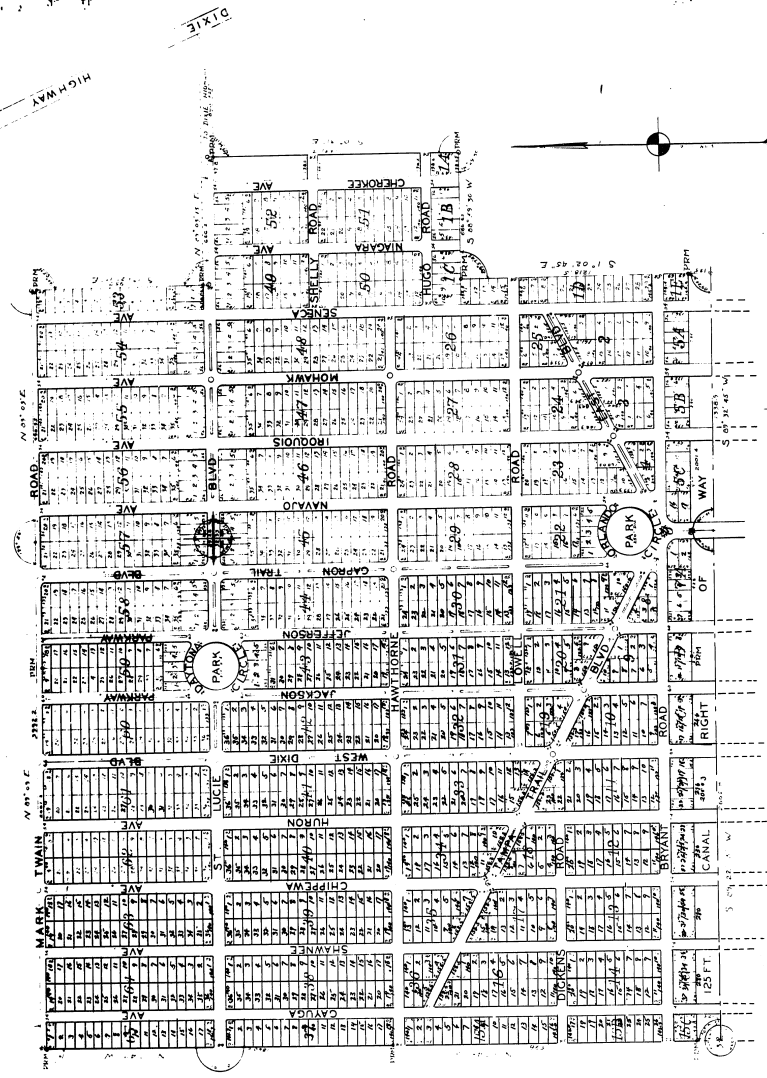
St. Lucie  
 San Lucie Plaza  
 E. J. Price

St. Lucie  
 H. P. Mason  
 San Lucie Plaza

St. Lucie  
 San Lucie Plaza  
 E. J. Price

St. Lucie  
 San Lucie Plaza  
 E. J. Price

5-57



**SAN LUCIE PLAZA**  
 AT POINT PINEAPPLE FLA. THE SQUARE CITY

UNIT ONE  
 A SUBDIVISION  
 OF

S. 957 FT. OF SE 1/4 SEC 29  
 S. 957 FT. OF S.W. 1/4 OF SW 1/4 SEC 28  
 N.E. 1/4  
 W 1/4 OF NW 1/4  
 W 1/4 OF NE 1/4 OF NW 1/4 SEC 33.  
 T. 34 S - R. 40 E

ST. LUCIE COUNTY, FLORIDA.  
 SCALE: 1"=300'. DATED OCT. 10, 1925.

Map, Certificate of  
 Survey, and  
 all other things  
 mentioned herein  
 are to be returned  
 to the  
 State of Florida  
 at the expiration of  
 three years  
 after the date of  
 this certificate.

STREET INTERSECTION

Prepared by and return to:

**Cristina M. Rubio**  
**Attorney at Law**  
**Ochoa & Rubio, PA**  
**759 SW Federal Highway Suite 211**  
**Stuart, FL 34994**  
**772-607-1324**  
File Number: **CorbetMohawk382**  
Will Call No.:

[Space Above This Line For Recording Data]

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## Warranty Deed

**This Warranty Deed** made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

**Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.**

**Parcel Identification Number: 1428-702-0382-000/3**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]  
Barry Ogron

[Signature]  
Witness Name: Shawn E Kelly  
[Signature]  
Witness Name: Cristina Rubio

State of Florida  
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogron of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Prepared by and return to:

**Cristina M. Rubio**  
**Attorney at Law**  
**Ochoa & Rubio, PA**  
**759 SW Federal Highway Suite 211**  
**Stuart, FL 34994**  
**772-607-1324**  
File Number: **CorbetMOhawk050**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

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(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

**Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.**

**Parcel Identification Number: 1428-702-0050-000-7**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Shane E. Kelly  
[Signature]  
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC  
By: [Signature]  
Barry Ogrén, Managing Member

State of Florida  
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Prepared by and return to:

**Cristina M. Rubio**  
**Attorney at Law**  
**Ochoa & Rubio, PA**  
**759 SW Federal Highway Suite 211**  
**Stuart, FL 34994**  
**772-607-1324**  
File Number: **CorbetBryant065**  
Will Call No.:

[Space Above This Line For Recording Data]

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## Warranty Deed

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**Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.**

**Parcel Identification Number: 1428-702-0065-000/5**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shawn E Kelly  
Witness Name: Shawn E Kelly  
Cristina Rubio  
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]  
Barry Ogren, Managing Member

State of Florida  
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Prepared by and return to:

**Cristina M. Rubio**  
**Attorney at Law**  
**Ochoa & Rubio, PA**  
**759 SW Federal Highway Suite 211**  
**Stuart, FL 34994**  
**772-607-1324**  
File Number: **CorbetIROQ059**  
Will Call No.:

[Space Above This Line For Recording Data]

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**Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.**

**Parcel Identification Number: 1428-702-0059-000-0**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Shane E. Kelly  
[Signature]  
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]  
Barry Ogren

State of Florida  
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Fort Pierce Utilities Authority  
FPUAnet Communications  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at [peters@fpu.com](mailto:peters@fpu.com) or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.  
Sincerely,

Eric Peters  
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 \* [www.fpu.com](http://www.fpu.com)





Jerardo Ayala  
The Outdoors Quality LLC  
4500 Edwards Road  
Fort Pierce, FL 34981

Project #: PZSUB2024-00008

**Subject: Mohawk - Final Plat -- Technical Review Committee Comments for December 19, 2024,  
TRC Meeting**

**City of Fort Pierce Planning Department**

1. After approval, please supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** 12.19.24  
**Property Address:** Final Plat - Mohawk - NW Corner of Mohawk Avenue and Bryant Road  
1428-702-0382-000-3, 1428-702-0050-000-7, 1428-702-0425-000-7

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - Shall include a signed and sealed Life Safety Plan
  - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
  - Sprinkler system is required.
  - Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 12/12/24



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**December 19, 2024**

Case #: PZSUB2024-00008

Planner: City of Ft. Pierce Planning Department.

Final Plat

Mohawk - NW Corner of Mohawk Avenue and Bryant Road., Ft. Pierce,

### **Comments:**

No comments at this time.

**From:** [Jesse Almand](#)  
**To:** [Planning Department](#)  
**Subject:** Project #: PZSUB2024-00008  
**Date:** Thursday, December 12, 2024 2:37:04 PM  
**Attachments:** [Outlook-bely2v0c.png](#)

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SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon,  
SLCFD has no comments for this portion of the project.

Respectfully,

**Jesse Almand~736**

**Lieutenant, Fire Plans Examiner/Investigator**

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385





THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Kev Freeman, AICP, Planning Director**

**FROM : Tracy Telle, Engineering Manager** *TST*

**RE : Mohawk Final Plat – Mohawk Avenue & Bryant Road  
TRC No. PZSUB2024-00008**

**DATE : February 13, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on February 12, 2025:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Application                                | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend           | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering advisory comment

ENGINEERING ADVISORY COMMENT:

1. Prior to endorsement of the mylars by the City's reviewing surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSUB2024-00008

**Mohawk Final Plat**

### Comments

W/WW Engineering: No comment.

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

Gas: Approved. **NOTE: We are currently working on a gas main extension just south of where this proposed development is going in. Natural gas can be made available for this project. Please reach out to me for more info.**

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service – **Available.**  
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.



Developer  
Letter.pdf



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Mohawk Final Plat

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

**NOTICE BY NEWSPAPER:** April 4<sup>th</sup>, 2025

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Kev Freeman

**TITLE:** Planning Director

**SIGNATURE:**

**DATE:** April 9<sup>th</sup>, 2025

## City Commission Regular Meeting

12. b.

**Meeting Date:** 04/21/2025

**Re:** 25-016 Boardinghouse - Roominghouse

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

---

### **SUBJECT:**

Legislative Hearing - Ordinance 25-016 - An ordinance amending the Code of Ordinances of the City of Fort Pierce, Florida, Establishing Chapter 125-Zoning, Article VII - Supplementary Regulations, Division 1 - Generally, Section 125-328 - Boardinghouses and Roominghouses; to regulate the standards of operation of Boardinghouses and Roominghouses. **FIRST READING.**

### **SUMMARY:**

This item proposes amendments to the Code of Ordinances with the establishment of section **125-318. Boardinghouses and Roominghouses** to regulate, through development standards, the operation and occupation of Boarding Houses and Roominghouses. The general issue of Boardinghouses and Roominghouses was presented to the City Commission Conference meeting on October 11th, 2021, and thereafter included in presentations to the Planning Board on June 12th, 2023, and September 11th, 2023. The initial version of this **Ordinance (24-020)** was considered by the City Commission at its meeting of July 15th, 2024. The commission requested additional consultation with the Building Department. Minor amendments were subsequently included and now form part of Ordinance 25-016, which in all other respects remains intact.

In addition, **Section 125.3 General Definitions** (including a definition describing the use of Boardinghouses and Roominghouses), and **Sec 125-187 Allowed Uses** (allocating permitted zoning Districts to the Boarding and Roominghouse uses), were adopted by **Ordinances 24-030 and 24-031** respectively at the City Commission meeting of September 9th, 2024.

### **RECOMMENDATION:**

Staff recommendation is for the City Commission to **APPROVE** the proposed zoning text amendments in respect of Boardinghouse and Roominghouse uses.

### **ALTERNATIVES:**

1. Approval with amendments.

or

2. Denial.

### **RESPONSIBLE STAFF:**

Kev Freeman, Planning Director.

**COORDINATED WITH:**

City Commission.  
Planning Board.  
Technical Review Committee.

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**Fiscal Impact**

**Budgeted Y/N:** N

**OTHER INFORMATION:**

N/A

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**Attachments**

Staff Presentation-Report  
ORD 25-016  
City Attorney Memo  
Public Notification Certification  
Business Impact Form  
Proof of Publication

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
City Manager	Richard Chess	04/09/2025 05:46 PM
Form Started By: Kev Freeman		Started On: 04/03/2025 10:55 AM
Final Approval Date: 04/09/2025		



# CITY OF FORT PIERCE

## CITY COMMISSION

April 21st, 2025

Text Amendment to Establish Sec. 125-318  
Boardinghouses and Roominghouses

This item proposes amendment to the Code of Ordinances to establish Sec. 125-318 in respect of enforcing standards for Boardinghouses and Roominghouses in the City of Fort Pierce in a manner which protects and preserves the health, safety, appearance and general welfare of the citizens of the City.



The issue was presented to City Commission Conference meeting on 11<sup>th</sup>, October 2021, and thereafter to the City Commission for Public Hearing at its July 15, 2024, meeting, where additional consultation was requested. This item incorporates that feedback.

The substantial components of this amendment were discussed and approved by the Planning Board at its meeting of September 11<sup>th</sup>, 2023.



Since the initial hearing additional amendments to the List of Definitions and Permitted Use Table have been approved by City Commission at its September 2024 meeting.

Ordinance **24-030** included the following definition: ***Boardinghouse or Roominghouse*** means a building arranged or used for lodging for compensation, with rooms rented out individually, with or without meals, and not occupied as a single-family unit. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.



# Ordinance 24-031 allocated the following Districts to be acceptable zoning districts for such uses as a **Conditional Use**

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-
-Boardinghouse or Roominghouse	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-



# THE PURPOSE OF THE AMENDMENT

## Sec. 125-328 - Boardinghouses and Roominghouses

*Purpose.* To establish and enforce standards for boardinghouses and roominghouses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city.



## THE AMENDMENT ESTABLISHES

### *Minimum maintenance standards.*

The owner of a boardinghouse or roominghouse shall not occupy nor let to another for occupancy, a boardinghouse unit or roominghouse unit that is not clean, sanitary, safe, and fit for human habitation as required by the standards established by the City Code.



# MAINTENANCE STANDARDS

Compliance with International Property Maintenance Code (IPMC).

- Each unit is provided with its own utility connections.
- Every unit must have an operable window or secondary means of emergency egress.
- No cooking in any boardinghouse unit or roominghouse unit.
- trash and recycling container is provided and is maintained in compliance with City Code
- Habitable Rooms are not: cellar, garage, carport, shed, basement space, or similar accessory structure.
- Maintain the exterior of the premises to prevent the accumulation of stagnant water.
- All animals or pets must be licensed.
- Provide fire and smoke protection features and systems.



# MINIMUM SPACE REQUIREMENTS

Every room occupied for sleeping purposes shall:

- Have a gross floor area of not less than seventy (70) square feet and, when occupied by more than one (1) occupant it shall have a gross floor area calculated on the basis of total habitable room area of not less than fifty (50) square feet for each occupant; and
- Have a minimum width of eight (8) feet; and
- Comply with the requirements of the adopted International Property Maintenance Code (IPMC). Any portion of a room having a ceiling height less than the minimum specified in the IPMC shall not be included in computing the total floor area of such room.



# MINIMUM PARKING REQUIREMENTS

- Minimum parking standards for boardinghouses are defined within the off-street parking standards of this code. Roominghouses shall be subject to the same requirements.
- Parking standards for boardinghouse or roominghouse establishments may be reduced by up to 50% if public transportation stops are located within one quarter mile of the boardinghouse or roominghouse.



# PRE-EXISTING AND PROPOSED BOARDINGHOUSES OR ROOMINGHOUSES IN R-5 or C-2 ZONING DISTRICTS

- Shall comply with all provisions of the code, to include, but not limited to minimum maintenance standards, space requirements, and parking requirements.
- Shall comply with the Florida Building Code (FBC) and with the Fire Code in effect at the time a certificate of occupancy is issued.
- Pre-existing boardinghouses and roominghouses in the R-5 or C-2 zoning districts will be allowed twenty-four (24) months from the date of adoption of this ordinance to obtain a conditional use permit from the planning department to continue their use.



# NON-CONFORMING BOARDINGHOUSES OR ROOMINGHOUSES NOT WITHIN R-5 or C-5 ZONING DISTRICTS

- Shall be immediately required to apply for a conditional use to the city's planning department and be subject to and comply with all applicable Florida Building Code (FBC) and Fire Codes.
- In addition, such boardinghouses and roominghouses may also require a change of use and certificate of occupancy under the provisions of the FBC, made through the city's Building Department



## ENFORCEMENT

- The police department's officers, code enforcement officers, and any other city employees designated by the city manager shall enforce this article;
- Provisions of this chapter may be enforced by the city as a civil violation pursuant to chapter 1, article II.



# RECOMMENDATION

Staff recommendation is for the City Commission to **APPROVE** the proposed zoning text amendments.

## ALTERNATIVE RECOMMENDATION

1. Approval with amendments.
- or
2. Denial.



**ORDINANCE NO. 25-016**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING CHAPTER 125 – ZONING, ARTICLE VII – SUPPLEMENTARY REGULATIONS, DIVISION 1 – GENERALLY, SECTION 125-328 – BOARDINGHOUSES AND ROOMINGHOUSES TO REGULATE THE STANDARDS OF OPERATION OF BOARDINGHOUSES AND ROOMINGHOUSES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, by enacting Section 125-328 – Boardinghouses and Roominghouses, the City recognizes the need for safe, clean housing for its citizens and finds it necessary to establish and enforce standards for boardinghouses and roominghouses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city.

**WHEREAS**, the City Commission adopted ordinance 24-030 amending Section 125.3 General Definitions to include a definition of Boardinghouse and Roominghouse at its September 9<sup>th</sup>, 2024, meeting.

**WHEREAS**, the City Commission adopted ordinance 24-031 amending Section 125.187 Allowed Uses to allocate appropriate zoning districts as permitted use zones for Boardinghouse and Roominghouse uses at its September 9<sup>th</sup>, 2024, meeting.

**WHEREAS**, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their September 11, 2023, meeting, voted 6 to 0 to recommend approval of the request.

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

**SECTION 1.** Section 125-328 is hereby created, so the same shall read as follows:

**Sec. 125-328. - Boardinghouses and Roominghouses**

- (a) Purpose. To establish and enforce standards for boardinghouses and roominghouses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city.
- (b) Minimum maintenance standards. The owner of a boardinghouse or roominghouse shall not occupy nor let to another for occupancy, a boardinghouse unit or roominghouse unit that is not clean, sanitary, safe, and fit for human habitation as required by the standards established hereunder, and

other codes of the City of Fort Pierce, St. Lucie County, and the State of Florida.

The owner of a boardinghouse or roominghouse shall:

- (1) Maintain the premises, both interior and exterior including landscape elements, in a manner consistent with these ordinances and the International Property Maintenance Code as may be amended from time to time; and
  - (2) Unless each unit is provided with its own utility connections, ensure utilities are provided to the premises; and
  - (3) Every unit must have an operable window or secondary means of emergency egress. Such windows shall be provided with shades, draperies, or other devices or materials to cover all windows so as to afford privacy to occupants; and
  - (4) Not permit cooking in any boardinghouse unit or roominghouse unit; and
  - (5) Ensure one (1) trash and one (1) recycling container per 4 occupants or a dumpster for use by all occupants is provided and is maintained in compliance with Chapter 30 of this code; and
  - (6) Not permit the use of any cellar, garage, carport, shed, basement space, or similar accessory structure as a habitable room; and
  - (7) Maintain the exterior premises so as to prevent the accumulation of stagnant water thereon; and
  - (8) All animals or pets must be licensed with the city and be kept in a manner consistent with the provisions of this Code.
  - (9) Provide fire and smoke protection features and systems as required in this Code and the International Property Maintenance Code.
- (c) Minimum Space Requirements. Every room occupied for sleeping purposes shall:
- (1) Have a gross floor area of not less than seventy (70) square feet and, when occupied by more than one (1) occupant it shall have a gross floor area calculated on the basis of total habitable room area of not less than fifty (50) square feet for each occupant; and
  - (2) Have a minimum width of eight (8) feet; and
  - (3) Comply with the requirements of the current adopted International Property Maintenance Code. Any portion of a room having a ceiling height less than the minimum specified in the International Property Maintenance Code shall not be included in computing the total floor area of such room.
- (d) Parking Requirements.
- (1) Minimum parking standards for boardinghouses are defined within the off-street parking standards of this code. Roominghouses shall be subject to the same requirements.

- (2) Parking standards for boardinghouse or roominghouse establishments may be reduced by up to 50% if public transportation stops are located within one-quarter mile of the boardinghouse or roominghouse.
- (e) Pre-existing or proposed boardinghouses or roominghouses (in R-5 and C-2 zoning districts).
- (1) Shall comply with all provisions of this section, to include, but not limited to minimum maintenance standards, space requirements, and parking requirements.
  - (2) Shall comply with the Florida Building Code (FBC) and with the Fire Code in effect at the time a certificate of occupancy is issued.
  - (3) Pre-existing boardinghouses and roominghouses in the R-5 and C-2 zoning districts will be allowed twenty-four (24) months from the date of adoption of this ordinance to obtain a conditional use permit from the planning department to continue their use.
- (f) Illegal and new boardinghouses and roominghouses (located outside of the R-5 or C-2 zoning districts) shall be required, from the date of adoption of this ordinance, to apply for a conditional use permit from the planning department for their use, and shall be subject to, and comply with, all applicable:
- (1) Florida Building Codes. The application of which will depend upon the Florida Building Code classification of use and whether the use is related to transient or non-transient purposes and the number of occupants. Such boardinghouses and roominghouses may also require a change of use and certificate of occupancy under the provisions of the FBC, made through the city's Building Department.
  - (2) Fire Codes. The classification under the applicable Fire Codes. The fire protection requirements are driven by the classification and could include either NFPA 13, 13R or 13D requirements. Other standards may also become applicable
- (g) Enforcement.
- (1) The police department's officers, code enforcement officers, and any other city employees designated by the city manager shall enforce this article; complaints may be filed with the city using all available and acceptable methods.
  - (2) Provisions of this chapter may be enforced by the city as a civil violation pursuant to chapter 1, article II.

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

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

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

APPROVED AS TO FORM AND  
CORRECTNESS:

---

Sara Hedges, Esq.  
CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-016 was duly advertised in the St. Lucie News Tribune on Sunday, March 16<sup>th</sup>, 2025; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on \_\_\_\_\_, 2025; and was duly introduced, read by title only, and passed on second and final reading \_\_\_\_\_, 2025, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this \_\_\_\_ of \_\_\_\_\_, 2025.

---

Linda Hudson  
MAYOR COMMISSIONER

ATTEST

---

Linda W. Cox  
CITY CLERK

(CITY SEAL)



TO: KEV FREEMAN, BUILDING DIRECTOR

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: BOARDING HOUSES - ZONING TEXT AMENDMENT

CAO RLS FILE: RLS 24-68

DATE: MARCH 8, 2024

---

I have reviewed the above Request for Legal Services (RLS). Please make the following corrections to the draft Ordinance:

1. Capitalize City in the first Whereas clause.
2. Include the Florida Building Code (FBC) parenthetical in subparagraph (e)(2) and remove it from (g)(3).

With the above corrections, the Ordinance is approved as to form and correctness.

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

Thank you.  
SH/mm



## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** 25-016

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

**NOTICE BY NEWSPAPER:** March 16<sup>th</sup>, 2025

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Kev Freeman

**TITLE:** Planning Director

**SIGNATURE:**

**DATE:** April 9<sup>th</sup>, 2025

## BUSINESS IMPACT ESTIMATE

**SUBMITTED BY:**

**SUBJECT:**

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.
  
  
  
  
  
  
  
  
  
  
2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
  - a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.
  
  
  
  
  
  
  
  - b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.
  
  
  
  
  
  
  
  - c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.
  
  
  
  
  
  
  
  
  
  
3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.
  
  
  
  
  
  
  
  
  
  
4. Any additional information the Commission may find useful.

**AFFIDAVIT OF PUBLICATION**

Tina Rel  
Accounts Payable Dept  
City Of Fort Pierce Legals  
Po Box 1480  
Fort Pierce FL 34954-1480

Received  
MAR 31 2025  
City Clerk's Office

STATE OF WISCONSIN, COUNTY OF BROWN


Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

03/16/2025, 03/23/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/23/2025

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

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

3.7.27

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KAITLYN FELTY  
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# CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Florida Statute 166.041 and City Code Section 125-37 will hold public hearings on Monday, April 21<sup>st</sup>, 2025, and Monday, May 5<sup>th</sup>, 2025 on the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida at 5:05 p.m.

ORDINANCE 25-016 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING CHAPTER 125 - ZONING, ARTICLE VII - SUPPLEMENTARY REGULATIONS, DIVISION 1 - GENERALLY, SECTION 125-328 - BOARDINGHOUSES AND ROOMINGHOUSES TO REGULATE THE STANDARDS OF OPERATION OF BOARDINGHOUSES AND ROOMINGHOUSES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance establishes standards for the operation and maintenance of boardinghouses and roominghouses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city.

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

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

/s/ Linda W. Cox, City Clerk Publish: 03/16/2025 & 3/23/2025

**City Commission Regular Meeting**

**13. a.**

**Meeting Date:** 04/21/2025

**Re:**

---

**SUBJECT:**

Resolution 25-R35 appointing Ginetta Bernard and Emily Fingerhut to the Arts and Culture Advisory Board as appointees of the Board.

**SUMMARY:**

The Arts and Culture Advisory Board consists of seven (7) members. Each member of the City Commission shall appoint one member to serve concurrently with the appointing commissioner's term. Subject to the approval of the City Commission, the Arts and Culture Board shall nominate two (2) members who shall serve a term of two (2) years each. At their April meeting, the Arts and Culture Advisory Board voted unanimously to recommend Ginetta Bernard and Emily Fingerhut for appointment by the City Commission.

**RECOMMENDATION:**

Approve the Resolution.

**ALTERNATIVES:**

Seek applicants.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Audria Moore, City Manager's Office

---

**Attachments**

Resolution 25-R35  
Bernard application  
Fingerhut application

---

**Form Review**

Form Started By: Tina Rel  
Final Approval Date: 04/15/2025

Started On: 04/15/2025 03:05 PM

**RESOLUTION NO. 25-R35**

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

**WHEREAS**, the Arts and Culture Advisory Board was established via Resolution No. 17-R22 and amended via Resolution 21-R68.

**WHEREAS**, the Arts and Culture Advisory Board, at their meeting on April 15, 2025, selected Ginetta Bernard and Emily Fingerhut to serve as Board appointees.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that Ginetta Bernard and Emily Fingerhut are hereby affirmed to serve as members of the Arts and Culture Advisory Board; said terms to commence upon adoption of this resolution and to expire April 21, 2027, or when a successor has been duly appointed.

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

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21<sup>st</sup> day of April 2025.

LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM  
AND CORRECTNESS:

SARA K. HEDGES, CITY ATTORNEY

# Print

## Application For Appointment/Reappointment - Submission #22743

Date Submitted: 8/30/2024

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

Art And Culture Advisory Board

Name:\*

Dr. Ginetta Bernard

Home Address:\*

1440 Seaway Dr

City:\*

Fort Pierce

State:\*

FL

Zip:\*

34949

How long at this address?\*

6 momths

Telephone Number\*

9173489105

If less than two years, provide prior address:

3 Harbour Isle Dr. East

Are you a citizen of the United States? \*

Yes

No

Occupation: \*

Artist

**Employer:\***

Self-employed

**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) \***

Dr. Ginetta Bernard is a renowned artist celebrated for her diverse talents, including her recognition as an international opera and jazz singer, recorded artist, and classical guitarist. Additionally, she has trained as an actor in both theater and film. Beyond her artistic achievements, Dr. Bernard is a highly respected educator, having served as the Dean of Aviator College for two years. She has also taught at the university level at St John's Univeristy and Mercy College in New York. Dr Bernard also offers courses in art, public speaking, and yoga. My knowledge of art, music, theater, movie and most of all my community would make me a great access and help bridge the needs to the community.

**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 [lcx@cityoffortpierce.com](mailto:lcx@cityoffortpierce.com).

**Upload Resume (Optional)**

 No file chosen

# Print

## Application For Appointment/Reappointment - Submission #23748

Date Submitted: 2/21/2025

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

Arts and Culture Advisory Board

Name:\*

Emily Fingerhut

Home Address:\*

601 S Indian River Dr

City:\*

Fort Pierce

State:\*

FL

Zip:\*

34950

How long at this address?\*

5 Years

Telephone Number\*

772-667-3336

If less than two years, provide prior address:

Are you a citizen of the United States? \*



Yes



No

Occupation: \*

Administrative

**Employer:\***

Botanical Sanctuary

**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) \***

My background in administration and management with a local property management and development company has given me experience with arts and culture, and the city of Fort Pierce. I believe I can be an effective hand in outreach and involvement with community members and city residents, especially the network of artists and art institutions in this area.

**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](mailto:lcox@cityoffortpierce.com).

**Upload Resume (Optional)**

Emily Fingerhut Resume (DD).docx.pdf

**City Commission Regular Meeting**

**13. b.**

**Meeting Date:** 04/21/2025

**Re:** City of Fort Pierce Fiscal Year 2024 Audit Presentation

**Submitted For:** Johnna Morris, Finance Director, Finance Department

---

**SUBJECT:**

Resolution 25-R36 accepting City Audit on all funds for the fiscal year ended September 30, 2024, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

**SUMMARY:**

The audit report presented includes the financial statements for all Governmental, Proprietary and Fiduciary Funds for the period ending September 30, 2024. Also included are Notes to the Financials and the Auditor's Reports on the statements.

**RECOMMENDATION:**

Accept the 2024 Audit Report

**ALTERNATIVES:**

Accept with Recommendations

**RESPONSIBLE STAFF:**

Finance Department Staff

**COORDINATED WITH:**

Finance Department and DiBartolomeo, McBee, Hartley & Barnes, P.A

---

**Fiscal Impact**

**Budgeted Y/N:** Y

**Fiscal Year:** 2024

**OTHER INFORMATION:**

This is an audit of all accounts. The presentation of the annual audit has no direct monetary fiscal impact. Audit services to produce the report have been budgeted.

---

**Attachments**

ACFR 2024

---

**Form Review**

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/11/2025 04:45 PM
City Manager	Devoshay Johnson	03/11/2025 10:15 PM
Finance Department	Johnna Morris	04/10/2025 04:42 PM

City Manager	Megan LeGrand	04/11/2025 12:15 PM
Finance Department	Johnna Morris	04/11/2025 03:07 PM
City Manager	Richard Chess	04/15/2025 03:28 PM
Form Started By: Megan LeGrand		Started On: 03/05/2025 10:02 AM
Final Approval Date: 04/15/2025		

THE SUNRISE CITY

# FORT PIERCE

*Florida*



## ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR

FISCAL YEAR ENDED SEPTEMBER 30, 2024  
FORT PIERCE, FLORIDA

**ANNUAL  
COMPREHENSIVE  
FINANCIAL REPORT  
of the  
CITY OF FORT PIERCE, FLORIDA**



**For Fiscal Year Ended September 30, 2024**

**Prepared by:**

**Johnna S. Morris  
Director of Finance**

**City of Fort Pierce Finance Department**

## **FORT PIERCE CITY HALL**

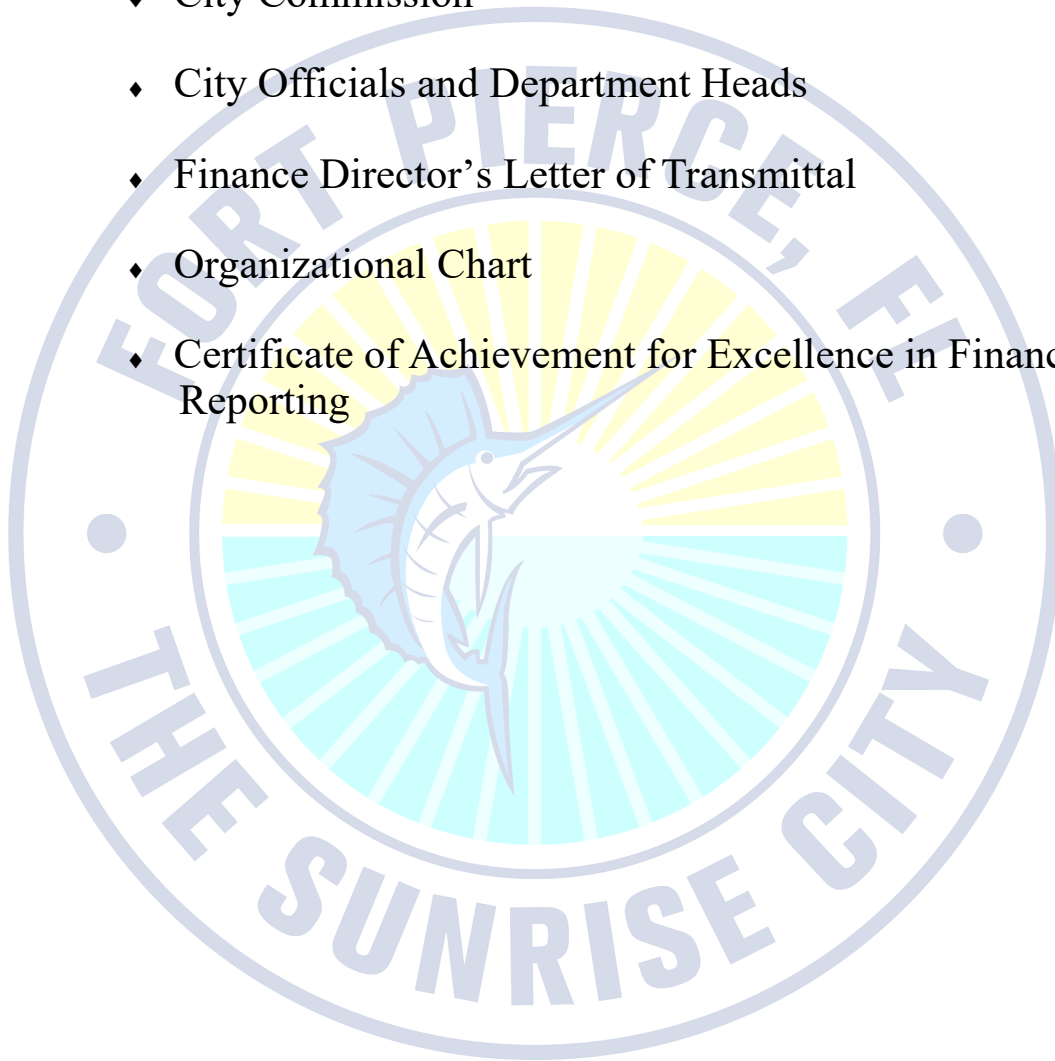


### **Mission Statement**

“To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work.”

## **I. *INTRODUCTORY SECTION***

- ◆ Table of Contents
- ◆ City Commission
- ◆ City Officials and Department Heads
- ◆ Finance Director's Letter of Transmittal
- ◆ Organizational Chart
- ◆ Certificate of Achievement for Excellence in Financial Reporting





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## CITY COMMISSION



Linda Hudson, Mayor



Arnold S. Gaines



Jeremiah Johnson



Michael Broderick



Curtis Johnson, Jr.



## CITY OFFICIALS



Nicholas Mimms, City Manager



Sara Hedges  
*City Attorney*

Linda Cox  
*City Clerk*

John R. Andrews, *Deputy City Manager*  
DeVoshay Johnson, *Deputy City Manager*  
Johnna S. Morris, *Director of Finance*  
Diane Hobley-Burney, *Chief of Police*  
Kevin Freeman, *Director, Planning Department*  
Paul Thomas *Building Official*  
Peggy Arraiz, *Director, Community Response/Animal Center*  
Dean Kubitschek, *Director, Marina*  
Sharon Engle, *Director, Sunrise Theatre*



March 31, 2025

Honorable Mayor, Members of the  
City Commission and Citizens  
of the City of Fort Pierce, Florida

Dear Mayor, Commissioners, and Citizens:

It is our pleasure to submit this *Annual Comprehensive Financial Report* for the City of Fort Pierce, Florida for the fiscal year ended September 30, 2024. The report fulfills the requirements set forth in the *City Code of Ordinances, Florida Statutes*, Chapter 166.241; and the *Rules of the Florida Auditor General*, Chapter 10.550. The organization, form, and contents of this report, plus the accompanying financial statements and statistical tables, are formulated in accordance with the principles prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the State of Florida, the city Code of Ordinances, and the Government Finance Officers Association.

This report consists of management’s representations concerning the finances of the City of Fort Pierce. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City’s financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

*Florida Statutes* and the *City Code of Ordinances* require that an annual financial audit be performed by independent certified public accountants. This year the audit was performed by DiBartolomeo, McBee, Hartley & Barnes. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City’s financial statements for the fiscal year ended September 30, 2024, are fairly presented in conformity with GAAP. The independent auditor’s report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated “Single Audit” designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements,

but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

### **The Reporting Entity and Its Services**

The City of Fort Pierce, Florida was incorporated in 1901 and covers an area of approximately 35.97 square miles. The City operates under an elected City Commission (5 members) and provides a full range of municipal services including general government, public safety, public improvements, planning and zoning, and related general and administrative services to over 50,823 residents. In addition, the City operates a solid waste enterprise activity, a marina, a golf course, a theatre, a building department, a stormwater utility fund and added in October 2022 an animal center. This report includes two component units and one related organization.

**Component Units.** The financial data of the City's two component units, the Fort Pierce Utilities Authority (FPUA), a proprietary fund, is discreetly presented, and the Community Redevelopment Agency (CRA), a governmental fund, is blended in the Combined Financial Statement. The FPUA is reported in a separate column to emphasize that it is legally separate from the City.

The FPUA provides electric, water, wastewater, natural gas and fiber internet services to residents and businesses of Fort Pierce. The CRA was established for the purpose of carrying out redevelopment activities for areas existing in the City that are defined as slum or blighted. The members of the FPUA governing board are appointed or removed from office by the Fort Pierce City Commission. The members of the governing board of the CRA are the Fort Pierce City Commissioners. The CRA's budget and the FPUA's budget and rates for service are subject to the approval of the City Commission. The CRA issues separate stand-alone financial statements which can be obtained from the CRA at 100 North US 1, P.O. Box 1480, Fort Pierce, Florida 34954. Complete financial statements of the FPUA can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

**Fort Pierce Retirement and Benefit System and the Municipal Police Officers' Retirement Trust Fund.** The accounts of these two retirement plans are included in the annual comprehensive financial report as the General Employees' Retirement and Benefits System, and the Municipal Police Officers' Retirement Trust Fund. Both pension trust funds are governed by a separate Board of Trustees subject to the requirements of local ordinances and by applicable provisions of Florida Law which require participation in the respective governing authorities by certain key City officials. Additional criteria include the scope of public service provided by organizations which exist for the benefit of the employees of the City of Fort Pierce.

**Related Organizations.** The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are funded entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates and has no obligation for FPHA's outstanding debt.

### **Economic Condition and Outlook**

The City of Fort Pierce, Florida is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area. Fort Pierce is the county seat. Fort Pierce is approximately 120 miles north of Miami and approximately 220 miles south of Jacksonville. The metropolitan area includes a transportation

network comprised of Interstate 95, Florida's Turnpike, U.S. Highway 1, State Roads 68 and 70, Florida's East Coast Railway, St. Lucie County Airport, and the Port of Fort Pierce

The major factors in the economy of Fort Pierce and surrounding St. Lucie County are agri-business, construction, retail and wholesale trade, light manufacturing, light industrial, tourism, and sport and commercial fishing. The city is also home to the main campus of Indian River State College, which continues to grow its campus and programs.

The sustained increase in the real estate market and the construction industry has had a positive impact on the local economy. The unemployment rate has been impacted along with the revenues generated by the businesses associated with the real estate and construction activities, continual, steady increases in these areas are still experienced, but at a rate slightly slower than in the last 2 years. The tourism industry continues to strive, resulting in a positive impact on the local economy, also.

For years, the local economy has counted on construction as the number one industry in the county. The downturn of the housing market, experienced in the prior years, had a significant impact on the percentage of unemployment. The current unemployment rate of 5.3% is slightly up from 4.7% last year. Continuance of a low unemployment rate relates to growth of the construction industry, both commercial and residential and the addition of business to support the growing population.

Local business and community leaders continue to recruit new light industrial activity to the area. This increase in light industry activity has assisted in improving the unemployment rate and the overall economy, which City leaders hope will continue. City leaders continue to encourage the addition and expansion of restaurants and service facilities to meet the needs of the increased population.

Significant progress has been made on expanding the capabilities of both the St. Lucie County Airport and the Port of Fort Pierce, and ecotourism activities. This progress has brought new industrial growth to the area and will act as catalysts in promoting future business and industrial growth.

The City continues its pursuit of an aggressive annexation program which in the past has increased the tax base, and also provided additional customers for the City's owned and operated utility systems. The City has annexed mostly agricultural land which was massive in area but provided very little tax base. All the enhanced activity resultant of the area's growth, while having a positive impact, also presents challenges for the future. The City will need to maintain the high level of service standards that are in effect through effective utilization of both natural and financial resources. A comprehensive plan has been developed to establish goals, objectives, and policies for growth management.

## **Major Initiatives**

The City continues to focus on economic growth, citywide revitalization and development efforts while maintaining the authentic charm and diverse beauty of the community. During FY 2024, the City submitted a proposal to bring a highspeed railway to Fort Pierce, which did not materialize. During FY 2024, using restricted funding, the installation of the floating docks at Jaycee Park was complete. Using restricted funding many murals have been painted throughout the City to enhance the beauty of the City and express the culture of the City. The City continues to maintain and improve parks by replacing playground equipment and resurfacing courts with the use of restricted funds. The HD King power plant clean-up and development project began in fiscal year 2012, with the environmental cleanup of the H.D. King power plant downtown. Using a \$1,700,000 brownfield grant the old plant was demolished and the property was cleaned-up. Environmental clean-up was complete in fiscal year 2017. In fiscal year 2019, the city contracted with a land developer to develop this site. Development plans include a hotel, retail space, and residential housing. Due to the pandemic, in fiscal year 2020, development of the site had been on hold. Now the project is moving forward, the infrastructure permits for phase 1 of the multiyear project to develop the former site of the HD King power plant downtown have been received; estimated

completion date for phase 1 construction is 2026. The City's Engineering Department using operating and restricted funds continues to manage road improvements and stormwater projects throughout the City; current projects include Avenue B reconstruction, Ohio Ave from US 1 to 11<sup>th</sup> St, and Wendell Road from 8<sup>th</sup> to 10<sup>th</sup> and phase IV of Surfside Park. The City is moving into the design stage for the historic downtown waterfront corridor improvements. Using the awarded African American Cultural and Historical Program grant, the City is close to completion transforming the Jackie Canon building on Ave D into the Florida Highwaymen Museum.

As a result of maintaining the millage rate, the 2024 budget included funding for capital equipment. During FY 2024 using budgeted funds and restricted funds from the American Rescue Plan, the City was able to continue updating its technology systems and security equipment. The update includes continued implementation of an enterprise resource planning system. The City's long-term debt at 9/30/2024 was \$43,570,008.

### **2024-2025 Budget Issues**

The City of Fort Pierce budget for fiscal 2025 increased from fiscal 2024. The budget for 2025 is \$64,668,104 and 2024 was \$58,887,439, an increase of \$5,780,665. The increase is attributable to the approximately \$3,391,000 increase in ad valorem revenue, approximately \$481,000 increase in other taxes, approximately (\$61,000) decrease in other licenses and permits, approximately \$50,000 increase in intergovernmental revenues, approximately \$65,000 increase in charges for service, approximately \$246,000 increase in fines and forfeitures, miscellaneous revenue, and approximately \$1,609,000 in transfers, and contributions.

The City's taxable valuation is \$4,256,844,091 compared to last year's final valuation of \$3,900,245,086. This represents an increase of approximately 9.14% or \$356,599,005 in taxable value. The City Commission elected to maintain the millage rate at 6.9000. The continued increase in property values and maintaining the millage rate helped balance the budget.

In 2016, the City Commission established an annual restricted amount to be used for capital projects. The 2025 budget includes \$600,000 restricted revenue: to be used to finance capital improvements and purchases.

There was no appropriation from fund balance to balance the General Fund's budget.

The 2025 budget (General Fund) included an increase in personnel services and benefits of \$3,950,463. This increase includes the addition of 7 new positions, and a cost-of-living increase for sworn officers, all bargaining and non-bargaining employees. Changes in benefits included the following assumptions: retirement rates for general members increased to 18.57%, from 17.56%, Police officers' retirement rates increased to 18.17% from 16.93%. Assumptions in health insurance and dental insurance rates increased 4.9% and 10% respectively.

The budget includes a \$690,319 increase in tax increment financing relating to the increase in property values. Because of the increases in costs for securing goods and services budgeted operating expenses overall increased by \$679,345 for all functional departments relating to increases in supplies and fuel, contract services, software maintenance, utilities, and insurance premiums. The budget includes an increase in capital outlay of \$136,052 relating to infrastructure improvements and computer equipment. Budgeted community sponsorship and aid increased \$125,000. The budget also includes an increase in transfers to the animal center and special revenue funds of \$100,500 and \$320,000 respectively.

The budget includes a decrease in debt payments of \$221,014 relating to debt refinancing in prior fiscal years.

### **Reserve Policy**

The City adopted a formal policy setting the requirement as to the level of unreserved funding that should be set aside for unforeseen expenditures. The policy established requires ten percent (10%) of General Fund's annual budget be set aside and held for any unexpected costs.

Fiscal Year	Budget	10% Reserve	Beginning Fund Balance
2023	52,412,646	5,241,165	12,932,228
2024	59,487,439	5,948,744	14,056,644

**Awards**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fort Pierce, Florida for its annual comprehensive financial report for the fiscal year ended September 30, 2023. This was the thirty-fifth consecutive year the City of Fort Pierce has achieved this prestigious award.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program’s requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

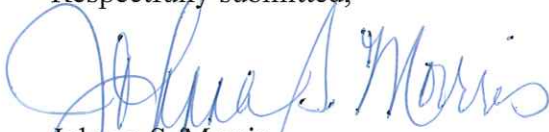
**Acknowledgments**

I thank the Mayor and members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Special recognition is given to Karen Logue, the City’s Chief Accountant and Wendy Rydzewski, Accountant.

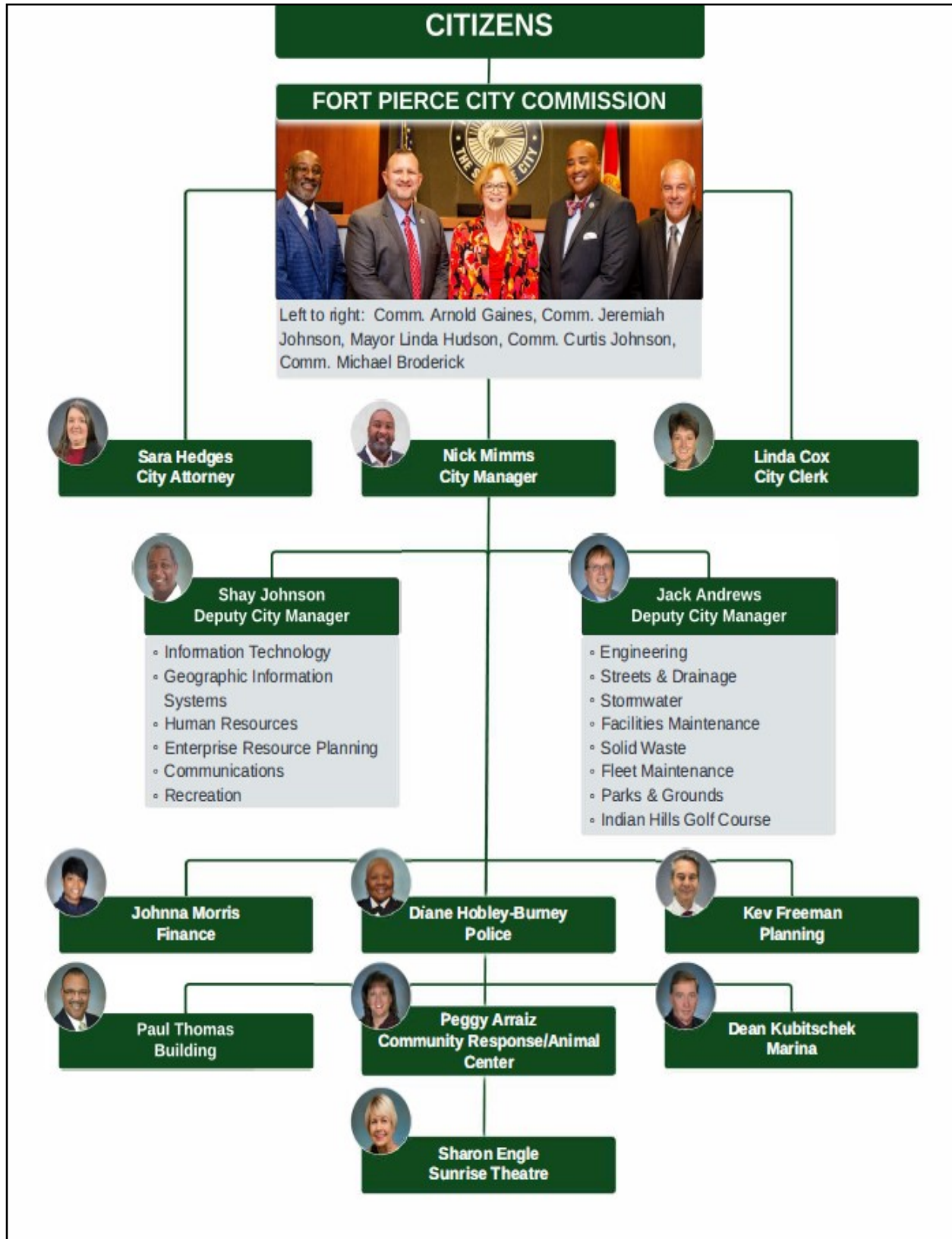
Sincere appreciation is extended to the firm of DiBartolomeo, McBee, Hartley & Barnes for their professional approach and high standard in the conduct of their independent audit of the City’s financial records and transactions.

Respectfully submitted,



Johnna S. Morris  
 Director of Finance

# CITY OF FORT PIERCE , FLORIDA ORGANIZATIONAL CHART





Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Fort Pierce  
Florida**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2023

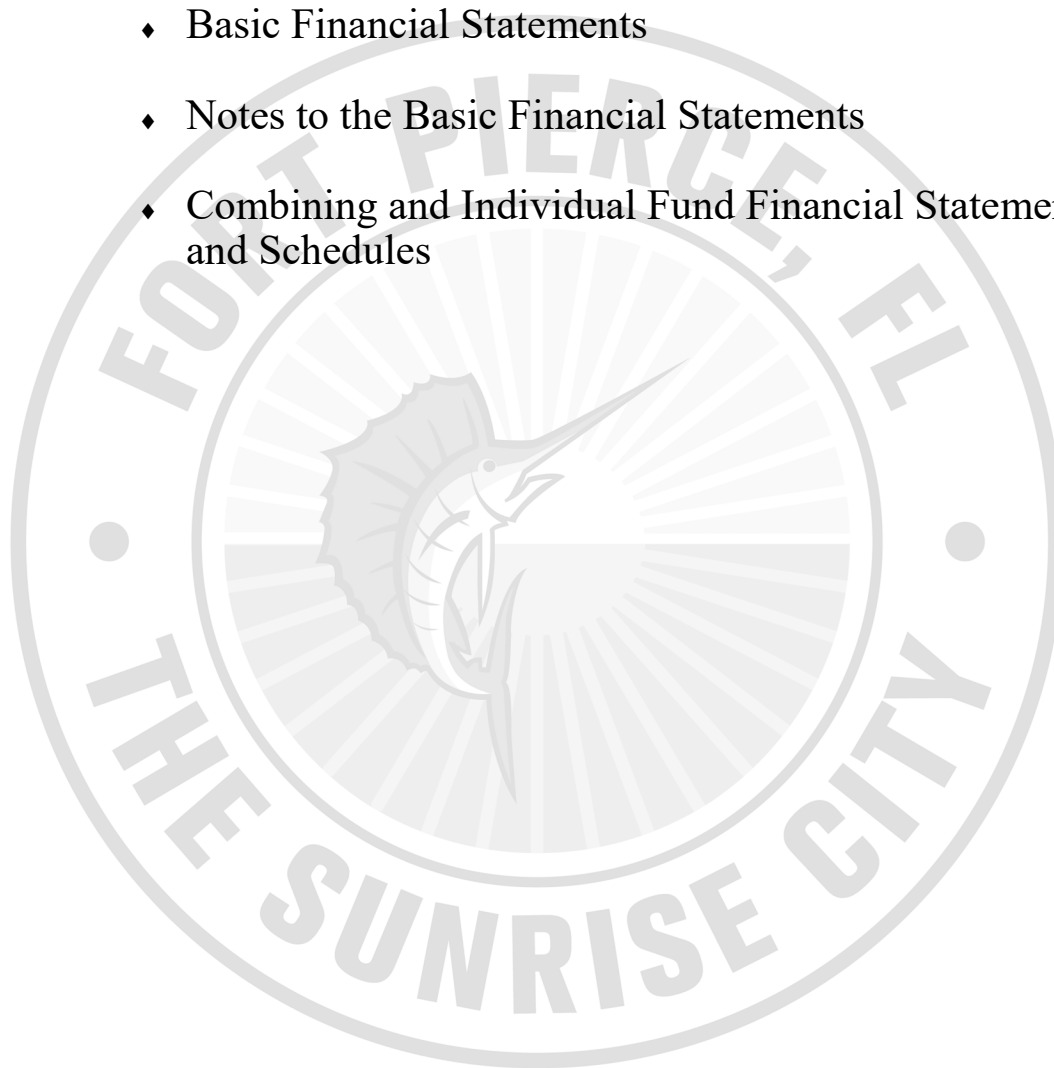
*Christopher P. Morrill*

Executive Director/CEO



**I. *FINANCIAL SECTION***

- ◆ Report of Independent Certified Public Accountants
- ◆ Management Discussion and Analysis
- ◆ Basic Financial Statements
- ◆ Notes to the Basic Financial Statements
- ◆ Combining and Individual Fund Financial Statements and Schedules





## Independent Auditors' Report

To the City Commission  
Fort Pierce, Florida

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2024, and the related notes to the financial statements which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida as of September 30, 2024, and the respective changes in financial position and where applicable, cash flows, thereof and the respective budgetary comparisons for the General Fund, and Community Redevelopment Agency Fund, for the year ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Fort Pierce, Florida, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statement**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Fort Pierce, Florida's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Fort Pierce, Florida's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

To the City Commission  
Fort Pierce, Florida

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United State of America require that the management's discussion and analysis, and pension and post-employment benefit information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Additionally, the accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, and the schedule of expenditures of federal awards and state financial assistance are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

To the City Commission  
Fort Pierce, Florida

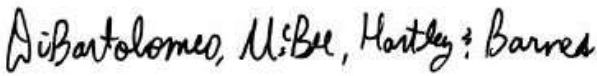
*Other Information*

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2025 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

  
Certified Public Accountants  
City of Fort Pierce  
March 25, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Fort Pierce (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2024. Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial positions, (d) identify any material deviations from the financial plans, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found at the front of this report and the City's financial statements which follow this section.

### Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the fiscal year by \$167,880,480 of which \$88,290,237 is governmental and \$79,590,243 is the total for business-type activities.
- The City's revenues for Governmental Activities at year end were \$72,913,467, a 6.36% increase, and expenses were \$63,536,202 a 2.66% decrease before transfers out of \$862,034. Revenues exceeded expenses by \$9.38 million before transfers. The revenue increase from prior year was \$4.36 million; this can be attributed to increases in the following: charges for service of \$1.14 million, ad valorem and other taxes of \$3.87 million, other taxes of \$0.29 million, miscellaneous revenue of \$0.61 million, and contribution from component unit of \$0.71 million; offset by the decreases in operating and capital grants and contributions of (\$1.60) million, and intergovernmental revenue of (\$0.66) million. The decrease in expenses in comparison to last year was (\$1.74) million, resulting from decreases in the following: public safety (\$1.33) million, transportation (\$0.92) million, economic environment (\$1.23) million, culture and recreation (\$0.07) million, and (\$0.06) million in interest on long-term debt offset by the increase in general government expenses of \$1.87 million.
- Business-type funds revenues were \$28,979,570, an increase of 1.74% or \$495,489 and expenses were \$28,979,745 an increase of 10.59% or \$2,774,701 before transfers in of \$862,034. Expenses negligibly exceeded revenue before transfers in. The increase in revenue from the prior year is attributable to the increase in charges for services of \$0.60 million, offset by the decrease in operating grants and contributions of (\$0.10) million. The \$2.77 million increase in expenses in comparison to the prior year is attributable to increases in the following: \$1.55 million in solid waste, \$0.04 million in marina, \$0.83 million in sunrise theatre, and \$0.56 million in animal center million offset by decreases in stormwater of (\$0.08) million and (\$0.13) million in building department.
- At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of \$46,908,604 an increase of \$3,353,140. The net increase is a result of the following fund balance changes: the general fund increase of \$1.42 million, the special revenue funds increase of \$2.23 million, including \$1.81 million increase in the community redevelopment agency, \$1.39 million increase in the road impact fee fund, and (\$0.11) million decrease in the half-cent infrastructure fund; offset by the decrease of (\$0.30 million) in the debt service funds.

The long-term debt, net of current portion, of the City on 9/30/24 was \$43,570,008, a decrease of \$6.76 million or 13.42%. The debt services requirements were met financially.

## **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all the City's assets plus deferred outflows of resources and liabilities plus deferred inflow of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused sick leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, transportation, economic environment, culture and recreation, and interest on long-term debt. The business-type activities include refuse collection, a marina, a golf course, a theatre, a stormwater utility, an animal center, and building fund.

**Fund financial statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a

government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

**Proprietary funds.** The City maintains one of the two different types of proprietary funds.

**Enterprise funds** are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains seven enterprise funds to account for the following operations: a solid waste collection and disposal system, a marina, a golf course, a theatre, a stormwater utility, an animal center, and a building fund.

**Fiduciary funds** are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's compliance with its General Fund budget and the City's progress in funding its obligation to provide pension benefits to its employees. The combining and individual fund statements are included along with statistical, historic and trend information about the government's operations.

### **Government-wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$167,880,480 at the close of the most recent fiscal year.

Approximately 80% of the City's net position reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

### City of Fort Pierce Net Position - FY 2024 and 2023

	<b>Governmental</b>		<b>Business Type</b>		<b>Total</b>	
	<u>Activities</u>		<u>Activities</u>			
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Current and other Assets	60,093,154	57,528,805	21,171,702	19,569,210	81,264,856	77,098,015
Capital Assets	105,363,498	104,289,960	81,087,348	82,728,542	186,450,846	187,018,502
<b>Total Assets</b>	<b>165,456,652</b>	<b>161,818,765</b>	<b>102,259,050</b>	<b>102,297,752</b>	<b>267,715,702</b>	<b>264,116,517</b>
Deferred Outflows	6,214,413	17,087,118	905,041	2,469,977	7,119,454	19,557,095
Long-term Liabilities O/S	60,175,830	80,119,823	14,889,610	18,455,033	75,065,440	98,574,856
Other Liabilities	16,728,892	17,501,549	4,629,678	4,347,509	21,358,570	21,849,058
<b>Total Liabilities</b>	<b>76,904,722</b>	<b>97,621,372</b>	<b>19,519,288</b>	<b>22,802,542</b>	<b>96,424,010</b>	<b>120,423,914</b>
Deferred Inflows	6,476,106	1,509,505	4,054,560	3,236,803	10,530,666	4,746,308
Net Position:						
Net Invested in Capital Assets	65,549,261	58,891,812	69,273,270	68,842,781	134,822,531	127,734,593
Restricted	31,178,924	29,265,594	-	-	31,178,924	29,265,594
Unrestricted	(8,437,948)	(8,382,400)	10,316,973	9,885,603	1,879,025	1,503,203
<b>Total Net Position</b>	<b>88,290,237</b>	<b>79,775,006</b>	<b>79,590,243</b>	<b>78,728,384</b>	<b>167,880,480</b>	<b>158,503,390</b>

The City's net position increased by \$9,377,090 during the fiscal year. The net position of the Governmental Funds increased by \$8.52 million and business type funds increased by \$0.86 million. Assets of the Governmental Funds increased \$3.64 million, and liabilities decreased by (\$20.72) million. Deferred outflows of the Governmental Funds decreased by (\$10.87) million and deferred inflows increased by \$4.97 million. In the enterprise funds, the assets decreased (0.04%) or approximately \$0.04 million and liabilities decreased (14.40%) or approximately (\$3.28) million. Deferred outflows of the enterprise funds decreased by (\$1.56) million and deferred inflows increased by \$0.82 million.

### City of Fort Pierce Statement of Activities - FY 2024 and 2023

	<b>Governmental</b>		<b>Business Type</b>		<b>Total</b>	
	<u>Activities</u>		<u>Activities</u>			
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Revenues						
Program Revenues						
Charges for Services	17,886,563	16,747,148	28,900,063	28,298,521	46,786,626	45,045,669
Operating grants and Contributions	2,713,702	4,109,140	67,981	172,660	2,781,683	4,281,800
Capital Grants and Contributions	123,014	325,818	-	-	123,014	325,818
General Revenues:						
Ad Valorem Taxes	26,236,259	22,365,567	-	-	26,236,259	22,365,567
Other Taxes	8,139,424	7,847,251	-	-	8,139,424	7,847,251
Unrestricted grants and contributions	-	-	-	-	-	-
Intergovernmental	8,276,343	8,933,844	-	-	8,276,343	8,933,844
Miscellaneous	2,030,555	1,423,551	-	-	2,030,555	1,423,551
Contributions from Component Units	7,467,922	6,758,421	-	-	7,467,922	6,758,421
Unrestricted investment earnings	39,685	43,100	11,526	12,900	51,211	56,000
<b>Total Revenues</b>	<b>72,913,467</b>	<b>68,553,840</b>	<b>28,979,570</b>	<b>28,484,081</b>	<b>101,893,037</b>	<b>97,037,921</b>

**City of Fort Pierce Statement of Activities - FY 2024 and 2023 (Cont.)**

	<u>Governmental</u>		<u>Business Type</u>		<u>Total</u>	
	<u>Activities</u>		<u>Activities</u>			
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Expenses						
General government	21,270,450	19,403,849	-	-	21,270,450	19,403,849
Public safety	24,355,532	25,684,922	-	-	24,355,532	25,684,922
Transportation	7,835,276	8,754,395	-	-	7,835,276	8,754,395
Economic Environment	4,435,449	5,660,989	-	-	4,435,449	5,660,989
Culture & recreation	4,071,119	4,138,535	-	-	4,071,119	4,138,535
Interest on long-term debt	1,568,376	1,632,918	-	-	1,568,376	1,632,918
Solid Waste	-	-	9,580,772	8,035,716	9,580,772	8,035,716
Marina	-	-	5,573,122	5,527,889	5,573,122	5,527,889
Stormwater	-	-	3,002,776	3,085,038	3,002,776	3,085,038
Golf Course	-	-	1,702,314	1,698,507	1,702,314	1,698,507
Sunrise Theatre	-	-	4,627,209	3,788,428	4,627,209	3,788,428
Animal Center	-	-	1,488,537	932,008	1,488,537	932,008
Building Department	-	-	3,005,015	3,137,458	3,005,015	3,137,458
Total Expenses	<u>63,536,202</u>	<u>65,275,608</u>	<u>28,979,745</u>	<u>26,205,044</u>	<u>92,515,947</u>	<u>91,480,652</u>
Increase (Decrease) in net position						
before transfers	9,377,265	3,278,232	(175)	2,279,037	9,377,090	5,557,269
Transfers In (Out)	<u>(862,034)</u>	<u>71,592</u>	<u>862,034</u>	<u>(71,592)</u>	<u>-</u>	<u>-</u>
Changes in net position	8,515,231	3,349,824	861,859	2,207,445	9,377,090	5,557,269
Net Position – Beginning	<u>79,775,006</u>	<u>76,425,182</u>	<u>78,728,384</u>	<u>76,520,939</u>	<u>158,503,390</u>	<u>152,946,121</u>
Net Position – Ending	<u>88,290,237</u>	<u>79,775,006</u>	<u>79,590,243</u>	<u>78,728,384</u>	<u>167,880,480</u>	<u>158,503,390</u>

**Governmental activities.** Governmental activities accounted for a positive increase of \$8,515,231 in net position of the City.

Revenues increased \$4.36 million or 6.36% in Fiscal Year 2024. There are increases in several categories. Charges for services increased \$1.14 million in relation to the increase in tax incremental financing offset by the decrease in impact fees. Property values continue to increase, resulting in an increase of \$3.87 million in ad valorem revenue. Other taxes increased by \$0.29 million in relation to an increase in communication and utility taxes. Miscellaneous revenue increased \$0.61 million relating to reimbursements, and settlements. Contributions from component unit increased by \$0.71 million in direct relation to unit’s increase in revenues. The above increase to revenue is offset by a (\$1.60) million decrease in capital / operating grants and contributions mainly relating to decreased recognition of revenue for the American Rescue Plan, the Community Block Grant, and the expiration of the COPS hiring grant. Intergovernmental revenues decreased by (\$0.66) million relating to the infrastructure sales tax, and the half cent sales tax.

The (2.66%) or (\$1.74) million decrease in expenses was attributed to decreases in the following categories: public safety (\$1.33) million decrease in relation to the netting of the increase in wages and benefits offset by the reduction in pension benefit liabilities; transportation (\$0.92) million

decrease relating to an decrease in pension benefit liabilities, contractual services, utilities and road supplies; economic environment (\$1.23) million decrease relating to decrease in grants and aid awarded to recipients and a decrease in contractual services; culture and recreation (\$0.07) million decrease in relation to the netting of the increase in wages and benefits and contractual services offset by the reduction in pension benefit liabilities; and (\$0.06) million decrease in interest on long-term debt. The above decreases in expenses are offset by \$1.87 million increase in general government relating to the netting of the increase in tax incremental financing, wages and benefits, contractual services and aid and sponsorships offset by the reduction in pension benefit liabilities.

**Business-type activities.** The business-type activities include the activities of a solid waste operation, city marina, stormwater utility program, golf course, theatre, animal center and the building department. Combined business type revenues increased \$0.50 million relating to an increase in charges for services of \$0.60 million and a decrease of (\$0.10) million in operating and capital grants. Combined expenses increased \$2.77 million for the following business-type activities: solid waste operations \$1.55 million, marina \$0.04, theatre \$0.83 million, and animal center \$0.56 million; netting with decreased expenses of (\$0.08) for stormwater utility and (\$0.13) million for building department operations. Expense for the Golf Course increased negligibly.

### **Financial Analysis of the Government's Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of a fiscal year.

The City maintains twenty-seven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund, the Community Redevelopment Agency Fund, the Road Impact Fee Fund, and the Half-Cent Infrastructure Fund. As of the end of the current fiscal year, the City's *governmental funds* reported combined ending fund balances of \$46,908,604 an increase of \$3,353,140 in comparison with the prior year. The non-spendable portion is \$753,190, restricted is \$31,178,924, \$6,121,676 is assigned and \$8,854,814 is unassigned and available for spending at the government's discretion.

The *general fund* is the chief operating fund of the City. The ending fund balance in 2024 is \$15,472,140 which increased \$1.42 million. The 10.07% increase relates to increases in taxes while maintaining balanced control over expenditures. Ad valorem taxes increased as a result of the approximate 12% increase in taxable values driven by the addition on the tax roll of the new construction. Communication and utility taxes also increased because of the increased usage due to new construction and hotter temperatures. The nonspendable and assigned portions increased \$0.12 million and \$0.65 million respectively, which represents an increase in prepaid expenses relating to insurance premiums and an increase in budget appropriations respectively. The unassigned portion increased \$0.65 million.

The debt service ending fund balance in 2024 is \$1,892,701 a decrease of (\$0.30) million, which represents the reduction of cash used for payment of principal and interest on debt.

The fund balance in the special revenue funds at 9/30/2024 is \$9,421,155 the fund balance is restricted for special purposes and projects. The decrease of (\$0.85) million in fund balance relates to a combination of the 17% decrease in impact fees received in relation to the slight reduction in construction in reaction to the high interest rates and the loss of revenue (approximately \$0.30 million) from the expiration of a parks assessment.

The city accounts for the community redevelopment agency fund as a special revenue fund. The activity in this fund represents redevelopment activities for certain areas existing in the City of Fort Pierce. The ending fund balance in 2024 is \$6,365,990, an increase of \$1.81 million from the prior year. The increase in fund balance is reflective in the restricted, which represents the increase in the tax incremental financing restricted for special projects. Taxable values with the City and especially in the CRA area continue to increase in response to construction and CRA activities. The values basis for the increment funding increased approximately 26%.

The city accounts for the road impact fee fund as a special revenue fund. The activity in this fund represents activities relating to road impact fee collections and expenses within the City of Fort Pierce. The ending fund balance in 2024 is \$7,612,721 an increase of \$1.39 million from the prior year. The increase in fund balance is reflective in the restricted, which represents the decrease in the expenditure on restricted road projects. During FY 2024 the use of restricted funds on major road projects was still in the planning stage, whereas in the prior fiscal year six road projects were completed.

The city accounts for the half-cent infrastructure fund as a special revenue fund. The activity in this fund represents activities relating to half-cent infrastructure sales tax collections and expenses. The ending fund balance in 2024 is \$6,143,897, a decrease of (\$0.11) million from the prior year. The decrease in fund balance is reflective in the restricted, which represents the use of restricted fund balance for infrastructure projects.

Business Type Funds. The enterprise funds have a combined unrestricted net position of \$10,316,973. Combined net investment in capital assets is \$69,273,270. There is no restricted fund balance. The combined net position totals \$79,590,243. The increase in net position of \$0.86 million compared to the prior year is reflective of the combined (\$1.22) million operating loss in solid waste operations, marina, golf course, sunrise theatre, and animal center offset by the combined \$2.08 million operating gain in stormwater utility and building department.

### **General Fund Budgetary Highlights**

The General Fund 2024 budget revenue was \$59,487,439 the amount realized was \$61,668,473, an increase of \$2,181,034 or 3.67%. The expenditure budget was \$58,887,437 and the actual amount was \$60,252,977, an increase of \$1,365,540 or 2.32%. All the budget numbers are presented without the netting of transfers in this section. Differences between the original and final revenue and expenditure budget increased fund balance by \$1,415,496; listed below are the major notable amendments:

- \$1,352,202 or 4.09% increase in taxes; increases in ad valorem taxes \$353,678, local option taxes \$77,410 and utility and other taxes \$921,114.
- \$137,514 or 17.48% decrease in other licenses and permits; \$12,024 increase in right to use license, decreases in other fees of \$149,538 relating mainly to site plan and planning revenue.

- \$491,181 or 5.49% net increase in intergovernmental revenue; \$96,445 decrease in state and federal grants relating to recovery funds, \$470,943 increase in state shared revenue, relating mainly to the revenue share and the half cent infrastructure sales tax, \$119,934 more in state retirement contribution, net \$3,251 decrease in payments in lieu and other intergovernmental.
- \$17,474 or 2.94% net decrease in charges for services: \$21,542 decrease in general government relating to research fees and youth activities, \$18,493 decrease in physical environment relating to local citations and \$22,561 increase in economic environment relating to vacation rental registration fees.
- \$155,525 or 58.69% increase in fines and forfeitures relating to an increase in code violations.
- \$337,114 net increase in other revenues and other financing sources; \$3,204 increase in rents received, \$143,487 increase in special assessment relating to payment of liens, \$271,397 increase in other miscellaneous revenues mainly from settlements and reimbursements, and \$745,183 in loan proceeds relating to leased equipment offset by, \$517,046 decrease in contribution from component unit, \$5,222 decrease in investment income, \$67,814 decrease in administrative and contractual, \$199,130 decrease in reimbursements by other funds, and \$36,945 decrease in transfers from other funds.
- \$1,365,540 or 2.32% net increase in expenditures from various departments and transfers. The major increases were: \$241,692 in Human Resources related to increased personnel services and benefits, contract labor and legal fees; \$487,237 increase in Public Works relating to personnel services and benefits, contractual services and supplies; \$595,499 net increase in Public Safety relating to an increase in personnel services and benefits, uniforms and supplies offset by a decrease in code enforcement clean & safe supplies; \$293,028 increase in Culture and recreation relating to contract services; \$2,954,658 increase in transfers out relating to transfers to restricted revenue for infrastructure sales transfer tax.
- The above increases from budget were offset by decreases from budget for the following: Administration \$1,936,505 decrease primarily relating to insurance premiums, unused budget contingency and budgeted capital outlay projects which had not begun; \$455,922 decrease in MIS relating personnel services and benefits and consulting fees; \$121,739 in City Attorney relating to personnel services and benefits and professional services; \$81,933 decrease in Planning relating to personnel services and benefits and professional services; \$539,024 decrease in Transportation relating to personnel services and benefits, and supplies. The remaining departments operated slightly over or under budget, netting to a decrease of \$71,451.

## Capital Asset and Debt Administration

**Capital assets.** The City’s investments in *capital assets* for its governmental and business type activities as of September 30, 2024, amounts to \$186,450,846 (this is net of accumulated depreciation). Significant additions during the year included automotive diagnostic tools in the Public works department, elevator and fire system improvements in City owned buildings, the addition of 16 new fleet vehicles, public safety boats , public safety investigative cameras and equipment, replacement of playground equipment, fuel dispenser replacement at the marina, solid waste refuse truck, 2 street sweeper vehicles, sound equipment for the theatre, modular clinic for the animal shelter, and the completion and initiation of new infrastructure improvements and engineering projects. Notable disposals consisted of tracts of land, old computer equipment, and old vehicles, See Note H for detailed information on the primary government’s Capital Assets.

City of Fort Pierce Capital Assets - FY 2024 and 2023 (net of depreciation)						
	<u>Governmental Activities</u>		<u>Business Type Activities</u>		<u>Total</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	Land & CIP	28,600,661	24,455,329	1,626,284	1,186,487	30,226,945
Buildings	22,020,341	23,154,116	5,483,841	6,066,040	27,504,182	29,220,156
Improvements Other than Buildings	29,769,104	28,846,370	71,148,960	73,143,931	100,918,064	101,990,301
Machinery & Equipment	7,567,433	9,300,354	2,828,263	2,332,084	10,395,696	11,632,438
Infrastructure	17,405,959	18,533,791	-	-	17,405,959	18,533,791
<b>Total</b>	<b>105,363,498</b>	<b>104,289,960</b>	<b>81,087,348</b>	<b>82,728,542</b>	<b>186,450,846</b>	<b>187,018,502</b>

**Debt.** At the end of the current fiscal year, the City had total long-term debt outstanding, net of current portion of \$43,570,008.

City of Fort Pierce Outstanding Debt Revenue Bonds, Revenue Notes, and Intergovernmental Notes						
	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	Revenue bonds, revenue notes, intergovernmental notes	38,356,785	43,707,585	11,474,103	12,998,191	49,830,888
Less current portion	(4,702,627)	(4,851,012)	(1,558,253)	(1,529,396)	(6,260,880)	(6,380,408)
Long-term debt, net of current portion	<u>33,654,158</u>	<u>38,856,573</u>	<u>9,915,850</u>	<u>11,468,795</u>	<u>43,570,008</u>	<u>50,325,368</u>

The City's long-term debt, net of current portion debt decreased during the year by \$6.76 million. The Notes to the Financial Statements (Note J) has additional information on all debt activity.

All bonded debt is insured and carries ratings from Moody's of Aa3 issuer rating, as of September 30, 2024. No direct ad valorem tax-supported debt exists currently.

### **Economic Factors and Next Year's Budgets and Rates**

The budget process for the 2025 budget began with a 9.82% increase or \$5,780,665 in the General Fund Budget, of which \$600,000 was restricted, the budget is balanced at \$64,668,104.

Some of the significant factors considered in preparing the City's Annual General Fund Budget for Fiscal Year 2025, that caused and closed the budget gap are listed below:

- In the General Fund, the City's taxable valuation is \$4,256,844,091 compared to last year's final valuation of \$3,900,245,086. This represents an increase of approximately 9.1% or \$356,599,005 in taxable values. This increase in property values and the City Commission electing to maintain the millage rate at 6.9000 helped to balance the budget. Maintaining the millage rate, generated \$3.39 million in property tax revenue, of which \$600,000 was restricted to be used to finance future capital projects and purchases.
- The City budgeted an increase in general sales and use tax and franchise tax of \$0.48 million. This year's budget was increased to reflect the trend.
- The City budgeted a decrease of \$0.06 million in licenses and permits \$0.03 million relating to planning and zoning fees, and \$0.03 million decrease relating to other fees and permits.
- The City budgeted an increase of \$0.05 million in intergovernmental revenues relating to state revenue share.
- The City budgeted an increase of \$0.06 million in charges for services. \$0.05 million relating to vacation and space rental and \$0.01 million relating to administrative charges for lien reductions.
- The City budgeted an increase of \$0.06 million in fines and forfeitures. \$0.13 million relating to property code violations and \$0.01 million related to alarm violations offset by a \$0.08 million decrease in nuisance fines.
- The City budgeted an increase of \$0.02 million in miscellaneous revenues relating to rental income and wellness incentive.
- The City budgeted an increase of \$1.78 million administrative and miscellaneous reimbursements, interfund transfers and contributions from Enterprise Funds. \$0.17 million relating to administrative and miscellaneous reimbursements, \$0.02 million relating to contributions from Enterprise Fund and \$1.59 million relating to interfund transfers.

- The 2024 General Fund budget includes an increase of \$3.95 million in personnel costs and benefits relating to the addition of positions, raises, and changes in benefits. The budget contains the addition of 7 positions: 1 in city manager, 1 in city attorney, 1 in human resources, 1 in code enforcement, 2 in the police department, and 1 position in the leisure services department. Budgeted pay increases include a 5% cost-of-living increase for all non-bargaining employees and Teamsters represented employees and an 8% cost-of-living increase for sworn officers. The budgeted retirement rate for general members increased 1.01%, Police officers' budgeted retirement rate increased 1.24%. Budgeted health insurance premiums and dental insurance premiums increased 4.9% and 10% respectively.
- The City budgeted an increase of \$1.36 million relating to operating expenses. \$0.69 million relating to the tax incremental financing expense; \$0.08 million in information technology relating to communications and software maintenance; \$0.14 million in police relating to crime lab costs, fuel costs, military supplies, and uniforms; \$0.11 million in public works relating to utilities; \$0.06 million in engineering relating to contractual services and signal maintenance, and \$0.25 million in administration relating to insurance, and utilities. Other departmental budgeted expenses remain consistent with a net increase of \$0.03 million.
- The 2025 budget (General Fund) included an increase of \$0.14 million in capital outlay relating to infrastructure improvements and capital improvements.
- The City budgeted an increase of \$0.13 million in grants and aid relating to the increase in community sponsorship.
- The City budgeted an increase of \$0.20 million in transfers to other funds. Increase in transfers to special revenue funds and animal center of \$0.25 offset by \$0.05 decrease in transfers to debt service funds.
- The Fort Pierce Redevelopment Agency budget increased \$1.38 million from the prior year. The tax increment financing (TIF) continues to increase. The increase in property tax values and maintaining the millage rate resulted in an increase of \$1.34 million; \$13.24 million up from \$11.90 million. The budget also includes an increase in rental revenue and miscellaneous revenue of \$0.04 million. Prior to fiscal year 2109 the Fort Pierce Redevelopment Agency budget was unable to support several special projects under historic preservation and restoration; funding for neighborhood and business grants; and other cultural and community events and functions. To help balance the budget, during those years transfers from General Fund were used. In FY 2025, because of the increase in tax revenues, no transfer was budgeted.
- In 2025 the Fort Pierce Redevelopment Agency budgeted operating expenses increased by \$0.69 million. The increase in budgeted operating expense relates to \$0.44 million increase in contractual fees and consulting services, \$0.16 million increase in contingency expenses, a \$0.08 million increase in insurance, utilities, and

rental expenses and \$.01 million increase in miscellaneous expenses, and travel and education expenses. The Agency budgeted a decrease in capital outlay of \$1.77 million. The Fort Pierce Redevelopment Agency budget included an increase of \$1.19 million in other programs and projects relating to the grant programs for business façade improvements, funding for school resources officers, special police details, and youth activities. In FY 2025 the budget included an increase of \$1.27 million in transfers; \$0.73 million relating to debt payments for maturity of debt, and an increase of \$0.54 million in transfers to other funds.

- As for the business-type activities, the Marina, Solid Waste, Stormwater Utility, and Building Department, had to make up their budget shortfalls by appropriating retained earnings of \$1,357,024, \$702,859, \$66,755, and \$1,373,847 respectively in FY 2025. The Golf Course, Sunrise Theatre and Animal Center were able to sufficiently fund their budgets with budgeted revenues.

### **Requests for Information**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information in this report or requests for additional financial information should be addressed to the Finance Director, 100 North US 1, P. O. Box 1480, Fort Pierce, Florida 34954.

## BASIC FINANCIAL STATEMENTS

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## GOVERNMENT-WIDE FINANCIAL STATEMENTS

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City of Fort Pierce, Florida  
**STATEMENT OF NET POSITION**  
September 30, 2024

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
<b>ASSETS</b>				
Current assets:				
Cash and investments	\$ 53,956,324	\$ 13,723,844	\$ 67,680,168	\$ 33,405,164
Receivables (net of allowance for uncollectibles)	1,139,199	2,537,549	3,676,748	43,478,086
Lease receivable	112,948	33,231	146,179	-
Due from component unit	392,623	818,111	1,210,734	-
Due from other governments	1,688,763	15,761	1,704,524	698,532
Inventories and other current assets	753,190	381,312	1,134,502	16,585,007
Restricted Assets:				
Temporarily restricted:				
Cash and investments	56,403	271,313	327,716	33,946,262
Total current assets	<u>58,099,450</u>	<u>17,781,121</u>	<u>75,880,571</u>	<u>128,113,051</u>
Noncurrent assets:				
Prepaid Insurance	14,655	7,320	21,975	-
Notes receivable	1,536,216	-	1,536,216	-
Lease receivable	442,833	3,383,261	3,826,094	-
Restricted cash	-	-	-	74,335,874
FMPA working capital receivable	-	-	-	1,918,608
Preliminary surveys	-	-	-	41,975
Capital assets, not being depreciated:				
Land	22,889,383	674,008	23,563,391	9,526,000
Construction in progress	5,711,278	952,276	6,663,554	100,210,521
Capital assets (net of accumulated depreciation/amortization):				
Buildings	44,020,793	17,929,814	61,950,607	-
Improvements other than buildings	59,815,582	111,912,529	171,728,111	-
Equipment	29,239,383	14,852,672	44,092,055	-
Infrastructure	108,924,361	-	108,924,361	522,107,117
Accumulated depreciation/amortization	<u>(165,237,282)</u>	<u>(65,233,951)</u>	<u>(230,471,233)</u>	<u>(332,169,341)</u>
Total noncurrent assets	<u>107,357,202</u>	<u>84,477,929</u>	<u>191,835,131</u>	<u>375,970,754</u>
Total assets	<u>\$ 165,456,652</u>	<u>\$ 102,259,050</u>	<u>\$ 267,715,702</u>	<u>\$ 504,083,805</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred charge on refunding	1,333,258	142,821	1,476,079	384,826
Pensions	4,622,552	709,809	5,332,361	2,595,764
Other post employment benefits	258,603	52,411	311,014	297,891
Total deferred outflows of resources	<u>6,214,413</u>	<u>905,041</u>	<u>7,119,454</u>	<u>3,278,481</u>

The accompanying notes are an integral part of this statement.

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
<b>LIABILITIES</b>				
Current liabilities:				
Accounts payable and accrued liabilities	\$ 3,709,977	\$ 1,820,169	\$ 5,530,146	\$ 18,423,694
Unearned revenue	5,818,856	504,391	6,323,247	-
Accrued compensated absences	500,468	92,760	593,228	308,000
Financed Purchases-current	-	193,126	193,126	-
Lease liability and SBITA's-current	1,190,382	171,724	1,362,106	139,389
Due to other governments	445,451	-	445,451	1,210,734
Notes and revenue bonds-current	4,702,627	1,558,253	6,260,880	5,628,000
Accrued interest payable	304,728	17,942	322,670	3,367,708
Liabilities payable from restricted assets:				
Customer deposits	56,403	271,313	327,716	9,775,368
Total current liabilities	16,728,892	4,629,678	21,358,570	38,852,893
Noncurrent liabilities:				
Notes and bonds payable, net	33,654,158	9,915,850	43,570,008	157,742,159
Lease liability and SBITA's	1,600,328	117,946	1,718,274	83,598
Accrued compensated absences	3,733,834	600,895	4,334,729	3,021,227
Other post employment benefits	2,058,333	417,162	2,475,495	1,457,181
Net Pension Liability	19,129,177	3,837,757	22,966,934	16,530,703
Total noncurrent liabilities	60,175,830	14,889,610	75,065,440	178,834,868
Total liabilities	76,904,722	19,519,288	96,424,010	217,687,761
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Payments received in advance	-	-	-	11,201,565
Lease	491,751	3,013,610	3,505,361	-
Pensions	5,567,666	956,500	6,524,166	4,738,911
Other post employment benefits	416,689	84,450	501,139	8,669
Total deferred inflows of resources	6,476,106	4,054,560	10,530,666	15,949,145
<b>NET POSITION</b>				
Net Invested in capital assets	65,549,261	69,273,270	134,822,531	171,275,678
Restricted for:				
Capital improvement	20,629,175	-	20,629,175	15,175,004
Redevelopment projects	6,287,784	-	6,287,784	-
Other	2,369,264	-	2,369,264	-
Debt service	1,892,701	-	1,892,701	3,376,825
Unrestricted	(8,437,948)	10,316,973	1,879,025	83,897,873
Total net position	\$ 88,290,237	\$ 79,590,243	\$ 167,880,480	\$ 273,725,380

City of Fort Pierce, Florida  
**STATEMENT OF ACTIVITIES**  
Year ended September 30, 2024

Functions/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 21,270,450	\$ 2,207,863	\$ 869,064	\$ -
Public safety	24,355,532	826,954	250,528	107,074
Transportation	7,835,276	1,401,645	-	15,940
Economic environment	4,435,449	13,175,498	1,594,110	-
Culture and recreation	4,071,119	274,603	-	-
Interest on long-term debt	1,568,376	-	-	-
Total governmental activities	<u>63,536,202</u>	<u>17,886,563</u>	<u>2,713,702</u>	<u>123,014</u>
Business-type activities:				
Solid waste	9,580,772	10,068,609	-	-
Marina	5,573,122	5,356,019	-	-
Storm Water	3,002,776	3,421,191	-	-
Golf Course	1,702,314	1,484,414	-	-
Sunrise Theatre	4,627,209	3,860,591	67,981	-
Animal Adoption Center	1,488,537	99,075	-	-
Building Fund	3,005,015	4,610,164	-	-
Total business-type activities	<u>28,979,745</u>	<u>28,900,063</u>	<u>67,981</u>	<u>-</u>
Total primary government	<u>\$ 92,515,947</u>	<u>\$ 46,786,626</u>	<u>\$ 2,781,683</u>	<u>\$ 123,014</u>
<b>Component units:</b>				
Fort Pierce Utilities Authority	\$ 118,157,003	\$ 127,857,133	\$ 28,774,522	\$ 10,571,760
Total component units	<u>\$ 118,157,003</u>	<u>\$ 127,857,133</u>	<u>\$ 28,774,522</u>	<u>\$ 10,571,760</u>
General revenues:				
Ad valorem taxes				
General sales and use taxes				
Utility service and franchise taxes				
State revenue sharing-unrestricted				
Additional one cent sales taxes				
Insurance premium tax				
Contributions from component unit				
Miscellaneous				
Unrestricted investment earnings				
Transfers				
Total general revenues, and transfers				
Change in net position				
Net position - beginning				
Net position - ending				

The accompanying notes are an integral part of this statement.

<b>Net (expense) Revenue and Change in Net Position</b>			
<b>Primary Government</b>			<b>Component Unit</b>
<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	<b>Fort Pierce Utilities Authority</b>
\$ (18,193,523)	\$ -	\$ (18,193,523)	\$ -
(23,170,976)	-	(23,170,976)	-
(6,417,691)	-	(6,417,691)	-
10,334,159	-	10,334,159	-
(3,796,516)	-	(3,796,516)	-
(1,568,376)	-	(1,568,376)	-
<u>(42,812,923)</u>	<u>-</u>	<u>(42,812,923)</u>	<u>-</u>
-	487,837	487,837	-
-	(217,103)	(217,103)	-
-	418,415	418,415	-
-	(217,900)	(217,900)	-
-	(698,637)	(698,637)	-
-	(1,389,462)	(1,389,462)	-
-	1,605,149	1,605,149	-
-	(11,701)	(11,701)	-
<u>\$ (42,812,923)</u>	<u>\$ (11,701)</u>	<u>\$ (42,824,624)</u>	<u>\$ -</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 49,046,412</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 49,046,412</u>
\$ 26,236,259	\$ -	\$ 26,236,259	\$ -
2,432,410	-	2,432,410	-
5,707,014	-	5,707,014	-
2,229,151	-	2,229,151	-
5,472,258	-	5,472,258	-
574,934	-	574,934	-
7,467,922	-	7,467,922	(7,467,922)
2,030,555	-	2,030,555	7,140
39,685	11,526	51,211	7,304,662
(862,034)	862,034	-	-
<u>51,328,154</u>	<u>873,560</u>	<u>52,201,714</u>	<u>(156,120)</u>
8,515,231	861,859	9,377,090	48,890,292
79,775,006	78,728,384	158,503,390	224,835,088
<u>\$ 88,290,237</u>	<u>\$ 79,590,243</u>	<u>\$ 167,880,480</u>	<u>\$ 273,725,380</u>

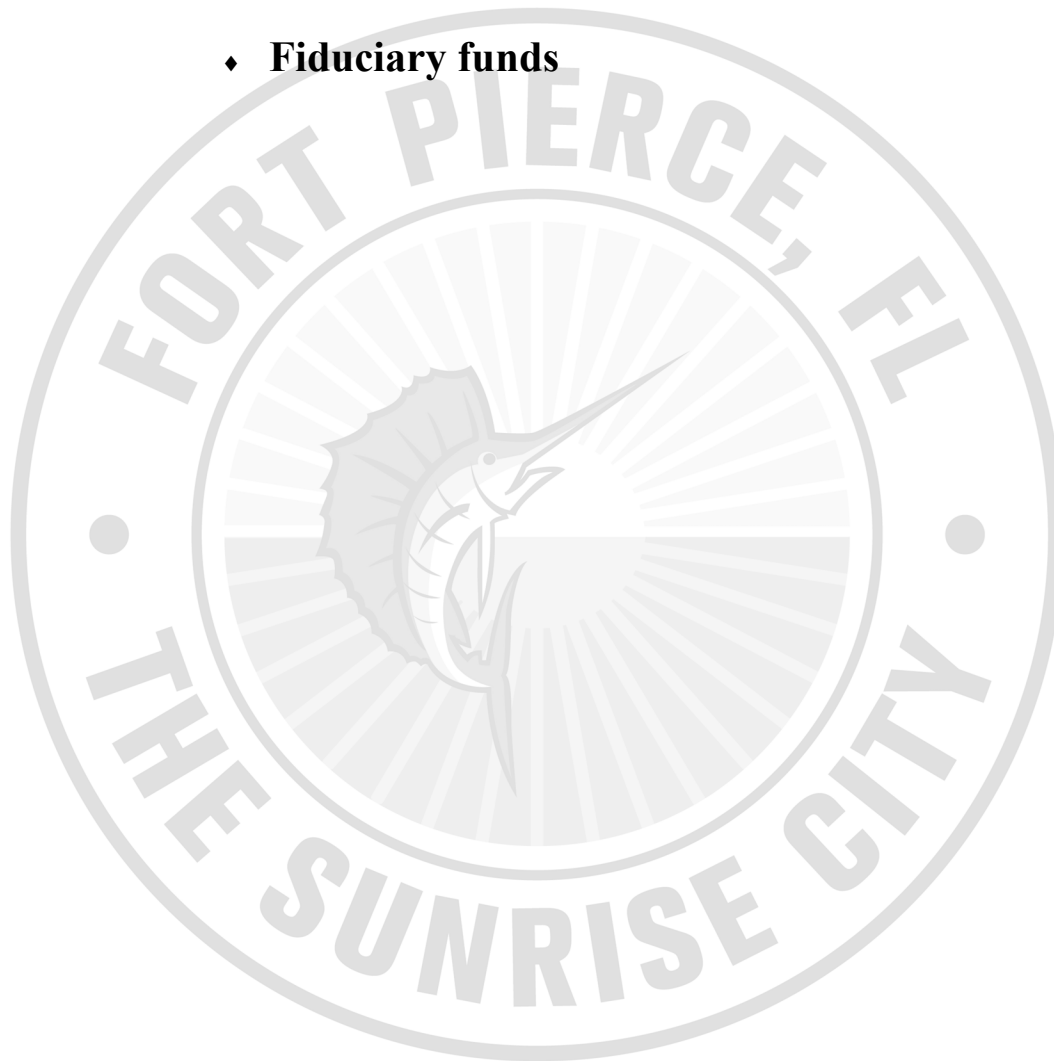
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## FUND FINANCIAL STATEMENTS

- ◆ **Governmental Funds**
- ◆ **Proprietary funds**
- ◆ **Fiduciary funds**



City of Fort Pierce, Florida  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
September 30, 2024

	General Fund	Community Redevelopment Agency	Road Impact Fee Fund
<b>ASSETS</b>			
Cash and investments	\$ 15,483,141	\$ 6,687,404	\$ 7,612,721
Accounts receivables	3,779,576	41,564	-
Liens receivables	3,787,833	181,314	-
Due from component unit	343,166	-	-
Due from other funds	583,314	-	-
Due from other governments	990,513	-	-
Prepaid items	609,436	78,206	-
Inventories	59,146	-	-
Notes receivable	-	-	-
Total assets	\$ 25,636,125	\$ 6,988,488	\$ 7,612,721
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 2,471,392	\$ 367,512	\$ -
Contracts payable - retainage	-	38,128	-
Deposits	51,803	4,600	-
Due to other funds	-	10,607	-
Revenue in advance	52,080	-	-
Total liabilities	2,575,275	420,847	-
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue	7,588,710	201,651	-
Total Deferred Inflows	7,588,710	201,651	-
<b>FUND BALANCES</b>			
Nonspendable	668,582	78,206	-
Restricted	-	6,287,784	7,612,721
Assigned	5,948,744	-	-
Unassigned	8,854,814	-	-
Total fund balances	15,472,140	6,365,990	7,612,721
Total liabilities, deferred inflows of resources, and fund balances	\$ 25,636,125	\$ 6,988,488	\$ 7,612,721

*The accompanying notes are an integral part of this statement.*

Half-Cent Infrastructure Fund	Other Governmental Funds	Totals
\$ 6,546,671	\$ 17,682,790	\$ 54,012,727
-	92,032	3,913,172
-	-	3,969,147
22,022	27,435	392,623
-	-	583,314
-	698,250	1,688,763
-	6,402	694,044
-	-	59,146
-	1,536,216	1,536,216
<u>\$ 6,568,693</u>	<u>\$ 20,043,125</u>	<u>\$ 66,849,152</u>

\$ 309,278	\$ 853,600	\$ 4,001,782
115,518	-	153,646
-	-	56,403
-	572,707	583,314
-	5,766,776	5,818,856
<u>424,796</u>	<u>7,193,083</u>	<u>10,614,001</u>

-	1,536,186	9,326,547
-	1,536,186	9,326,547

-	6,402	753,190
6,143,897	11,134,522	31,178,924
-	172,932	6,121,676
-	-	8,854,814
<u>6,143,897</u>	<u>11,313,856</u>	<u>46,908,604</u>

<u>\$ 6,568,693</u>	<u>\$ 20,043,125</u>	<u>\$ 66,849,152</u>
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City of Fort Pierce, Florida

**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO  
NET POSITION OF GOVERNMENTAL ACTIVITIES**

September 30, 2024

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Total fund balance per this statement	\$	46,908,604
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are reported in the funds. The cost of the assets is \$270,600,780 and the accumulated depreciation/amortization is \$165,237,282.		105,363,498
Long-term liabilities (lease obligations, intergovernmental notes, other post employment benefits, accrued compensated absences, and pension liability) of \$64,567,475 plus unamortized premiums of \$2,001,832 are not due and payable and therefore, are not reported in the funds.		(66,569,307)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		(304,728)
Insurance costs related to debt issuances and deferred charges on refundings are financial uses in the fund statement; for full accrual, however these expenses are reported as non-current assets in the government-wide financial statements.		1,347,913
Various receivables, (liens receivable, loans receivable, notes receivable, leases and due from other governments are not financial resources in the current period and therefore, are reported as unavailable revenue in the funds.		3,139,208
Deferred inflows related to pensions other post employment benefits, and leases are not financial resources and therefore are not reported in governmental funds		(6,476,106)
Deferred outflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in governmental funds		4,881,155
Net position of governmental activities	\$	<u>88,290,237</u>

*The accompanying notes are an integral part of this statement.*

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City of Fort Pierce, Florida  
**STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
Year ended September 30, 2024

	General Fund	Community Redevelopment Agency
<b>Revenues</b>		
Taxes	\$ 34,375,683	\$ -
Licenses and permits	649,286	6,965
Intergovernmental	9,445,181	11,874,530
Charges for services	576,676	-
Fines and forfeitures	420,525	-
Contributions from component unit	7,467,922	-
Investment income	13,278	5,893
Other	3,134,319	404,267
Total revenues	<u>56,082,870</u>	<u>12,291,655</u>
<b>Expenditures</b>		
Current		
General government	21,188,416	-
Public safety	21,242,700	-
Transportation	3,785,107	-
Economic environment	-	2,406,050
Culture and recreation	3,586,047	-
Capital outlay	1,835,995	201,725
Debt service		
Principal	-	-
Interest and fees	10	-
Other	-	-
Total expenditures	<u>51,638,275</u>	<u>2,607,775</u>
Excess of revenues over (under) expenditures	4,444,595	9,683,880
<b>Other financing sources (uses)</b>		
Transfers in	4,840,420	120,915
Inception of lease	745,183	-
Transfers out	<u>(8,614,702)</u>	<u>(7,990,494)</u>
Total other financing sources (uses)	<u>(3,029,099)</u>	<u>(7,869,579)</u>
Net change in fund balances	1,415,496	1,814,301
Fund balances - beginning of year	<u>14,056,644</u>	<u>4,551,689</u>
Fund balances - end of year	<u>\$ 15,472,140</u>	<u>\$ 6,365,990</u>

*The accompanying notes are an integral part of this statement.*

Road Impact Fee Fund	Half-Cent Infrastructure Fund	Other Governmental Funds	Totals
\$ -	\$ -	\$ -	\$ 34,375,683
-	-	445,771	1,102,022
-	-	2,009,128	23,328,839
-	-	-	576,676
-	-	-	420,525
-	-	-	7,467,922
4,172	3,911	12,431	39,685
1,401,646	808,719	1,510,076	7,259,027
<u>1,405,818</u>	<u>812,630</u>	<u>3,977,406</u>	<u>74,570,379</u>
-	-	-	21,188,416
-	-	1,524,305	22,767,005
-	-	-	3,785,107
-	-	1,917,715	4,323,765
-	-	-	3,586,047
18,667	3,634,939	1,608,634	7,299,960
-	-	6,470,744	6,470,744
-	-	1,677,934	1,677,944
-	-	1,400	1,400
<u>18,667</u>	<u>3,634,939</u>	<u>13,200,732</u>	<u>71,100,388</u>
1,387,151	(2,822,309)	(9,223,326)	3,469,991
-	2,707,486	9,198,220	16,867,041
-	-	-	745,183
-	-	(1,123,879)	(17,729,075)
<u>-</u>	<u>2,707,486</u>	<u>8,074,341</u>	<u>(116,851)</u>
1,387,151	(114,823)	(1,148,985)	3,353,140
<u>6,225,570</u>	<u>6,258,720</u>	<u>12,462,841</u>	<u>43,555,464</u>
<u>\$ 7,612,721</u>	<u>\$ 6,143,897</u>	<u>\$ 11,313,856</u>	<u>\$ 46,908,604</u>

City of Fort Pierce, Florida

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO  
THE STATEMENT OF ACTIVITIES**

Year ended September 30, 2024

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Net change in fund balances-total governmental funds	\$ 3,353,140
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation/amortization expense. This is the amount by which depreciation/amortization (\$6,176,125) exceeds capital outlay (\$7,299,960) in the current period.	1,123,835
Governmental funds report the sale of general capital assets as financial resources, the deletions of general capital assets is not reflected in the fund statement. This is the net amount of the proceeds and the adjusted basis of the assets deleted.	(50,297)
Debt issuance (\$745,183) used for lease and SBITA acquisitions are other financing sources (uses) in the governmental funds, but increase (decrease) long-term liabilities in the Statement of Net Assets.	(745,183)
Repayment of bond and note principal (\$6,470,744) are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Assets.	6,470,744
Compensated Absences of (\$410,259) reported in the Statement of Activities, do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.	(410,259)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds interest expenditures are reported when due. This is the net amount between the prior and current year.	(29,383)
Governmental funds do not recognize expenditures for the Change in Net Pension Asset/Liability and OPEB each year. This represents the change in the Net Pension Liability and OPEB in the current year.	(1,191,377)
Bond insurance costs and discounts are reported as expenditures when paid. In the Statement of Net Position these costs are amortized. Current year amortization expense was \$137,857	137,857
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This is the net amount between the prior and current year.	(143,846)
Change in Net position of governmental activities	<u>\$ 8,515,231</u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida  
**STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
GENERAL FUND**  
Year ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 33,023,481	\$ 34,375,683	\$ 34,375,683	\$ -
Licenses and permits	786,800	649,286	649,286	-
Intergovernmental	8,954,000	9,445,181	9,445,181	-
Charges for services	594,150	576,676	576,676	-
Fines and forfeitures	265,000	420,525	420,525	-
Contributions from component unit	7,984,968	7,467,922	7,467,922	-
Investment income	18,500	13,278	13,278	-
Other	2,983,175	3,134,319	3,134,319	-
Total revenues	<u>54,610,074</u>	<u>56,082,870</u>	<u>56,082,870</u>	-
<b>Expenditures</b>				
General government	24,916,822	22,978,201	22,978,201	-
Public safety	20,689,139	21,284,638	21,284,638	-
Transportation	4,324,719	3,785,695	3,785,695	-
Culture and recreation	3,296,713	3,589,741	3,589,741	-
Total expenditures	<u>53,227,393</u>	<u>51,638,275</u>	<u>51,638,275</u>	-
Excess of revenues over expenditures	1,382,681	4,444,595	4,444,595	-
<b>Other financing sources (uses)</b>				
Inception of lease	-	745,183	745,183	-
Transfers in	4,877,365	4,840,420	4,840,420	-
Transfers out	(5,660,044)	(8,614,702)	(8,614,702)	-
Total other financing sources (uses)	<u>(782,679)</u>	<u>(3,029,099)</u>	<u>(3,029,099)</u>	-
Net change in fund balances	600,002	1,415,496	1,415,496	-
Fund balance - beginning of year	<u>14,056,644</u>	<u>14,056,644</u>	<u>14,056,644</u>	-
Fund balance - end of year	<u>\$ 14,656,646</u>	<u>\$ 15,472,140</u>	<u>\$ 15,472,140</u>	<u>\$ -</u>

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
COMMUNITY REDEVELOPMENT AGENCY**

Year ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 11,899,370	\$ 11,874,530	\$ 11,874,530	\$ -
Investment income	500	5,893	5,893	-
Other	314,300	411,232	411,232	-
Total revenues	<u>12,214,170</u>	<u>12,291,655</u>	<u>12,291,655</u>	<u>-</u>
<b>Expenditures</b>				
Current				
Economic environment	2,181,892	2,406,050	2,406,050	-
Capital outlay	<u>3,300,000</u>	<u>201,725</u>	<u>201,725</u>	<u>-</u>
Total expenditures	<u>5,481,892</u>	<u>2,607,775</u>	<u>2,607,775</u>	<u>-</u>
Excess of revenues over expenditures	6,732,278	9,683,880	9,683,880	-
<b>Other financing sources (uses)</b>				
Transfers in	-	120,915	120,915	-
Transfers out	<u>(6,732,278)</u>	<u>(7,990,494)</u>	<u>(7,990,494)</u>	<u>-</u>
Total other financing sources (uses)	(6,732,278)	(7,869,579)	(7,869,579)	-
Net change in fund balances	-	1,814,301	1,814,301	-
Fund balance - beginning of year	<u>-</u>	<u>4,551,689</u>	<u>4,551,689</u>	<u>-</u>
Fund balance - end of year	<u>\$ -</u>	<u>\$ 6,365,990</u>	<u>\$ 6,365,990</u>	<u>\$ -</u>

*The accompanying notes are an integral part of this statement.*

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City of Fort Pierce, Florida  
**STATEMENT OF NET POSITION -  
 PROPRIETARY FUNDS**  
 September 30, 2024

	Business-type Activities		
	Solid Waste	Marina	Storm Water
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and investments	\$ 611,892	\$ 826,373	\$ 492,117
Receivables - net of allowances:			
Accounts	425,553	151,775	1,766,315
Unbilled services	187,488	-	-
Lease receivable	-	33,231	-
Due from component units	817,598	-	-
Due from other governments	-	-	15,761
Inventories and other current assets	127,339	76,570	-
Restricted Assets			
Cash and investments	-	212,778	-
Total current assets	<u>2,169,870</u>	<u>1,300,727</u>	<u>2,274,193</u>
<b>NON-CURRENT ASSETS</b>			
Prepaid Insurance	-	-	7,320
Lease receivable	-	3,383,261	-
Non-depreciable capital assets			
Land	-	9,197	-
Construction in progress	-	25,000	668,943
Depreciable capital assets			
Buildings	122,858	863,433	-
Improvements other than buildings	47,243	47,750,986	59,833,242
Equipment	10,491,799	232,532	1,881,047
Accumulated depreciation	<u>(9,265,333)</u>	<u>(18,554,906)</u>	<u>(23,554,994)</u>
Total non-current assets	<u>1,396,567</u>	<u>33,709,503</u>	<u>38,835,558</u>
Total assets	<u>3,566,437</u>	<u>35,010,230</u>	<u>41,109,751</u>
<b>DEFERRED OUTFLOWS</b>			
Deferred charge on refunding	-	142,821	-
Pensions	267,775	61,382	-
OPEB	21,084	5,078	-
Total deferred outflows	<u>288,859</u>	<u>209,281</u>	<u>-</u>

*The accompanying notes are an integral part of this statement.*

<u>Golf Course</u>	<u>Sunrise Theatre</u>	<u>Animal Adoption Center</u>	<u>Building Fund</u>	<u>Business-type Activities Totals</u>
\$ (1,916,295)	\$ 2,716,585	\$ (947,541)	\$ 11,940,713	\$ 13,723,844
-	6,418	-	-	2,350,061
-	-	-	-	187,488
-	-	-	-	33,231
-	-	-	513	818,111
-	-	-	-	15,761
46,970	110,256	2,259	17,918	381,312
-	58,535	-	-	271,313
<u>(1,869,325)</u>	<u>2,891,794</u>	<u>(945,282)</u>	<u>11,959,144</u>	<u>17,781,121</u>
-	-	-	-	7,320
-	-	-	-	3,383,261
314,811	350,000	-	-	674,008
-	-	258,333	-	952,276
884,176	16,059,347	-	-	17,929,814
2,774,831	419,218	-	1,087,009	111,912,529
1,124,024	223,524	11,465	888,281	14,852,672
<u>(2,990,889)</u>	<u>(10,107,350)</u>	<u>(2,866)</u>	<u>(757,613)</u>	<u>(65,233,951)</u>
<u>2,106,953</u>	<u>6,944,739</u>	<u>266,932</u>	<u>1,217,677</u>	<u>84,477,929</u>
<u>237,628</u>	<u>9,836,533</u>	<u>(678,350)</u>	<u>13,176,821</u>	<u>102,259,050</u>
-	-	-	-	142,821
49,013	57,866	62,042	211,731	709,809
3,508	4,135	3,824	14,782	52,411
<u>52,521</u>	<u>62,001</u>	<u>65,866</u>	<u>226,513</u>	<u>905,041</u>

City of Fort Pierce, Florida  
**STATEMENT OF NET POSITION- (CONTINUED)**  
**PROPRIETARY FUNDS**  
September 30, 2024

	Business-type Activities		
	Solid Waste	Marina	Storm Water
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 1,151,220	\$ 115,025	\$ 151,600
Accrued compensated absences	7,633	4,094	-
Revenue bonds and notes - current	-	499,753	1,058,500
Financed purchases - current	193,126	-	-
Lease payable and SBITA's - current	5,873	-	-
Accrued interest - revenue bonds and notes	-	17,942	-
Liabilities payable from restricted assets			
Customer deposits	-	212,778	-
Revenue in advance	-	-	-
	<u>1,357,852</u>	<u>849,592</u>	<u>1,210,100</u>
Total current liabilities			
<b>NON-CURRENT LIABILITIES</b>			
Other post employment benefits	167,819	40,420	-
Accrued compensated absences	209,184	96,568	-
Net pension liability	1,447,791	331,880	-
Lease payable and SBITA's	-	-	-
Revenue bonds and notes payable, net	-	5,491,063	4,424,787
	<u>1,824,794</u>	<u>5,959,931</u>	<u>4,424,787</u>
Total non-current liabilities			
Total liabilities	<u>3,182,646</u>	<u>6,809,523</u>	<u>5,634,887</u>
<b>DEFERRED INFLOWS</b>			
Leases	-	3,013,610	-
Pensions	360,839	82,715	-
OPEB	33,974	8,182	-
Total deferred inflows	<u>394,813</u>	<u>3,104,507</u>	<u>-</u>
<b>NET POSITION</b>			
Net invested in capital assets	1,197,568	24,478,247	33,344,951
Unrestricted	(919,731)	827,234	2,129,913
Total net position	<u>\$ 277,837</u>	<u>\$ 25,305,481</u>	<u>\$ 35,474,864</u>

*The accompanying notes are an integral part of this statement.*

				Business-type Activities Totals
Golf Course	Sunrise Theatre	Animal Adoption Center	Building Fund	
\$ 58,221	\$ 67,534	\$ 85,922	\$ 190,647	\$ 1,820,169
6,508	69,612	-	4,913	92,760
-	-	-	-	1,558,253
-	-	-	-	193,126
130,009	-	-	35,842	171,724
-	-	-	-	17,942
-	58,535	-	-	271,313
-	504,391	-	-	504,391
194,738	700,072	85,922	231,402	4,629,678
27,920	32,914	30,435	117,654	417,162
53,971	20,354	10,477	210,341	600,895
264,997	312,864	335,447	1,144,778	3,837,757
117,946	-	-	-	117,946
-	-	-	-	9,915,850
464,834	366,132	376,359	1,472,773	14,889,610
659,572	1,066,204	462,281	1,704,175	19,519,288
-	-	-	-	3,013,610
66,047	77,976	83,605	285,318	956,500
5,652	6,663	6,161	23,818	84,450
71,699	84,639	89,766	309,136	4,054,560
1,858,998	6,944,739	266,932	1,181,835	69,273,270
(2,300,120)	1,802,952	(1,431,463)	10,208,188	10,316,973
\$ (441,122)	\$ 8,747,691	\$ (1,164,531)	\$ 11,390,023	\$ 79,590,243

**STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION -  
PROPRIETARY FUNDS**

Year ended September 30, 2024

	Business-type Activities		
	Solid Waste	Marina	Storm Water
Operating revenues			
Sales and charges for services	\$ 9,987,841	\$ 3,057,194	\$ 3,381,979
Gas and oil sales	-	1,680,723	-
Other	80,768	618,102	39,212
Total operating revenues	<u>10,068,609</u>	<u>5,356,019</u>	<u>3,421,191</u>
Operating expenses			
Personal services	3,090,693	719,339	-
General and administrative	80,484	-	367,316
Cost of goods and services sold	3,938,363	1,466,371	-
Depreciation	518,253	1,106,764	1,485,037
Other operating expenses	1,944,756	2,082,115	1,018,941
Total operating expenses	<u>9,572,549</u>	<u>5,374,589</u>	<u>2,871,294</u>
Operating income (loss)	496,060	(18,570)	549,897
Non-operating revenues (expenses)			
Investment income	247	1,109	1,758
Intergovernmental	-	-	-
Interest expense	(8,223)	(198,533)	(131,482)
Total non-operating revenues (expenses)	<u>(7,976)</u>	<u>(197,424)</u>	<u>(129,724)</u>
Income (loss) before transfers and capital contributions	488,084	(215,994)	420,173
Transfers in	-	289,749	48,000
Transfers out	<u>(500,000)</u>	<u>(275,000)</u>	<u>-</u>
CHANGE IN NET POSITION	(11,916)	(201,245)	468,173
Total net position - beginning	<u>289,753</u>	<u>25,506,726</u>	<u>35,006,691</u>
Total net position - end of year	<u>\$ 277,837</u>	<u>\$ 25,305,481</u>	<u>\$ 35,474,864</u>

*The accompanying notes are an integral part of this statement.*

				Business-type Activities Totals
Golf Course	Sunrise Theatre	Animal Adoption Center	Building Fund	
\$ 1,432,967	\$ 3,805,361	\$ 68,362	\$ 4,610,164	\$ 26,343,868
-	-	-	-	1,680,723
51,447	55,230	30,713	-	875,472
<u>1,484,414</u>	<u>3,860,591</u>	<u>99,075</u>	<u>4,610,164</u>	<u>28,900,063</u>
663,388	531,678	897,274	1,929,088	7,831,460
83,945	145,702	-	-	677,447
54,860	1,294,749	-	-	6,754,343
249,019	591,697	2,293	147,198	4,100,261
635,208	2,063,136	588,970	919,645	9,252,771
<u>1,686,420</u>	<u>4,626,962</u>	<u>1,488,537</u>	<u>2,995,931</u>	<u>28,616,282</u>
(202,006)	(766,371)	(1,389,462)	1,614,233	283,781
-	1,582	-	6,830	11,526
-	67,981	-	-	67,981
(15,894)	(247)	-	(9,084)	(363,463)
<u>(15,894)</u>	<u>69,316</u>	<u>-</u>	<u>(2,254)</u>	<u>(283,956)</u>
(217,900)	(697,055)	(1,389,462)	1,611,979	(175)
-	544,785	754,500	-	1,637,034
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(775,000)</u>
(217,900)	(152,270)	(634,962)	1,611,979	861,859
(223,222)	8,899,961	(529,569)	9,778,044	78,728,384
<u>\$ (441,122)</u>	<u>\$ 8,747,691</u>	<u>\$ (1,164,531)</u>	<u>\$ 11,390,023</u>	<u>\$ 79,590,243</u>

City of Fort Pierce, Florida  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
Year ended September 30, 2024

	Business-type Activities	
	Solid Waste	Marina
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from customers	\$ 9,905,488	\$ 5,097,944
Receipts from rental property	-	180,034
Payments to suppliers for goods and services	(5,204,961)	(3,586,013)
Payments to employees for services	(1,907,291)	(385,488)
Payments for benefits on behalf of employees	(911,728)	(176,925)
Net cash provided (used) by operating activities	<u>1,881,508</u>	<u>1,129,552</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Transfers in	-	289,749
Transfers (out)	(500,000)	(275,000)
Net cash provided (used) by noncapital financing activities	<u>(500,000)</u>	<u>14,749</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Acquisition and construction of capital assets	(553,508)	(476,468)
Receipts from Intergovernmental	-	-
Bond, loan, financed purchases, and lease principal payments	(223,495)	(499,389)
Bond, loan, financed purchases and lease interest payments	(8,247)	(173,545)
Net cash provided (used) by capital and related financing activities	<u>(785,250)</u>	<u>(1,149,402)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest on cash and investments	247	1,109
Net cash provided (used) by investing activities	<u>247</u>	<u>1,109</u>
Net increase (decrease) in cash and investments	596,505	(3,992)
Cash and investments at beginning of year	15,387	1,043,143
Cash and investments at end of year	<u>\$ 611,892</u>	<u>\$ 1,039,151</u>
Cash and investments-unrestricted	\$ 611,892	\$ 826,373
Cash and investments-restricted	-	212,778
	<u>\$ 611,892</u>	<u>\$ 1,039,151</u>

*The accompanying notes are an integral part of this statement.*

					Business-type Activities Totals
Storm Water	Golf Course	Sunrise Theatre	Animal Adoption Center	Building Fund	
\$ 3,646,741	\$ 1,484,159	\$ 3,642,632	\$ 99,075	\$ 4,609,770	\$ 28,485,809
-	-	-	-	-	180,034
(1,630,051)	(1,436,697)	(3,527,143)	(587,405)	(930,276)	(16,902,546)
-	(530,407)	(322,138)	(376,140)	(1,238,576)	(4,760,040)
-	(124,526)	(149,639)	(184,011)	(608,183)	(2,155,012)
<u>2,016,690</u>	<u>(607,471)</u>	<u>(356,288)</u>	<u>(1,048,481)</u>	<u>1,832,735</u>	<u>4,848,245</u>
48,000	-	544,785	754,500	-	1,637,034
-	-	-	-	-	(775,000)
<u>48,000</u>	<u>-</u>	<u>544,785</u>	<u>754,500</u>	<u>-</u>	<u>862,034</u>
(962,448)	(85,899)	(60,304)	(257,833)	(62,610)	(2,459,070)
-	-	90,641	-	-	90,641
(1,040,800)	(134,611)	(6,384)	-	(127,726)	(2,032,405)
(127,280)	(15,911)	(263)	-	(10,570)	(335,816)
<u>(2,130,528)</u>	<u>(236,421)</u>	<u>23,690</u>	<u>(257,833)</u>	<u>(200,906)</u>	<u>(4,736,650)</u>
1,758	-	1,582	-	6,830	11,526
1,758	-	1,582	-	6,830	11,526
(64,080)	(843,892)	213,769	(551,814)	1,638,659	985,155
556,197	(1,072,403)	2,561,351	(395,727)	10,302,054	13,010,002
<u>\$ 492,117</u>	<u>\$ (1,916,295)</u>	<u>\$ 2,775,120</u>	<u>\$ (947,541)</u>	<u>\$ 11,940,713</u>	<u>\$ 13,995,157</u>
\$ 492,117	\$ (1,916,295)	\$ 2,716,585	\$ (947,541)	\$ 11,940,713	\$ 13,723,844
-	-	58,535	-	-	271,313
<u>\$ 492,117</u>	<u>\$ (1,916,295)</u>	<u>\$ 2,775,120</u>	<u>\$ (947,541)</u>	<u>\$ 11,940,713</u>	<u>\$ 13,995,157</u>

City of Fort Pierce, Florida  
**STATEMENT OF CASH FLOWS (CONTINUED)**  
**PROPRIETARY FUNDS**  
Year ended September 30, 2024

	Business-type Activities	
	Solid Waste	Marina
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating income (loss)	\$ 496,060	\$ (18,570)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation expense	518,253	1,106,764
(Increase) decrease in accounts receivable	41,328	(12,603)
(Increase) decrease in lease receivable	-	(88,826)
(Increase) decrease in due from component unit	(204,448)	-
(Increase) decrease in inventories and other current assets	(31,567)	5,459
(Increase) decrease in deferred outflows	626,802	91,951
Increase (decrease) in accounts payable and accrued liabilities	823,052	(34,639)
Increase (decrease) in due to other funds	-	-
Increase (decrease) in customer deposits	-	23,386
Increase (decrease) in other post employment benefits	29,680	12,034
Increase (decrease) in Net Pension Liability	(781,312)	(52,639)
Increase (decrease) in Deferred Inflows	351,071	82,051
Increase (decrease) in accrued compensated absences	12,589	15,184
Net cash provided (used) by operating activities	<u>\$ 1,881,508</u>	<u>\$ 1,129,552</u>

*The accompanying notes are an integral part of this statement.*

<u>Storm Water</u>	<u>Golf Course</u>	<u>Sunrise Theatre</u>	<u>Animal Adoption Center</u>	<u>Building Fund</u>	<u>Business-type Activities Totals</u>
\$ 549,897	\$ (202,006)	\$ (766,371)	\$ (1,389,462)	1,614,233	\$ 283,781
1,485,037	249,019	591,697	2,293	147,198	4,100,261
240,054	-	-	-	-	268,779
-	-	-	-	-	(88,826)
(14,502)	-	-	-	(394)	(219,344)
-	(10,221)	(21,947)	(2,259)	(6,693)	(67,228)
-	142,553	137,181	(22,682)	565,328	1,541,133
(243,796)	2,057	813	8,865	(1,535)	554,817
-	(652,697)	-	-	-	(652,697)
-	-	(217,956)	-	-	(194,570)
-	1,503	1,914	26,184	13,296	84,611
-	(210,646)	(171,790)	229,754	(786,668)	(1,773,301)
-	63,237	74,856	88,349	275,616	935,180
-	9,730	15,315	10,477	12,354	75,649
<u>\$ 2,016,690</u>	<u>\$ (607,471)</u>	<u>\$ (356,288)</u>	<u>\$ (1,048,481)</u>	<u>\$ 1,832,735</u>	<u>\$ 4,848,245</u>

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## TRUST FUNDS

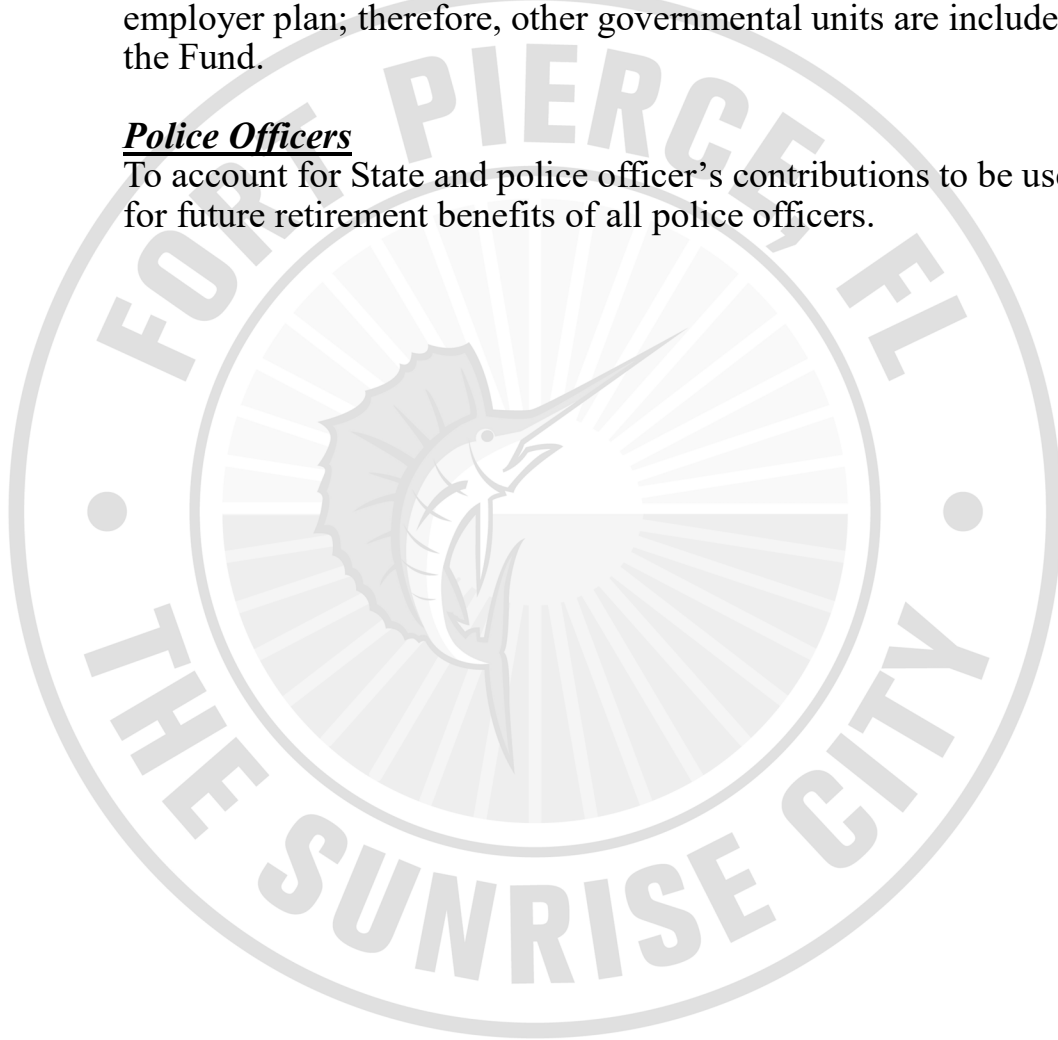
### ◆ Pension Trust

#### General Employees

To account for the accumulation of resources to be used for retirement benefits of all City employees. The City has a multi-employer plan; therefore, other governmental units are included in the Fund.

#### Police Officers

To account for State and police officer's contributions to be used for future retirement benefits of all police officers.



City of Fort Pierce, Florida  
**STATEMENT OF FIDUCIARY FUNDS NET POSITION**  
September 30, 2024

	Pension Trusts
<b>ASSETS</b>	
Cash and cash equivalents	\$ 5,711,445
Investments, at fair value:	
U.S. Government Securities	28,135,680
Mutual Funds	160,208,951
Municipal Bonds	362,224
Common Stock	16,095,092
Corporate Bonds	27,633,338
Real Estate Trust L.P.	24,679,603
Money Market	4,549,374
Total investments	261,664,262
Total cash and investments	267,375,707
Accounts receivable	498,206
Prepaid taxes	1,904
Accrued interest receivable	450,349
	268,326,166
 <b>LIABILITIES AND NET POSITION</b>	
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	91,468
Total liabilities	91,468
<b>NET POSITION-RESTRICTED FOR PENSION BENEFITS</b>	\$ 268,234,698

*The accompanying notes are an integral part of this statement.*

City of Fort Pierce, Florida  
**STATEMENT OF CHANGES IN FIDUCIARY FUNDS NET POSITION**  
Year ended September 30, 2024

	Pension Trusts
<b>ADDITIONS</b>	
Contributions	
Employer	\$ 7,996,158
Employees	2,986,096
State-Via the General Fund	574,934
Total contributions	11,557,188
Investment income	
Interest	2,623,282
Dividends	2,384,703
Net depreciation in fair value of investments	45,010,393
Total investment income	50,018,378
Investment expenses	(1,003,775)
Net investment income	49,014,603
Total additions	60,571,791
<b>DEDUCTIONS</b>	
Retirement benefits paid	18,381,343
Refunds of employee contributions	566,663
Drop payments	137,335
Administrative expenses	335,686
Insurance expense	23,880
Total deductions	19,444,907
Net Increase(Decrease)	41,126,884
<b>NET POSITION-RESTRICTED FOR PENSION</b>	
<b>BENEFITS</b>	
Beginning of year	227,107,814
End of year	\$ 268,234,698

*The accompanying notes are an integral part of this statement.*

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## NOTES TO THE FINANCIAL STATEMENTS

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***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES***

The accompanying financial statements of the City of Fort Pierce, Florida (City) have been prepared in conformity with accounting principles (“GAAP”) generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the standard-setting body for governmental accounting and financial reporting.

***I. REPORTING ENTITY***

The City of Fort Pierce, Florida was incorporated in 1901 under the general law. This incorporation was validated by Act of the State Legislature, Chapter 5100, Acts 1901. The City covers an area of approximately 35.97 square miles and is located in St. Lucie County, Florida. The City operates under an elected City Commission (5 members) and provides services to its more than 50,823 residents in the form of law enforcement, street maintenance, solid waste, culture and recreation, planning and zoning, human resources and general administrative services.

The accompanying financial statements present the primary government and its component units. Component units are legally separate entities for which the primary government is financially accountable or entities which should be included in the City’s financial statements because of the nature and significance of their relationship with the primary government.

The decision to include a potential component unit in the City’s reporting entity is based on the criteria stated in GASB Statement No. 14 – *The Financial Reporting Entity*, as amended by GASB 39, “*Determining Whether Certain Organizations are Component Units*” and GASB 61, “*The Financial Reporting Entity; Omnibus an Amendment of GASB Statements No. 14 and No. 34*” which includes the ability to appoint a voting majority of an organization’s governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burden on the City, or the nature and significance of the relationship between the City and the organization is such that exclusion would cause the City’s financial statements to be incomplete.

Blended component units, although legally separate entities, are, in substance, part of the City’s operations. Accordingly, data from these component units are included with data of the primary government. The discretely presented component unit, on the other hand, is reported in a separate column in the financial statements to emphasize that it is legally separate from the City. The financial activities and balances for each blended and discretely presented component units are as of and for the period ended September 30, 2024.

***A. BLENDED COMPONENT UNITS***

Community Redevelopment Agency

The Community Redevelopment Agency (CRA) was established for the purpose of carrying out redevelopment activities for certain areas existing in the City of Fort Pierce. The members of the governing board are comprised of the Fort Pierce City Commission. The CRA’s budget is subject to approval by the City Commission and the primary government has operational responsibility for the CRA. Complete financial statements of the CRA can be obtained from the finance department office located at 100 North US #1, Fort Pierce, Florida 34950.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**1. REPORTING ENTITY (CONTINUED)**

**B. DISCRETELY PRESENTED COMPONENT UNIT**

Fort Pierce Utilities Authority

The Fort Pierce Utilities Authority (Authority) provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce and is responsible for the management and operations of the Manatee Observation and Education Center. The members of the governing board are appointed and/or removed from office by the Fort Pierce City Commission. The budget and rates for services are subject to the approval of the Commission. Complete financial statements of the Authority can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

**C. RELATED ORGANIZATION**

Fort Pierce Housing Authority

The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are financed entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt. Hence, the FPHA is not considered a component unit of the City, and no financial information is included in these financial statements.

**2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

***2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)***

The Government-Wide Statement of Net Position reports all financial and capital resources of the City, excluding those reported in the fiduciary funds. It is displayed in the format of assets and deferred outflows less liabilities and deferred inflows, equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is required to be displayed in three components: (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The restricted component of net position consists of restricted assets reduced by liabilities related to those assets. Restricted assets are those with constraints placed on their use that are either: (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation. The unrestricted component of net position is the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted component of net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. The City chooses to eliminate the general and administrative charges between governmental activities to avoid a “doubling up” effect.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

***3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION***

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis of accounting*, as are the proprietary fund, and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)**

The measurement focus of the governmental funds (in the Fund Financial Statements) is upon determination of financial position and changes in financial position rather than upon net income.

These governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considered property taxes as available if they are collected within 60 days after year-end. A six-month availability period is used for revenue recognition for all other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxpayer-assessed property and other taxes, and charges for regularly billed or routinely provided services, are recorded as revenue when earned, taxpayer liability has been established and collectability is assured, or losses can be reasonably estimated. Licenses and fees, fines and forfeitures, and miscellaneous revenues are recorded when received in cash, because they are generally not measurable until actually received. Investment income from cash deposits is recorded as revenue when earned, since it is measurable and available.

The city reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *community redevelopment agency-special revenue fund* accounts for the redevelopment of designated areas within the City. Financing is provided by an incremental increase in ad valorem taxes levied each year.

The *road impact fee-special revenue fund* accounts for the road impact fee revenue that is restricted for road work within the City.

The *half cent infrastructure-special revenue fund* accounts for the half cent sales tax revenue that is restricted for infrastructure projects within the City.

The government reports the following major proprietary funds:

Business type activities

The *solid waste fund* is used to account for the solid waste disposal services provided to the residents of the City.

The *marina fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *storm water fund* is used to account for the storm water drainage and control services provided to the residents of the City.

***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

***3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)***

The *golf course fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *sunrise theatre fund* is used to account for the activities of a historic theatre for the residents of the City and the surrounding area.

The *building fund* is used to account for the activities of a building department for the residents of the City.

The *animal adoption center* is used to account for the activities of a city's animal adoption services for the residents of the City.

Governmental activities

Additionally, the government reports the following fund types:

Fiduciary funds

The two pension trust funds account for the activities of the General Employees and the Police Officers' Pension Plans, which accumulate resources for pension benefit payments to qualified employees of the respective plans.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's solid waste disposal function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources, as they are needed.

***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

***4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE***

***a. Deposits and investments***

The City has defined cash and cash equivalents to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State statutes and local ordinances authorize the government and the component units to invest in various types of investments as discussed in a subsequent note.

Investments of the City, as well as for its component units, are reported at fair value within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*.

Investments include the State Board of Administration Pooled Trust Fund which operates in accordance with appropriate state laws and regulations. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair value based on market indicators regarded as measures of equity or fixed income performance results. The City does not have a significant amount of investments valued at other than quoted market prices, except in the pension trust funds. Amortization of premium and accretion of discount on investments purchased are not recorded over the term of the investment. The effect of this policy on the financial statements of the various funds is not significant. The reported value of the pool is the same as the fair value of the pool shares.

***b. Receivables and payables***

All trade receivables are shown net of an allowance for uncollectible accounts. Unbilled service receivables represent the estimated amount of accounts receivable for services that have not yet been billed. The amount represents a timing difference between the end of the financial statement cycle (month end) and the billing cycle (varying dates each billing period).

For leases where the City is Lessor, lease receivables were reported on October 1, 2021 upon implementation of GASB 87, Leases. Lease receivables are separated between current and noncurrent, and are reported at the present value of lease payments expected to be received during the lease term.

***c. Due to/Due from***

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of inter-fund loans) or “advances to/from other funds” (i.e., the non-current portion of interfund loans.) All other outstanding balances between funds are reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)**

**d. Inventories and prepaid items**

Inventories are valued at cost (using average cost) in governmental type funds and the lower of cost (weighted average) or market in business-type funds. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as expenditures when consumed rather than when purchased.

**e. Restricted assets**

Certain proceeds from bonds, notes, and loans, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants and restrictions. As a general rule these restricted assets are maintained in separate accounts.

The Fort Pierce Utilities Authority has similar restricted assets.

**f. Capital assets**

Capital assets, include property, plant, equipment, and infrastructure assets (e.g., road, bridges, sidewalks, and similar items), which are reported in the applicable governmental or business-type activities columns on the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, works of art, and similar items, and capital assets received in a service concession arrangement are reported at acquisition value rather than fair value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated lives:

Buildings and improvements	3-55 years
Improvements other than buildings	20-25 years
Equipment	3-20 years
Public domain infrastructure	15-75 years
Right to use/Subscription assets	Shorter of lease term or useful life

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)**

**g. Leases**

**City as lessor:**

The City is a lessor for noncancellable leases of commercial real estate. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date.

Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term. Key estimates and judgements were used in how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of variable payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

**City as lessee:**

The City is a lessee for noncancelable leases of vehicles and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of the lease, the City measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured as the initial amount of lease liability, adjusted for any payments made at or before the lease commencement date, plus certain initial direct costs. The lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

Key estimates and judgements related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payment to present value, (2) lease term, and (3) lease payments.

***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

***4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)***

***g. Leases (continued)***

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

***h. Subscription Based Information Technology Arrangements***

The City has noncancellable subscription-based information technology arrangements (SBITAs) to finance the use of information technology software. The City recognizes a liability (the “subscription liability”) and an intangible, right-to-use subscription asset (the “subscription asset”) in the governmentwide financial statements. The City recognizes a subscription liability with an initial, individual value of at least \$50,000 or more.

At the commencement of the SBITAs, the City initially measures the subscription liability at the present value of subscription payments expected to be made during the subscription term. Future subscription payments are discounted using either the implicit rate or the City’s incremental borrowing rate if the interest rate is not readily determinable. The subscription liability is reduced by the principal portion of the subscription payments made. The subscription asset is initially measured as the initial amount of the subscription liability, plus payments made before the commencement of the subscription term and capitalizable implementation costs. The subscription asset is reduced for any vendor incentives received. The subscription asset is amortized on a straight-line basis over the subscription term.

Key estimates and judgments related to the SBITAs include how the City determines (1) the discount rate it uses to discount the expected subscription payments to present value, (2) term of the SBITAs, and (3) subscription payments.

- The City uses the interest rate charged on the SBITAs as the discount rate. When the interest rate charged on the SBITAs is not provided, the City uses its estimated incremental borrowing rate as the discount rate.
- The term includes the noncancellable period of the SBITAs plus option periods, which one party may exercise, that the City is reasonably certain will be exercised.
- The subscription payments included in the measurement of the subscription liability are composed of fixed or fixed in substance payments and other payments associated with the SBITAs that the City is reasonably certain to make based on an assessment of all relevant factors.

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)**

***h. Subscription Based Information Technology Arrangements (continued)***

The City monitors changes in circumstances that would required a remeasurement of its SBITAs and will remeasure the subscription liability and asset if certain changes occur that are expected to significantly affect the amount of the subscription liability. The subscription liabilities are reported with long-term debt and the subscription assets are reported with other capital assets on the Statement of Net Position.

***i. Deferred outflows/inflows of resources***

The Statement of Net Position includes a separate section for Deferred Outflows of Resources. This represents a consumption of net assets applicable to future periods and will be recognized as expenditures in the future period to which it applies. This category includes a Deferred Charge on Refunding reported on the Government-wide Statement of Net Position. The deferred charge on refunding is the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or the refunding debt. This category also contains amounts related to pensions and OPEB for certain actuarially determined differences between projected and actual investment earnings.

The Statement of Net Position also includes a separate section for Deferred Inflows of Resources. This represents the acquisition of net assets applicable to future periods and will be recognized as revenue in the future period to which it applies. Currently, this category includes revenue received in advance, and amounts related to pensions, OPEB, and leases for certain actuarially determined differences between projected and actual experience.

Deferred Inflows of Resources in the Governmental Funds Balance Sheet include unavailable revenue. Unavailable revenue consists primarily of special assessment, loans and notes receivable. The city considers revenues available if they are collected within 60 days of the end of the fiscal year.

***j. Compensated absences***

Accumulated unpaid vacation and sick pay and the benefits associated with them are accrued when incurred in all proprietary fund types and in the component units. In the governmental funds the cost of vacation and sick pay is recognized when payments are made to employees or when matured, as a result of employee resignation or retirement.

All sick and vacation pay is accrued when incurred in the Government-Wide Financial Statements.

***k. Other Post Employment Benefits***

The City provides certain health care and life insurance benefits for retired employees. The primary government recognizes the costs associated with providing these benefits as premiums are paid. In the Government-Wide Financial Statements and proprietary fund types in the Fund Financial statements, other post employment benefits are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

***NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

***4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)***

***l. Long-term obligations***

In the Government-Wide Financial Statements and propriety fund types in the Fund Financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as insurance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as deferred charges and amortized over the term of the related debt.

In the Fund Financial Statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

***m. Fund equity***

The City implemented GASB No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions”, for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

***5. ACCOUNTING ESTIMATES***

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

***NOTE B - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY***

***1. Budgetary Information***

The appropriated budget is the expenditure authority created by the appropriation ordinance which is signed into law along with related estimated revenues for the general fund, one major special revenue fund; community redevelopment agency fund, and the following non-major special revenue funds: police grant fund, state housing initiatives program fund, community development block grant fund, and hurricane housing recovery grant fund.

The amended budget reflects the appropriated budget for the general fund and certain special revenue funds. Budgets are not adopted for governmental funds other than the general fund and previously noted major and non-major special revenue funds. All annual appropriations lapse at fiscal year end.

The City follows these procedures in establishing the appropriated budget reflected in the financial statement:

- a. Prior to August 15, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- d. Formal budgetary integration is employed as a management control device during the year for the general fund, certain major and non-major special revenue funds. Formal budgetary integration is not employed for debt service funds because effective budgetary control is alternately achieved through general obligation bond indenture provisions.
- e. Budgets for the general fund, certain major and non-major special revenue funds are adopted on a basis consistent with generally accepted accounting principles. (GAAP).
- f. The level of control (level at which expenditures may not exceed budget) is the department. Department heads may move budget appropriations from one line item to another line item within his/her department with the approval of the Director of Finance. Transfers of budget appropriations between departments must be approved by the Director of Finance and the City Manager. Any increase in budget over what was appropriated must be approved by the City Commission. Unexpended balances of appropriations lapse at year end.
- g. In accordance with past practices, after the close of the year, the budget has been amended to reflect changes in available revenues and transfers of appropriations between departments and programs.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

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**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.**

“Total fund balances” as reported on the City’s Governmental Funds Balance Sheet \$46,908,604 differs from the “net position” of governmental activities \$88,290,237 that are reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Funds Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (land, buildings and improvements, infrastructure, machinery and equipment, and construction in progress that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the city as a whole:

Cost of capital assets, not being depreciated	\$ 28,600,661
Cost of capital assets, being depreciated	242,000,119
Accumulated depreciation	<u>(165,237,282)</u>
Total	<u><u>\$ 105,363,498</u></u>

**Long-term debt transactions**

Long-term liabilities applicable to the City’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds and notes payable	\$ (38,356,785)
Lease liability and SBITA	(2,790,710)
Other post employment benefits	(2,058,333)
Net Pension Liability	(19,129,177)
Compensated absences	<u>(4,234,302)</u>
Total	<u><u>\$ (66,569,307)</u></u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

***1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position (continued)***

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds and revenue notes.

Bond and revenue notes	\$ <u><u>(304,728)</u></u>
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**Prepaid Insurance and Deferred Charge on Refunding**

Bond insurance costs and deferred charge on refunding in the Statement of Net Position differs from the amount reported in governmental funds because bond insurance costs and the difference between the carrying value of refunded debt and its reacquisition price are capitalized and amortized over the term of the bonds, whereas these costs are reported as expenditures in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance.

Net bond insurance costs	\$ <u><u>14,655</u></u>
Net Deferred charge on refunding	\$ <u><u>1,333,258</u></u>

**Unavailable revenues**

Unavailable revenues in the Statement of Net Position differ from the amount reported in governmental funds due to various receivables. Governmental fund financial statements report unearned revenues or revenues which are measurable but not available, as unavailable revenues. However, unavailable revenues in governmental funds are subject to full accrual on the government-wide financial statements.

Liens receivable	\$ 7,782,070
Loans receivable	38,447
Lease receivable	555,781
Notes receivable	1,506,030
Allowance for doubtful accounts	(6,743,120)
Deferred revenues	\$ <u><u>3,139,208</u></u>

**Deferred Inflows and Outflows from Pension, OPEB, and Lease Activity**

Deferred inflows and outflows related to pensions, OPEB, and leases are not financial resources and are not reported in governmental funds.

Deferred Inflows-Pensions and OPEB and Leases	\$ <u><u>(6,476,106)</u></u>
Deferred Outflows-Pensions and OPEB	\$ <u><u>4,881,155</u></u>

**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**

**Elimination of inter-fund receivables/payables**

Inter-fund receivables and payables in the amount of \$583,314 between governmental funds have been eliminated for the Statement of Net Position.

The “net change in fund balances” for government funds \$3,353,140 differs from the “change in net position” for governmental activities \$8,515,231 reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets are purchased, or constructed for governmental activities, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Capital outlay	\$ 7,299,960
Depreciation expense	<u>(6,176,125)</u>
	<u>\$ 1,123,835</u>

In the Statement of Activities, only the gain and loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net assets differs from the change in fund balance by the adjusted basis of the capital assets sold. Also, governmental funds do not show contributions of capital assets. Thus, the change in net assets differs from the change in fund balance by the acquisition value of the asset at date of contribution.

Net book value of capital assets disposed	<u>\$ (50,297)</u>
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In the Statement of Activities, debt proceeds increase long-term liabilities. However, in the governmental funds, debt proceeds are treated as other financing sources (uses) since they provide current financial resources to governmental funds.

Lease and SBITA Obligation Proceeds	<u>\$ (745,183)</u>
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City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities(continued)**

**Long-term debt transactions**

Repayments of principal on bonds, notes, leases and SBITAs are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Principal payments reduce the liabilities in the Statement of Net Position, but do not result in an expense in the Statement of Activities.

Bond, notes, lease and SBITA principal payments	\$ <u>6,470,744</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds. The amounts listed below are the net of prior and current fiscal years and are included in the Statement of activities.

Net change in other post employment benefits	\$ <u>13,970</u>
Net change in compensated absences	\$ <u>(410,259)</u>
Net interest adjustment	\$ <u>(29,383)</u>
Net Change in Pension Asset/Liability	\$ <u>(1,205,347)</u>

**Bond issuance costs**

Bond issuance costs are reported as expenditures in the governmental funds. However, in the Statement of Activities, the bond issuance costs are amortized over the terms of the bond agreement.

Amortization expenses	\$ <u>137,857</u>
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**Deferred revenues**

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Net change in Deferred Revenue	\$ <u>(143,846)</u>
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**Reclassification and Eliminations**

The General Fund recognizes revenues in the amount of \$2,661,900 for the general administrative charges to the various functions. These revenues and expenditures must be eliminated to avoid “double counting”. Transfers in and transfers out in the amount of \$16,867,041 between governmental activities are eliminated in the government-wide financial statements.

***NOTE D – CASH AND INVESTMENTS***

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments. The carrying amount of these deposits at September 30, 2024 was \$68,007,884 and the bank balance was \$68,126,013. The deposits are insured by federal depository insurance or collateralized under the provisions of Chapter 280, Florida Statutes.

Deposits - Florida statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2024, or with banks in which depository insurance was sufficient to cover the deposit balance.

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the City Finance Director. Cash equivalents consist of demand deposits, certificates of deposit, and money market accounts. Investments in the pooled fund consist of Repurchase agreements (overnight), Treasury notes, and Government securities.

The FPUA also invests in the SBA Florida PRIME Local Government Surplus Fund which are governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the SBA. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the SBA. Additional information regarding the Local Government Surplus Funds Trust Fund may be obtained from the State Board of Administration.

The Florida PRIME has met the criteria as a "2a7-like" pool; this pool was assigned a rating of AAAM by the Standards and Poor's Rating Service. The FPUA has a \$6,268,819 balance at September 30, 2024. The fair value of the position in the pool is valued the same as the pooled shares.

The Florida Municipal Investment Trust (Municipal Trust) was created under the laws of the State of Florida to provide eligible units of local government with an investment vehicle to pool their surplus funds and to reinvest such funds in one or more investment portfolios under the direction and daily supervision of an investment advisor. The Florida League of Cities serves as the administrator, investment manager and secretary-treasurer of the Trust. The Municipal Trust is not a registrant with the Securities and Exchange Commission (SEC); however the board has adopted operating procedures consistent with the requirements for a "2a-7 like" pool.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE D – CASH AND INVESTMENTS (CONTINUED)**

The City has implemented the GASB Statement No. 72 *Fair Value Measurement and Application* by categorizing its investments according to the fair value hierarchy established by the statement. The hierarchy is based on the valuation input used to measure the fair value of the asset as follows:

- Level 1- inputs are quoted prices for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2- inputs-other than quoted prices included within level 1-debt securities classified as level 2 are valued using a matrix pricing technique.
- Level 3- unobservable inputs for an asset or liability.

A summary of pooled cash and investments as of September 30, 2024 is as follows:

	<b>Primary Government</b>	<b>Component Unit-FPUA</b>
Cash	\$ 3,112,006	\$ -
Investments:		
Certificates of Deposit and CDARS	-	8,226,407
State Board of Administration pooled trust fund	-	6,268,819
Florida Municipal Investment trust	54,353	-
Money market	-	69,995,793
Repurchase agreements	64,841,525	48,296,294
Total investments	<u>64,895,878</u>	<u>132,787,313</u>
Total pooled cash and investments	<u>\$ 68,007,884</u>	<u>\$ 132,787,313</u>

All investments held in the primary government and component unit at September 30, 2024 have maturity dates less than one year.

A summary of investments held in pension trust funds as of September 30, 2024 is as follows:

	<b>Fair Value Measurements</b>		
	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
U.S. Agencies	\$ 28,135,680	\$ -	\$ -
Municipal Bonds	362,224	-	-
Corporate obligations	-	27,633,338	-
Common stock	16,095,092	-	-
Mutual funds-equity	160,208,951	-	-
Real estate trust L.P.	-	-	23,723,121
Common trust fund	-	-	956,482
Money market funds	4,549,374	-	-
	<u>\$ 209,351,321</u>	<u>\$ 27,633,338</u>	<u>\$ 24,679,603</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE D – CASH AND INVESTMENTS (CONTINUED)**

	Investment Maturities in Years					total
	under 1	1-5	6-10	10-20	over 20	
U.S. Agencies	\$ -	\$ 457,596	\$ 3,070,751	\$ 1,456,295	\$ 23,151,038	\$ 28,135,680
Municipal Bonds	-	-	-	-	362,224	362,224
Corporate obligations	-	2,882,273	11,368,925	4,128,938	9,253,202	27,633,338
Common stock	16,095,092	-	-	-	-	16,095,092
Mutual funds-equity	160,208,951	-	-	-	-	160,208,951
Real estate trust L.P.	23,723,121	-	-	-	-	23,723,121
Common trust fund	956,482	-	-	-	-	956,482
Money market funds	4,549,374	-	-	-	-	4,549,374
	<u>\$ 205,533,020</u>	<u>\$ 3,339,869</u>	<u>\$ 14,439,676</u>	<u>\$ 5,585,233</u>	<u>\$ 32,766,464</u>	<u>\$ 261,664,262</u>

*Credit Risk.* State law limits investments in corporate notes to the top two ratings issued by nationally recognized statistical ratings organizations (NRSROs). It is the City's policy to limit its investments in these investment types to A or better, with a maximum 15% discretionary allocation to BBB by Standard and Poor's. Money Market securities rated A1/P1 by Standard and Poor's/Moody's are allowed. The City has certain investments in an unrated 2a7-like investment pool administered by the Florida League of Cities.

As of September 30, 2024, the pension plans had the following fixed income investments with corresponding credit ratings:

	Credit Rating	Amount
Corporate Bonds	A1	4,998,149
Corporate Bonds	A2	4,402,858
Corporate Bonds	A3	5,056,620
Corporate Bonds	Aaa	2,909,179
Corporate Bonds	Aa1	-
Corporate Bonds	Aa2	751,194
Corporate Bonds	Aa3	318,839
Corporate Bonds	Baa1	3,933,668
Corporate Bonds	Baa2	3,504,465
Corporate Bonds	Baa3	518,936
Corporate Bonds	not rated	1,239,430
		<u>\$ 27,633,338</u>
Municipal Bonds	A2	<u>\$ 362,224</u>

***NOTE D – CASH AND INVESTMENTS (CONTINUED)***

*Interest Rate Risk.* As a means of limiting its exposure to fair value losses arising from rising interest rates, the City’s investment policy discourages long-term investments. For the City’s pension plans, maturities are significantly longer. The pension system may invest in various mortgaged-backed securities, such as collateralized mortgage obligations. These securities are based on cash flows on underlying mortgages. Therefore, they are sensitive to prepayments by mortgagees, which may result from a decline in interest rates.

*Custodial Credit Risk.* For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the city will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City’s pension funds consist of uninsured, unregistered investments held by a counterparty’s trust department but not in the City’s name.

Investments - The primary government, except for the Enterprise Fund and Expendable Pension Trust Funds, is authorized by Ordinance to invest in:

1. Local Governmental Surplus Trust Funds
2. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the City.
3. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions as may be required by contractual agreements when approved by the City Commission.
4. Negotiable direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by, the United States Government at the then prevailing price for such securities.
5. Repurchase Agreements, secured by the type of investment listed above, restricted as to acquisition, term, and market value.

The FPUA (a component unit) is authorized by resolution to invest in:

1. Local Government Surplus Trust Funds.
2. Negotiable direct obligations of the United States Government, or obligations, the principal and interest which are unconditionally guaranteed by the United States Government.
3. Obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U. S. Treasury, agencies, and instrumentalities.
4. Repurchase Agreements secured by the type of investment listed above, restricted as to acquisition, term and fair value.

***NOTE D – CASH AND INVESTMENTS (CONTINUED)***

5. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State, in national banks organized under the laws of the United States and doing business and situated in this State, in savings and loan associations which are under State supervision, or in federal savings and loan associations located in this State and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.
6. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions insured by the FDIC.
7. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

The General Employees Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues.
2. Publicly traded Government, corporate, and agency bonds.
3. Publicly traded money market securities.

The Police Officers Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues. (Limited to holdings of less than five percent of any one entity's stock, and aggregate stock holdings of less than fifty percent of total plan assets.)
2. Publicly traded Government, corporate, and agency bonds.
3. Publicly traded money market securities.
4. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the Police Officers' Pension Trust Fund.

***NOTE E - PROPERTY TAXES***

The City's property tax is levied by St. Lucie County each November 1 on the assessed value listed as of the prior January 1 for real and personal property located in the City. Property taxes become a lien on the first day of the levy year and are due on or before March 31. Assessed values are established by the St. Lucie County Property Appraiser. The assessed value at January 1, 2024, upon which the 2023-2024 levy is based, was \$3,851,465,048.

The City is permitted by State law to levy taxes of up to 10 mills of assessed valuation for the General Fund. Taxes are levied at 6.9 mills for the General Fund for the fiscal year ended September 30, 2024.

***NOTE F - ACCOUNTS RECEIVABLE/NOTES RECEIVABLE***

Accounts Receivable

Accounts receivable held by the primary government's enterprise funds and the FPUA (a component unit) are stated net of allowances for estimated uncollectibles of \$15,639 for the marina, \$27,235 for sanitation, \$0 for storm water, \$0 for golf course, \$0 for building, and \$915,000 the FPUA, respectively. The general fund accounts receivable is stated net of allowance for estimated uncollectibles of \$6,743,120. No other allowance is provided for receivables held by governmental or fiduciary fund types because, in the opinion of management, all such accounts are collectible.

Notes Receivable

Notes Receivable is comprised of various down payment assistance loans as part of the City's redevelopment plan. The terms of the notes range from 5 to 30 years with interest rates from 0% to 5% based on the recipient's income level.

***NOTE G - DUE FROM OTHER GOVERNMENTS***

Amounts due from other governments include \$561,286 from U.S. Department of Housing & Urban Development, \$35,688 from Federal Department of Justice, \$57,655 from Federal Department of transportation, \$149,842 from the Department of Treasury, \$63,323 from St. Lucie County, \$28,833 from the Florida Attorney General \$12,691 from Florida Fish and Wildlife, \$11,563 from Florida Department of Transportation, \$665,843 from the Florida Department of Commerce, \$48,774 from Florida Department of Law Enforcement, \$1,941 due from St. Lucie County Housing Authority, \$62,460 due from the Florida Division of Emergency Management, and \$4,625 due from the State of Florida.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE H - CAPITAL ASSETS**

Capital asset activity of the **primary government** for the year ended September 30, 2024 was as follows:

**Governmental Activities:**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:					
Land	\$ 22,928,153	\$ -	\$ (38,770)	\$ -	\$ 22,889,383
Construction in Progress	1,527,176	4,184,102	-	-	5,711,278
Total capital assets, not being depreciated	24,455,329	4,184,102	(38,770)	-	28,600,661
Capital assets, being depreciated and amortized:					
Buildings	44,020,793	-	-	-	44,020,793
Improvements other than buildings	57,837,654	1,977,928	-	-	59,815,582
Equipment					
Equipment	20,039,166	319,194	(109,130)	-	20,249,230
Right to use asset	5,746,866	544,524	-	-	6,291,390
Software subscriptions	2,424,551	274,212	-	-	2,698,763
	28,210,583	1,137,930	(109,130)	-	29,239,383
Infrastructure	108,924,361	-	-	-	108,924,361
Total	238,993,391	3,115,858	(109,130)	-	242,000,119
Less accumulated depreciation and amortization for:					
Buildings	(20,866,676)	(1,133,776)	-	-	(22,000,452)
Improvements other than buildings	(28,991,283)	(1,055,195)	-	-	(30,046,478)
Equipment					
Equipment	(15,289,444)	(1,274,339)	97,603	-	(16,466,180)
Right to use asset	(2,476,757)	(1,013,447)	-	-	(3,490,204)
Software subscriptions	(1,144,030)	(571,536)	-	-	(1,715,566)
	(18,910,231)	(2,859,322)	97,603	-	(21,671,950)
Infrastructure	(90,390,570)	(1,127,832)	-	-	(91,518,402)
Total accumulated depreciation and amortization	(159,158,760)	(6,176,125)	97,603	-	(165,237,282)
Total capital assets, being depreciated and amortized, net	79,834,631	(3,060,267)	(11,527)	-	76,762,837
Total capital assets, net	<u>\$ 104,289,960</u>	<u>\$ 1,123,835</u>	<u>\$ (50,297)</u>	<u>\$ -</u>	<u>\$ 105,363,498</u>

Depreciation and amortization expense charged to functions/programs of the **primary government** (governmental activities) for the year ended September 30, 2024 was as follows:

General government	\$ 803,489
Public safety	902,687
Transportation	3,976,124
Economic environment	98,880
Culture and recreation	394,945
Total	<u>\$ 6,176,125</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE H - CAPITAL ASSETS (CONTINUED)**

**Business-type activities:**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:					
Land	\$ 674,008	\$ -	\$ -	\$ -	\$ 674,008
Construction in Progress	512,479	439,797	-	-	952,276
Total capital assets, not being depreciated	1,186,487	439,797	-	-	1,626,284
Capital assets, being depreciated and amortized:					
Buildings	17,929,814	-	-	-	17,929,814
Improvements other than buildings	111,364,040	548,489	-	-	111,912,529
Equipment					
Equipment	12,553,451	1,470,781	(6,226)	-	14,018,006
Right to use asset	533,132	-	-	-	533,132
Software subscriptions	301,534	-	-	-	301,534
	<u>13,388,117</u>	<u>1,470,781</u>	<u>(6,226)</u>	<u>-</u>	<u>14,852,672</u>
Total	142,681,971	2,019,270	(6,226)	-	144,695,015
Less accumulated depreciation and amortization for:					
Buildings	(11,863,774)	(582,199)	-	-	(12,445,973)
Improvements other than buildings	(38,220,109)	(2,543,460)	-	-	(40,763,569)
Equipment					
Equipment	(10,866,024)	(780,717)	6,226	-	(11,640,515)
Right to use asset	(99,709)	(111,748)	-	-	(211,457)
Software subscriptions	(90,300)	(82,137)	-	-	(172,437)
	<u>(11,056,033)</u>	<u>(974,602)</u>	<u>6,226</u>	<u>-</u>	<u>(12,024,409)</u>
Total accumulated depreciation and amortization	(61,139,916)	(4,100,261)	6,226	-	(65,233,951)
Total capital assets, being depreciated and amortized, net	<u>81,542,055</u>	<u>(2,080,991)</u>	<u>-</u>	<u>-</u>	<u>79,461,064</u>
Total capital assets, net	<u>\$ 82,728,542</u>	<u>\$ (1,641,194)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 81,087,348</u>

Depreciation and amortization expense charged to functions/programs of the **primary government** (business-type activities) for the year ended September 30, 2024 was as follows:

**Business-type activities:**

Solid waste	\$ 518,253
Marina	1,106,764
Stormwater	1,485,037
Golf course	249,019
Sunrise Theatre	591,697
Animal shelter	2,293
Building Fund	147,198
Total	<u>\$ 4,100,261</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE H - CAPITAL ASSETS (CONTINUED)**

Capital asset activity of the FPUA (a component unit) for the year ended September 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Utility plant, not being depreciated:				
Land	\$ 9,526,000	\$ -	\$ -	\$ 9,526,000
Construction work in progress	47,402,902	64,988,765	(12,181,146)	100,210,521
Total utility plant, not being depreciated	56,928,902	64,988,765	(12,181,146)	109,736,521
Utility plant, being depreciated:				
Transmission, distribution and collection systems	396,538,109	15,874,008	(1,661,000)	410,751,117
Equipment	62,292,000	1,311,000	-	63,603,000
Structures and improvements	47,127,000	28,000	-	47,155,000
Right to use leased assets:				
Lease assets	156,000	-	-	156,000
Subscription assets	442,000	-	-	442,000
Total utility plant being depreciated	506,555,109	17,213,008	(1,661,000)	522,107,117
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(242,764,331)	(12,267,010)	1,661,000	(253,370,341)
Equipment	(45,779,000)	(2,241,000)	-	(48,020,000)
Structures and improvements	(29,426,000)	(1,097,000)	-	(30,523,000)
Right to use leased assets:				
Lease assets	(18,000)	(32,000)	-	(50,000)
Subscription assets	(65,000)	(141,000)	-	(206,000)
Total accumulated depreciation	(318,052,331)	(15,778,010)	1,661,000	(332,169,341)
Total utility plant, being depreciated, net	188,502,778	1,434,998	-	189,937,776
Total utility plant, net	<u>\$ 245,431,680</u>	<u>\$ 66,423,763</u>	<u>\$ (12,181,146)</u>	<u>\$ 299,674,297</u>

Construction work in progress at September 30, 2024 consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection system, gas distribution system, and fiber communication system.

The FPUA has entered into contracts for the construction or expansion of various system assets as follows.

	<u>Project Total</u>	<u>Expended to Date</u>	<u>Remaining Commitment</u>	<u>Required Further Financing</u>
Wastewater	\$ 121,807,000	\$ 14,539,000	\$ 107,267,000	None
Electric	1,566,000	673,000	893,000	None
Water	1,744,000	720,000	1,024,000	None
Gas	2,829,000	2,423,000	406,000	None
Administration	1,059,000	412,000	646,000	None
FPUAnet	188,000	81,000	108,000	None
	<u>\$ 129,193,000</u>	<u>\$ 18,848,000</u>	<u>\$ 110,344,000</u>	

In addition, FPUA enters into unit price contracts for the construction or renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2024, costs of \$3,875,000 were authorized under these contracts, \$3,049,000 had been spent, and authorized amounts of \$825,000 remained.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE I – LEASES, FINANCED PURCHASES AND SBITAs**

During fiscal year 2022, the City adopted GASB Statement No. 87, Leases. The primary objective of this statement is to enhance the relevance and consistency of information about governments' leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

**City as lessor:**

Following is a summary of receivables and deferred inflows on long-term leases in which the City is the lessor, as of September 30, 2024:

	<u>Lease Receivable</u>			<u>Deferred Inflows</u>
	<u>Current</u>	<u>Long-term</u>	<u>Total</u>	
<b><u>Governmental Activities:</u></b>				
General Fund:				
Guardian Ad Litem	\$ 28,956	\$ 385,303	\$ 414,259	\$ 389,968
Little Jims	9,908	-	9,908	7,561
Fort Pierce Redevelopment:				
Cobbs Landing	74,084	57,530	131,614	94,222
Total governmental activities	<u>\$ 112,948</u>	<u>\$ 442,833</u>	<u>\$ 555,781</u>	<u>\$ 491,751</u>
<b><u>Business-type Activities:</u></b>				
Marina:				
Crabby's Dockside	\$ 33,231	\$ 3,383,261	\$ 3,416,492	\$ 3,013,610
Total business activities	<u>\$ 33,231</u>	<u>\$ 3,383,261</u>	<u>\$ 3,416,492</u>	<u>\$ 3,013,610</u>

**Guardian Ad Litem-**On April 15, 2021, the City, as lessor, entered into an interlocal agreement with St Lucie County, the lessee, to provide office space for Guardian Ad Litem Services (“the tenant”). The office space is located on the second floor of the Sunrise Center located at 300 Orange Ave. The lease is a 15-year lease with monthly payments of \$3,750. The lease has an incremental interest rate of 4%. Inflows of \$33,912 were recognized during the fiscal year ended September 30, 2024 related to this lease.

**Little Jims-** In March 2010, the City, as a lessor, entered in an agreement with Little Jim Bait and Tackle, Inc (the “tenant”), the lessee, to rent land, building and certain improvements on the barrier island on the southeast side along the waterway at 601 North Causeway Drive. The original lease contained a 1-5 year renewal clause, and a conditional option for a single ten year lease extension. The 10-year lease extension was executed in March 2015 at a monthly rate of \$2,000. The lease has an incremental interest rate of 4%. Rent is payable monthly. Inflows of \$18,084 were recognized during the fiscal year ended September 30, 2024, related to this lease. Variable payments of \$7,169 were recognized during the fiscal year relating to inflation adjustments.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE I – LEASES, FINANCED PURCHASES AND SBITAs (CONTINUED)**

**Cobbs Landing**-On December 15, 2005 the City’s Redevelopment Agency, as a lessor, entered into an agreement with Ianco, LLC (the “tenant”), the lessee, to rent the restaurant facility located on the western side of the City’s public marina and docking facility. Ianco, LLC, with the permission of the Agency, assigned the lease to Salty4Eleven, LLC DBA Cobb’s Landing. The original lease agreement expired on June 30, 2021, and at that time both parties agreed to exercise the 5-year option stated in the original lease. Rent is payable monthly within five business days of the closing of any monthly period. Rent is the computed at the greater of 7.25% of all gross revenues or \$6,500 per month. The lease has an incremental interest rate of 4%. Inflows of \$53,808 were recognized during the fiscal year ended September 30, 2024, related to this lease. Variable payments of \$294,594 were recognized during the fiscal year relating to percentage of gross revenue sales.

**Crabby’s Dockside**-December 2018, the City, as lessor, entered into an agreement with the Winking Star Fish LLC. (the “tenant”), the lessee, to construct and operate a restaurant facility (Crabby’s Dockside) located at the City’s public marina and docking facility. Commencement of the lease began on June 25, 2020, the date of occupancy and extends for a 20 year term, with 2, 5 year renewal options. Rent is payable monthly on the first day of each month. The lease terms call for an annual base rent of \$160,356 for the 1<sup>st</sup> year and a 2% increase for subsequent years. In addition to the base rent the lease calls for an additional percentage of the tenant’s gross revenues over the break point. When tenant’s annual year-to-date revenues exceed the break points of \$2,500,000 for food, \$600,000 for alcohol, and \$100,000 for ice-cream percentage rent is equal to 2%, 7% and 5% respectively of the tenant’s gross revenue. The lease has an incremental interest rate of 4%. The Marina recognized inflows of \$117,420, and other variable inflows of \$22,205 during the fiscal year ended September 30, 2024. Variable payments of \$6,864 were recognized during the fiscal year relating to percentage of gross revenue sales.

Following is a summary of principal and interest on long-term leases the City expects to receive in years ending September 30 is as follows:

	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 112,948	\$ 20,052	\$ 133,000	\$ 33,231	\$ 140,631	\$ 173,862
2026	87,667	15,832	103,499	38,127	139,212	177,339
2027	31,364	13,636	45,000	43,293	137,593	180,886
2028	32,642	12,358	45,000	48,741	135,763	184,504
2029	33,972	11,028	45,000	54,485	133,709	188,194
2030-2034	191,788	33,212	225,000	384,223	614,733	998,956
2035-2039	65,400	2,100	67,500	594,715	508,214	1,102,929
2040-2044	-	-	-	852,778	364,944	1,217,722
2045-2049	-	-	-	1,180,799	163,665	1,344,464
2050	-	-	-	186,100	2,801	188,901
	<u>\$ 555,781</u>	<u>\$ 108,218</u>	<u>\$ 663,999</u>	<u>\$ 3,416,492</u>	<u>\$ 2,341,265</u>	<u>\$ 5,757,757</u>

***NOTE 1 – LEASES, FINANCED PURCHASES AND SBITAs (CONTINUED)***

**City as lessee:**

**Lease Payable**

**Governmental Activities**

The City entered in a master lease August 2017 for the use of vehicles. As of September 30, 2024, the City is required to make monthly fixed payments of \$92,892, including interest ranging from 3.61% to 5%.

**Business-Type Activities**

The City entered into a four year lease January 2022 for landscape equipment in the golf course fund. The City is required to make monthly fixed payments of \$6,641 including interest at 4%.

The City entered into a four year lease July 2022 for equipment in the golf course fund. The City is required to make monthly fixed payments of \$189, including interest at 4%.

The City entered in a lease February 2023 which expires in July 2027 for golf carts in the golf course fund. The City is required to make monthly fixed payments of \$4,820, including interest at 5.6%.

**Subscription Based Information Technology Arrangements**

**SHI- Microsoft (1)-** September 2022 the City entered a 36-month subscription with SHI International for multiple licenses to the Microsoft platforms for the police division. An initial subscription liability and right to use asset was recorded in the amount of \$136,191. The City is required to make annual fixed payments of \$48,091, including interest at 4.00%.

**ESRI-** September 2023 the City entered a 36-month subscription with Environmental Systems Research Institute, Inc (ESRI) for use of Geographic Information Systems software. An initial subscription liability and right to use asset was recorded in the amount of \$112,428 (\$78,429 governmental activities and \$33,999 business type activities). The City is required to make annual fixed payments of \$39,700, including interest at 4.00%.

**SHI- Microsoft (2)-** September 2022 the City entered a 36-month subscription with SHI International for multiple licenses to the Microsoft platforms for the City and Enterprise funds. An initial subscription liability and right to use assets was recorded in the amount of \$306,507 (\$214,892 governmental activities and \$91,615 business type activities). The City is required to make annual fixed payments of \$108,231 including interest at 4.00%.

**Tyler SAAS –** August 2021 the City entered a 60-month subscription with Tyler Technologies, Inc for use of Enterprise Resource Platform software for the City and Building Department. An initial subscription liability and right to use assets was recorded in the amount of \$927,488 (\$830,042 governmental activities and \$97,446 business type activities). The City is required to make annual payments , 3 of \$220,980 and 2 of \$179,620, including interest at 4.00%.

**Tyler CD & GIS –** January 2023 the City entered a 43-month subscription with Tyler Technologies, Inc for use of Community Development and Geographic Information Systems platform software for the City and Building Department. An initial subscription liability and right to use assets was recorded in the amount of \$196,185 (\$117,711 governmental activities and \$78,474 business type activities). The City is required to make annual payments , ranging from \$43,997 to \$58,663, including interest at 4.00%.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
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**NOTE I – LEASES, FINANCED PURCHASES AND SBITAs (CONTINUED)**

**Filebound** – June 2024 the City entered 36-month subscription with Upland Software, Inc., for subscription use of document management repository software for the City. An initial subscription liability and right to use assets was recorded in the amount of \$195,830. The City is required to make annual payments of \$69,150, including interest at 4.00%.

**IT Infrastructure** – August 2024 the City entered 60-month subscription with Flager Technologies for subscription use of cloud infrastructure software for the City. An initial right to use assets was recorded in the amount of \$78,382. The subscription was paid in full so there is no subscription liability.

**Axon** – October 2021 the City entered a 60-month subscription with Axon Enterprises Inc for multiple licenses relating to police camera and tasers. An initial right to use assets was recorded in the amount of \$1,047,286. The subscription was paid in full so there is no subscription liability.

Following is a summary of lease and SBITA assets and liabilities of the city, as of September 30, 2024:

	Lease Right of Use Asset			Lease liability		
	Asset	Amortization	Total	Current	Long-term	Total
<b>Governmental activities:</b>						
Master vehicle lease	\$ 6,291,390	\$ 3,490,204	\$ 2,801,186	\$ 877,746	\$ 1,532,653	\$ 2,410,399
<b>Business-type activities</b>						
Landscaping equipment	294,120	122,550	171,570	77,373	15,810	93,183
Landscaping equipment	8,349	3,479	4,870	1,976	1,596	3,572
Golf Carts	230,663	85,428	145,235	50,660	100,540	151,200
	<u>533,132</u>	<u>211,457</u>	<u>321,675</u>	<u>130,009</u>	<u>117,946</u>	<u>247,955</u>
		<b>SBITA asset</b>			<b>SBITA obligation</b>	
<b>Governmental activities:</b>						
SHI microsoft subscription	136,191	94,575	41,616	-	-	-
ESRI Geographic system	78,429	28,322	50,107	27,106	-	27,106
SHI microsoft subscription	214,892	151,124	63,768	-	-	-
Axon	1,047,286	837,840	209,446	-	-	-
Tyler SAAS	830,042	527,292	302,750	175,552	-	175,552
Tyler CD & GIS	117,711	57,481	60,230	44,953	-	44,953
Filebound subscription	195,830	16,319	179,511	65,025	67,675	132,700
IT Infrastructure subscription	78,382	2,613	75,769	-	-	-
	<u>2,698,763</u>	<u>1,715,566</u>	<u>983,197</u>	<u>312,636</u>	<u>67,675</u>	<u>380,311</u>
<b>Business-type activities</b>						
ESRI Geographic system	33,999	12,277	21,722	11,746	-	11,746
SHI microsoft subscription	91,615	61,727	29,888	-	-	-
Tyler SAAS	97,446	60,112	37,334	-	-	-
Tyler CD & GIS	78,474	38,321	40,153	29,969	-	29,969
	<u>301,534</u>	<u>172,437</u>	<u>129,097</u>	<u>41,715</u>	<u>-</u>	<u>41,715</u>
Total Governmental activities	<u>\$ 8,990,153</u>	<u>\$ 5,205,770</u>	<u>\$ 3,784,383</u>	<u>\$ 1,190,382</u>	<u>\$ 1,600,328</u>	<u>\$ 2,790,710</u>
Total Business-type activities	<u>\$ 834,666</u>	<u>\$ 383,894</u>	<u>\$ 450,772</u>	<u>\$ 171,724</u>	<u>\$ 117,946</u>	<u>\$ 289,670</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE I – LEASES, FINANCED PURCHASES AND SBITAs (CONTINUED)**

Requirements to pay principal and interest on the obligations in each of the years/periods ending September 30, is as follows:

	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 1,190,382	\$ 101,760	\$ 1,292,142	\$ 171,724	\$ 10,717	\$ 182,441
2026	718,995	59,849	778,844	70,978	4,387	75,365
2027	581,068	31,193	612,261	46,968	1,228	48,196
2028	206,344	9,079	215,423	-	-	-
2029	93,921	2,114	96,035	-	-	-
	<u>\$ 2,790,710</u>	<u>\$ 203,995</u>	<u>\$ 2,994,705</u>	<u>\$ 289,670</u>	<u>\$ 16,332</u>	<u>\$ 306,002</u>

FPUA(component unit) entered into lease agreement for billing equipment and software on January 1, 2023. As of September 30, 2024, the outstanding balance was \$114,000. The equipment was capitalized at its FMV of \$136,000 with accumulated amortization of \$41,000.

FPUA(component unit) has multiple software arrangements which are amortized over the lease term ranging from 3 to 5 years. The SBITA's have been recorded at present value using an internal borrowing rate of 7.5%. The value of the right-to-use subscription as of September 30, 2024 is \$442,000 with accumulated amortization of \$140,000.

Requirements to pay principal and interest on the obligations in each of the years/periods ending September 30, is as follows:

	Lease Payable			SBITA Obligations		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 31,000	\$ 9,000	\$ 40,000	\$ 109,000	\$ 5,000	\$ 114,000
2026	33,000	6,000	39,000	-	-	-
2027	34,000	3,000	37,000	-	-	-
2028	16,000	1,000	17,000	-	-	-
2029	-	-	-	-	-	-
	<u>\$ 114,000</u>	<u>\$ 19,000</u>	<u>\$ 133,000</u>	<u>\$ 109,000</u>	<u>\$ 5,000</u>	<u>\$ 114,000</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE I – LEASES, FINANCED PURCHASES AND SBITAs (CONTINUED)**

**Financed Purchases**

The city entered into a financed purchase agreement for sanitation vehicles in a August 2020. As of September 30, 2024, the outstanding balance is \$193,126. The City is required to make monthly payments of \$19,550 with interest at 2.67% maturing July 2025. The cost of the trucks were \$1,096,915 with accumulated amortization of \$895,814.

Future payments of the financed purchase agreement as of September 30, 2024 are as follows:

	<b>Business-Type Activities</b>
2025	\$ 195,497
	<u>195,497</u>
Less: Amount representing interest	(2,371)
	<u>(2,371)</u>
Present value of future minimum lease payments	<u>\$ 193,126</u>

**Controlled lease with regulatory agency excluded from GASB 87**

The City entered into a 25 year lease agreement, effective October 2012, with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The City, as lessee, agrees to certain conditions for the use of sovereign submerged land for the purpose of operating the Marina under an operating lease expiring September 23, 2037. Per the agreement, annual lease payments may be adjusted due to a change in the 5 year average consumer price index.

Minimum future rental payments under leases for each of the years/period ending September 30 are as follows:

2025	\$ 32,302
2026	32,302
2027	32,302
2028	32,302
2029	32,302
Thereafter	226,114
	<u>\$ 387,624</u>

Rent expense for the above referenced leases was \$48,769 for the year ended September 30, 2024.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE J – LONG TERM OBLIGATIONS**

Long-term liability activity of the **primary government** for the year ended September 30, 2024 was as follows:

	Beginning Balance 10/1/2023	Additions	Reductions	Ending Balance 9/30/2024	Amounts Due within One Year	Amounts Due after One Year
<b>Governmental Activities:</b>						
Notes, bonds payable, and loans:						
Revenue notes	\$ 18,983,965	\$ -	\$ 2,479,012	\$ 16,504,953	\$ 2,522,627	\$ 13,982,326
Revenue bonds	21,940,000	-	2,090,000	19,850,000	2,180,000	17,670,000
Section 108 Loan	282,000	-	282,000	-	-	-
Unamortized items	2,501,620	-	499,788	2,001,832	-	2,001,832
	<u>43,707,585</u>	<u>-</u>	<u>5,350,800</u>	<u>38,356,785</u>	<u>4,702,627</u>	<u>33,654,158</u>
Other Liabilities:						
Lease payable	2,761,871	549,353	900,825	2,410,399	877,746	1,532,653
SBITA	903,387	195,830	718,906	380,311	312,636	67,675
Other post employment benefits	1,882,840	175,493	-	2,058,333	-	2,058,333
Net Pension Liability	33,698,964	-	14,569,787	19,129,177	-	19,129,177
Compensated absences	3,824,043	1,073,473	663,214	4,234,302	500,468	3,733,834
Total governmental activities	<u>\$ 86,778,690</u>	<u>\$ 1,994,149</u>	<u>\$ 22,203,532</u>	<u>\$ 66,569,307</u>	<u>\$ 6,393,477</u>	<u>\$ 60,175,830</u>
<b>Business-type Activities:</b>						
Notes, bonds payable, and leases:						
Revenue notes	\$ 9,834,391	\$ -	\$ 1,529,396	\$ 8,304,995	\$ 1,558,253	\$ 6,746,742
Revenue bonds	3,225,000	-	-	3,225,000	-	3,225,000
Unamortized items	(61,200)	-	(5,308)	(55,892)	-	(55,892)
	<u>12,998,191</u>	<u>-</u>	<u>1,524,088</u>	<u>11,474,103</u>	<u>1,558,253</u>	<u>9,915,850</u>
Other Liabilities:						
Lease payable	376,190	-	128,235	247,955	130,009	117,946
SBITA	208,951	-	167,236	41,715	41,715	-
Financed purchases	400,664	-	207,538	193,126	193,126	-
Other post employment benefits	332,551	84,611	-	417,162	-	417,162
Net Pension Liability	5,611,058	-	1,773,301	3,837,757	-	3,837,757
Compensated absences	618,006	152,120	76,471	693,655	92,760	600,895
Total business activities	<u>\$ 20,545,611</u>	<u>\$ 236,731</u>	<u>\$ 3,876,869</u>	<u>\$ 16,905,473</u>	<u>\$ 2,015,863</u>	<u>\$ 14,889,610</u>

<u>Compensated absences</u>	Beginning Balance 10/1/2023	Additions	Reductions	Ending Balance 9/30/2024
<b>Governmental Activities:</b>				
General Fund	\$ 3,818,037	\$ 1,071,416	657,873	\$ 4,231,580
Community Development Block Grant	6,006	2,057	5,341	2,722
	<u>\$ 3,824,043</u>	<u>\$ 1,073,473</u>	<u>\$ 663,214</u>	<u>\$ 4,234,302</u>

The compensated absence liability, net pension liability and net other postemployment obligation attributed to governmental activities are being liquidated in the General Fund, and Community Development Block Grant.

***NOTE J – LONG TERM OBLIGATIONS (CONTINUED)***

**Governmental Activities**

The City has outstanding Revenue Bonds and Notes from direct borrowings and direct placements related to its governmental activities totaling \$36,354,953. The outstanding Revenue Bonds and Notes, or borrowing facilities are secured by the respective revenues and/or pledged revenues subject to budget and appropriation. The City's governmental activity bonds and notes that are secured by a pledge to budget and appropriate legally available non-ad valorem revenues require that the City ensure that before any additional borrowing or debt is incurred, (i) that the City's adjusted revenue for the immediately preceding fiscal year is equal to at least 200% of the Maximum Bond Service Requirement on all Debt to be outstanding following the issuance of such new Debt and (ii) 100% of any amounts owed for Policy Costs (as defined in various resolutions of the City), (iii) No additional Debt may be issued without the prior written consent of all applicable bond insurers if any Policy Costs are past due and owing.

**Governmental Activities Direct Placements**

The City's Revenue bonds of \$19,850,000 contain a provision defining the following events as a default: 1) failure to make payment, 2) dissolution, liquidation, or voluntary filing of bankruptcy, or 3) the City fails to perform any of the other covenants, conditions, agreements, and provisions contained in the bond or in the resolution. In the event of a default, which has not been remedied, after legal proceedings, pledged funds will be distributed. The Series 2021 Bonds includes an additional default provision (a) so long as the Outstanding Series 2015A note or any debt issued to refinance the Series 2015A (the Bank Debt) remain outstanding and contain a right of acceleration upon an event of default, the Series 2021 Bonds shall also be subject to acceleration in the event the Bank Debt is accelerated and (b) it shall be a default under the Bond Resolution unless and until such event of default with respect to the Bank Debt has been waived by the holder of the Bank Debt.

**\$26,460,000 Capital Improvement Revenue and Refunding Bonds, Series 2019**-The Series 2019 Bonds were issued for the purpose of: (i) advance refund the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2015, (ii) financing the cost of designing, permitting, constructing, reconstructing and equipping a marina project (iii) finance the costs of issuance of the Series 2019 bonds.

The Series 2019 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2019 Bonds when due. Interest at 5%, is payable semi-annually and sinking fund installments ranging from \$1,545,000 to \$2,180,000 through September 1, 2038. Proceeds used to defease the Series 2015 Capital Improvement Revenue Refunding Note, and finance costs of a marina project. Current portion is \$1,545,000.

This bond is split between Governmental activities (Original issue \$23,235,000) and Business type activities (Original issue \$3,225,000).

***NOTE J – LONG TERM OBLIGATIONS (CONTINUED)***

**\$6,875,000 Fort Pierce Redevelopment Revenue Refunding Bonds, Series 2021**-The Series 2021 Bonds were issued for the purpose of: (i) advance refund the City's outstanding Redevelopment Revenue Refunding Note, Series 2015B, (ii) finance the costs of issuance of the Series 2021 bonds.

The Series 2021 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues. Interest at 4%, is payable semi-annually and sinking fund installments ranging from \$635,000 to \$845,000 through May 1, 2031. Proceeds used to defease the Series 2015B Capital Improvement Revenue Refunding Note. Current portion is \$635,000.

**Governmental Activities Direct Borrowings**

The City's outstanding notes from direct borrowing and direct placements related to governmental activities of \$16,504,953 contains a provision defining events of default as the following: 1) failure to make payment, 2) The City fails to performs any of the other covenants, conditions, agreements, and provisions contained in the Note or the Agreement, 3) any proceedings are willfully instituted effecting a compromise between the City and its creditors for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statue now or hereinafter enacted, 4) an admission in writing of its inability to pay debts as become due, 5) bankruptcy, insolvency, or declaration a financial emergency, and 6) if any court assumes control of the City or a substantial part of its property for the relief or aid of debtors. Upon the occurrence of a default the notes shall bear interest at the default rate. Acceleration of payments is remedy for event 1 only for non-remedied defaults. Non-remedied defaults for events 2-6, allow Noteholders to pursue legal proceedings for specific performance of any covenant or agreement and recover all costs and expense for proceedings. These amounts are payable only from pledged revenues.

In addition to the above, the City's 2015 A note from direct borrowing and direct placement related to governmental activities, contain additional default events: a) a final judgement for the payment of money of \$1,000,000 or more ( only if insurance is not available to cover the judgement), b) long term public debt ratings fall below Baa2 for Moody's or BBB for Fitch, or Standards & Poor's, c) the failure to adopt a budget depositing incremental revenue into the Redevelopment Trust Fund, and d) any breach of representations or warranties. These notes contain the same non-remedied defaults with the addition of an acceleration of payment for event B, and events 3, 4, 5&6 above.

**\$20,000,000 Redevelopment Revenue Refunding Note, Series 2015A**-The Series 2015 Notes were issued for the purpose of: (i) currently refunding the Fort Pierce Redevelopment Bonds, Series 2005 and advance refund the Fort Pierce Redevelopment Bonds, Series 2006 (ii) finance the costs of issuance of the Series 2015 notes.

The Series 2015 Notes and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues. Interest at 3.2%, payable semi-annually and sinking fund installments ranging from \$1,300,000 to \$1,615,000 through May 1, 2031. Proceeds used to refund the Fort Pierce Redevelopment Bonds, Series 2005 and 2006. Current portion is \$1,300,000.

***NOTE J– LONG TERM OBLIGATIONS (CONTINUED)***

**Taxable Capital Improvement Revenue and Refunding Notes, Series 2020 A & B-**The Series 2020 Notes were issued for the purpose of: (i) currently refund the City’s outstanding Capital Improvement Revenue Note, Series 2014, (ii) advance refund the City’s outstanding Taxable Capital Improvement Revenue Note, Series 2016A and Capital Improvement Revenue Notes, Series 2016B & 2016C (iii) finance the costs of issuance of the Series 2020 bonds.

The Series 2020 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2020 Notes when due.

\$4,324,598 Series 2020A Notes with interest at 3.055%, payable semi-annually and sinking fund installments ranging from \$53,950 to \$701,902 through September 1, 2031. Proceeds used to defease the Series 2014 and 2016 Capital Improvement Revenue Notes. Current portion is \$698,452.

**\$7,316,363 Capital Improvement Revenue and Refunding Notes, Series 2020C-**The Series 2020 Notes were issued for the purpose of: (i) advance refund the City’s outstanding Capital Improvement Revenue Refunding Note, Series 2018 (ii) finance the costs of issuance of the Series 2020 bonds.

The Series 2020 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2020 Notes when due. Interest at 1.264%, is payable semi-annually and sinking fund installments ranging from \$718,640 to \$734,572 through September 1, 2030. Proceeds were used to defease the Series 2018 Capital Improvement Revenue Refunding Notes. The current portion is \$718,640 (\$524,175 governmental activities portion).

This note is split between Governmental activities (Original issue \$5,336,543) and Business type activities (Original issue \$1,979,820).

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE J – LONG TERM OBLIGATIONS (CONTINUED)**

Governmental activities bonds and notes outstanding at September 30, 2024, consist of the following:

	<u>Purpose</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>	<u>Interest Rate</u>	<u>Maximum Annual Debt Svc.</u>
<b>Revenue Bonds:</b>					
Fort Pierce Capital Improvement Revenue and Refunding Bonds, 2019	Refunding	\$ 23,235,000	14,810,000	5.00%	2,297,000
Fort Pierce Redevelopment Revenue Refunding Bonds, 2021	Refunding	\$ 6,875,000	5,040,000	4.00%	878,800
		<u>\$ 30,110,000</u>	<u>\$ 19,850,000</u>		
<b>Revenue Notes:</b>					
Fort Pierce Redevelopment Revenue Refunding Notes, 2015A	Refunding	\$ 20,000,000	10,065,000	3.20%	1,666,680
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020A	Refunding	\$ 4,324,598	3,259,093	3.055%	739,647
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020C	Refunding	\$ 5,336,543	3,180,860	1.26%	564,382
		<u>\$ 29,661,141</u>	<u>\$ 16,504,953</u>		

***NOTE J – LONG TERM OBLIGATIONS (CONTINUED)***

**Business-Type Activities**

The City has outstanding Revenue Bonds and Notes from direct borrowings related to its business type activities totaling \$8,304,995. The outstanding Revenue Bonds and Notes, or borrowing facilities are secured by the respective revenues and/or pledged revenues subject to budget and appropriation or a by the respective revenues from the operation of the related business-type activities.

The City's outstanding bonds of \$3,225,000 and notes from direct borrowings related to business type activities of \$2,807,895 contain the same provisions for events of defaults and remedies for non-remedied defaults as the direct borrowing and direct placements related to governmental activities. The City outstanding note from direct borrowings related to business type activities of \$5,497,100 also contains the same provisions for default events, but acceleration of payment is not a remedy. Under this note from direct borrowings the only remedy for non-remedied defaults is to pursue legal proceedings for pledged revenues and expenses.

**\$3,225,000 Capital Improvement Revenue and Refunding Bonds, Series 2019-**The Series 2019 Notes were issued for the purpose of: (i) advance refund the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2015, (ii) financing the cost of designing, permitting, constructing, reconstructing and equipping a marina project (iii) finance the costs of issuance of the Series 2019 bonds.

The Series 2019 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2019 Bonds when due. Interest at 5%, is payable semi-annually and sinking fund installments attributed to the marina, ranging from \$500,000 to \$575,000 through September 1, 2038. Current portion is \$0.

**\$3,920,771 Capital Improvement Revenue Note, Series 2014-** The Series 2014 Notes were issued for the purpose of: (i) financing the construction of improvements and rehabilitation of the city owned and operated marina (ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from net marina revenues and the half-cent sales tax sufficient to pay principal of and interest on the Series 2014 Notes when due. Interest at 3.19% is payable semi-annually and annual principal payments ranging from \$305,288 to \$346,491 through December 1, 2029. Proceeds used for construction costs related to the city owned marina. Current portion of note is \$305,288.

**8,655,200 Stormwater Revenue Refunding Note, Series 2021-** The Series 2021 Notes were issued for the purpose of: (i) refunding the Stormwater Utility System Revenue Note Series 2016 (ii) finance the costs of issuance of the Series 2021 notes.

The Series 2021 Notes and interest thereon are payable from and secured by a first lien and pledge upon the Stormwater revenues. Interest at 2.10% and principal are payable in monthly installments ranging from \$63,823 to \$98,022 through October 1, 2030. Proceeds were used to currently refund the 2016 Stormwater Utility Revenue Notes. The Current portion is \$1,058,500.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE J – LONG TERM OBLIGATIONS (CONTINUED)**

**\$1,979,820 Capital Improvement Revenue and Refunding Notes, Series 2020C**-The Series 2020 Notes were issued for the purpose of: (i) advance refund the City’s outstanding Capital Improvement Revenue Refunding Note, Series 2018 (ii) finance the costs of issuance of the Series 2020 bonds.

The Series 2020 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2020 Notes when due. Interest at 1.264%, is payable semi-annually and sinking fund installments ranging from \$194,465 to \$198,776 through September 1, 2030. Proceeds were used to defease the Series 2018 Capital Improvement Revenue Refunding Notes. The current portion is \$194,465.

Business type activities bonds and notes outstanding at September 30, 2024, consist of the following:

	<u>Purpose</u>	<u>Issued</u>	<u>Outstanding</u>	<u>Rate</u>	<u>Debt Svc.</u>
<b>Revenue Bonds:</b>					
Fort Pierce Capital Improvement Revenue and Refunding Bonds, 2019	Refunding	<u>\$ 3,225,000</u>	<u>3,225,000</u>	5.00%	596,750
<b>Revenue Notes:</b>					
Capital Improvement Revenue Note, 2014A	Construction at Marina	\$ 3,920,771	1,627,818	3.19%	354,781
Stormwater Revenue Refunding Note,2021	Refunding	\$ 8,655,200	5,497,100	2.10%	1,168,758
Fort Pierce Capital Improvement Revenue Refunding Notes, 2020C	Refunding	\$ 1,979,820	1,180,077	1.26%	209,382
		<u>\$ 14,555,791</u>	<u>\$ 8,304,995</u>		

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE J – LONG TERM OBLIGATIONS (CONTINUED)**

Requirements to pay principal and interest on the **primary government's** obligations in each of the years/periods ending September 30, is as follows:

**Governmental Activities:**

	Revenue Bonds			Revenue Notes		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 2,180,000	\$ 942,100	\$ 3,122,100	\$ 2,522,627	\$ 403,481	\$ 2,926,108
2026	2,285,000	839,450	3,124,450	2,575,044	346,427	2,921,471
2027	2,390,000	731,750	3,121,750	2,485,110	287,839	2,772,949
2028	2,515,000	619,050	3,134,050	2,531,916	229,614	2,761,530
2029	2,625,000	500,450	3,125,450	2,610,251	170,022	2,780,273
2030-2032	7,855,000	732,150	8,587,150	3,780,005	160,835	3,940,840
	<u>\$ 19,850,000</u>	<u>\$ 4,364,950</u>	<u>\$ 24,214,950</u>	<u>\$ 16,504,953</u>	<u>\$ 1,598,218</u>	<u>\$ 18,103,171</u>

**Business-Type Activities:**

	Revenue Bonds			Revenue Notes		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ -	\$ 96,750	\$ 96,750	\$ 1,558,253	\$ 169,661	\$ 1,727,914
2026	-	96,750	96,750	1,597,042	134,892	1,731,934
2027	-	96,750	96,750	1,624,117	99,313	1,723,430
2028	-	96,750	96,750	1,268,522	66,752	1,335,274
2029	-	96,750	96,750	1,294,484	37,886	1,332,370
2030-2034	1,015,000	468,750	1,483,750	962,577	11,205	973,782
2035-2038	2,210,000	168,000	2,378,000	-	-	-
	<u>\$ 3,225,000</u>	<u>\$ 1,120,500</u>	<u>\$ 4,345,500</u>	<u>\$ 8,304,995</u>	<u>\$ 519,709</u>	<u>\$ 8,824,704</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

***NOTE J – LONG TERM OBLIGATIONS (CONTINUED)***

Defeasance of Revenue Bonds/Notes Payable

In prior years, the city defeased certain outstanding Redevelopment Revenue Bonds payable from tax increment revenues. The city also defeased certain Sunshine Governmental Financing Commission Revenue Notes payable from Non-Ad Valorem Revenues appropriated in the City’s annual budget. For each issue, the City deposited proceeds of the refunding bonds in an irrevocable trust account to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and liabilities for the defeased bonds are not included in the City’s financial statements.

At September 30, 2024 the following bonds are considered defeased:

<u>Bond Issue</u>	<u>Series</u>	<u>Beginning Balance 10/1/2023</u>	<u>Additions</u>	<u>Retirement</u>	<u>Ending Balance 9/30/2024</u>
Redevelopment Revenue Bonds	2003	\$ 30,000	\$ -	\$ 30,000	-
Capital Improvement Bonds	2008	16,090,000	-	1,410,000	14,680,000
Redevelopment Revenue Bonds	2006	9,745,000	-	875,000	8,870,000
Capital Improvement Revenue Refunding Bonds	2010	4,170,000	-	615,000	3,555,000
Capital Improvement Revenue Refunding Bonds	2015	18,635,000	-	1,815,000	16,820,000
Capital Improvement Revenue Refunding Notes	2016A	435,000	-	140,000	295,000
Capital Improvement Revenue Refunding Notes	2016B	480,000	-	55,000	425,000
Capital Improvement Revenue Refunding Bonds	2018	4,845,000	-	635,000	4,210,000
		<u>\$ 54,430,000</u>	<u>\$ -</u>	<u>\$ 5,575,000</u>	<u>\$ 48,855,000</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE J – LONG TERM OBLIGATIONS (CONTINUED)**

Component Unit

Long-term liability activity of the **FPUA(a component unit)** for the year ended September 30, 2024 was as follows:

	<b>Beginning Balance 10/1/2023</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance 9/30/2024</b>	<b>Amounts Due within One Year</b>
Series 1999B(Accreted value)	\$ 8,425,000	\$ 245,000	\$ 4,335,000	\$ 4,335,000	\$ -
Series 2022A	143,500,000	-	905,000	142,595,000	5,285,000
Series 2022B	2,550,000	-	-	2,550,000	-
Total Revenue Bonds Payable	<u>154,475,000</u>	<u>245,000</u>	<u>5,240,000</u>	<u>149,480,000</u>	<u>5,285,000</u>
Direct Placements:					
Series 2016	7,504,000	-	335,000	7,169,000	343,000
	<u>161,979,000</u>	<u>245,000</u>	<u>5,575,000</u>	<u>156,649,000</u>	<u>5,628,000</u>
Unamortized items	7,419,000	-	698,000	6,721,000	-
Net Pension Liability	27,666,000	-	11,135,000	16,531,000	-
Lease obligations and SBITA's	351,060	-	128,000	223,060	140,000
Other Liabilities:					
Compensated absences	2,271,000	1,127,000	68,000	3,330,000	308,000
Other Post Employment Benefits	1,336,000	204,000	83,000	1,457,000	-
<b>Total</b>	<u>\$ 201,022,060</u>	<u>\$ 1,576,000</u>	<u>\$ 17,687,000</u>	<u>\$ 184,911,060</u>	<u>\$ 6,076,000</u>

In September 1999, FPUA issued Utilities Revenue Capital Appreciation Bonds, Series 1999B, in the amount of \$10,223,000 to finance the cost of acquiring and constructing additions, extensions, and improvements to the water and wastewater facilities, as well as to fund the increase in required reserves, and pay certain costs associated with the bond issuance. The 1999B Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding capital appreciation bonds remaining principal totals \$4,335,000 and is due in annual installments beginning on October 1, 2022 through October 1, 2024 in amount of \$4,335,000 with a yield of 5.90%. Accreted value of the 1999B Bond at September 30, 2024 is \$4,335,000.

In June 2022, FPUA issued Utilities Refunding Revenue Bonds, Series 2022A, in the amount of \$143,500,000, including \$75,975,000 of serial bonds, and \$67,525,000 of term bonds. The bonds were issued to pay the costs of the acquisition, construction, and equipping of certain capital improvements to the system, refund all the outstanding Utilities Refunding Revenue Bonds Series 2009, and pay certain costs associated with the bond issuance. The refunding of the 2009 revenue bonds resulted in net present value savings of \$2,392,000. The 2022A Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding serial bonds were issued at a premium of \$9,021,000. They are due in annual installments beginning on October 1, 2023 through October 1, 2042 in amounts ranging from \$905,000 to \$6,460,000, plus interest at a fixed rate of 5.0%. The term bond was issued at a discount of \$1,053 and matures October 1, 2052 with payments ranging from \$5,625,000 to \$8,005,000 and a fixed rate of 4.00%. Interest on the 2022A Bond is due and paid semiannually.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE J – LONG TERM OBLIGATIONS (CONTINUED)**

Component Unit (continued)

In June 2022, FPUA issued Utilities Refunding Revenue Bonds, Series 2022B, in the amount of \$2,550,000. The bonds were issued to pay the costs of the acquisition, construction, and equipping of certain capital improvements to the system including improvements to FPUA’s broadband and other communications services systems, and pay certain costs related to the issuance of the bonds. The 2022B Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding serial bonds were issued at a premium of \$329,000. They are due in annual installments beginning on October 1, 2027 through October 1, 2036 in amounts ranging from \$215,000 to \$315,000, plus interest at a fixed rate of 5.00%. Interest on the 2022B Bond is due and paid semiannually.

Fort Pierce Utilities Authority Outstanding Revenue Bonds - Direct Placements

In March of 2016, FPUA issued Utilities Refunding Revenue Bonds, Series 2016, in the amount of \$9,545,000 to refund the outstanding principal amount of FPUA’s Utilities Revenue Bonds Series 2002. The refunding resulted in a net present value savings of \$2,466,000. The 2016 Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding serial bonds are due in annual installments beginning on October 1, 2021 through October 1, 2026 in amounts ranging from \$321,000 to \$3,451,000, plus interest at a fixed rate of 2.14%. Interest on the 2016 Bond is due and paid semiannually.

Requirements to amortize all revenue bonds outstanding as of September 30, 2024 are as follows:

	Revenue Bonds			Direct Placements		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 5,285,000	\$ 6,535,000	\$ 11,820,000	\$ 343,000	\$ 146,000	\$ 489,000
2026	2,310,000	6,419,000	8,729,000	3,375,000	74,000	3,449,000
2027	2,420,000	6,298,000	8,718,000	3,451,000	-	3,451,000
2028	6,065,000	5,995,000	12,060,000	-	-	-
2029	6,370,000	5,676,000	12,046,000	-	-	-
2030-2052	127,030,000	71,120,000	198,150,000	-	-	-
	<u>149,480,000</u>	<u>\$ 102,043,000</u>	<u>\$ 251,523,000</u>	<u>\$ 7,169,000</u>	<u>\$ 220,000</u>	<u>\$ 7,389,000</u>

***NOTE J – LONG TERM OBLIGATIONS (CONTINUED)***

Component Unit (continued)

*Significant Bond Covenants for Utilities Revenue Bonds*

The Series 1999, 2016, 2022A, and 2022B, bond issues provide that FPUA accumulate monthly 1/6 of the amount of all interest due on the next semi-annual interest payment date, and 1/12 of the amount of principal due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve and debt service reserve subaccount funds with minimum requirements of \$500,000, \$900,000 and \$1,977,000, respectively. These reserves are funded in the amounts of \$500,000, \$900,000 and \$1,977,000 respectively, at September 30, 2024.

*Redemption Options Prior to Maturity*

The Series 1999B Bonds are not subject to redemption prior to maturity.

The Series 2016 Utilities Refunding Revenue Bonds maturing on October 1, 2026 with an interest rate of 2.14% are redeemable anytime at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1.00% of the principal balance multiplied by the number of years remaining or (ii) a 'Yield Maintenance Fee'.

The Series 2022A Bonds maturing prior to October 1, 2033 are not subject to optional redemption prior to maturity. The series 2022A Bonds maturing on and after October 1, 2033 shall be subject to redemption prior to their stated dates of maturity, at the option of FPUA, in whole or part, on any date on or after October 1, 2032, in such maturities as FPUA shall in its discretion select by lot within a maturity if less than a full maturity, at a redemption price equal to 100% of the principal amount of such 2022A Bonds to be redeemed plus accrued interest to the redemption date.

The Series 2022B Bonds maturing prior to October 1, 2033 are not subject to optional redemption prior to maturity. The series 2022B Bonds maturing on and after October 1, 2033 shall be subject to redemption prior to their stated dates of maturity, at the option of FPUA, in whole or part, on any date on or after October 1, 2032, in such maturities as FPUA shall in its discretion select by lot within a maturity if less than a full maturity, at a redemption price equal to 100% of the principal amount of such 2022B Bonds to be redeemed plus accrued interest to the redemption date.

Current and Advanced Refunding of Debt

Debt refunding activities occurred during fiscal year 2022 that resulted in the redemption or defeasance of certain outstanding obligations. The Refunded Bonds that matured October 1, 2022 through and including 2028 and October 1, 2029 were redeemed prior to their respective maturities, on the closing date of the Series 2022 Bonds (June 21, 2022) at a redemption price of 100% of the principal amount thereof, plus interest to the redemption date. The Refunded Bonds that matured on October 1, 2029 were redeemed on July 11, 2022 at a redemption price of 100% of the principal amount thereof, plus accrued interest to the redemption date.

Upon delivery of the Series 2022 Bonds, the Bank of New York Mellon Trust Company entered into an Escrow Deposit Agreement with FPUA relating to the Refunded Bonds maturing on October 1, 2029. The agreement created an irrevocable escrow deposit trust fund to be applied to the payment of principal of and interest of the Refunded Bonds that mature on October 1, 2029 as they same become due and payable and at redemption prior to maturity. As of September 30, 2024, the amount of defeased debt is \$30,516,000.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE K - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS**

The composition of interfund balances as of and for the year ended September 30, 2024, is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	Nonmajor	\$ 572,707
General	Community Redevelopment Agency	10,607
		<u>\$ 583,314</u>

Amounts due to the General Fund include general and administrative charges and reimbursements.

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
General fund	FPUA	\$ 343,166
Nonmajor	FPUA	27,435
Solid waste fund	FPUA	817,598
Building Department fund	FPUA	513
Half-Cent Infrastructure	FPUA	22,022
		<u>\$ 1,210,734</u>

**Inter-fund transfers:**

	<u>General</u>	<u>Community Redev. Agency</u>	<u>Half-Cent Infrastruct. Funds</u>	<u>Marina Fund</u>	<u>Stormwater Fund</u>	<u>Sunrise Theatre</u>	<u>Animal Center</u>	<u>Nonmajor Funds</u>	<u>Total</u>
<b>Transfers out:</b>									
General	\$ -	\$ 120,915	\$ 2,707,486	\$ -	\$ -	\$ -	\$ 199,500	\$ 5,586,801	\$ 8,614,702
Community									
Redev. Agency	3,879,075	-	-	-	-	500,000	-	3,611,419	7,990,494
Solid Waste	500,000	-	-	-	-	-	-	-	500,000
Marina	275,000	-	-	-	-	-	-	-	275,000
Nonmajor	186,345	-	-	289,749	48,000	44,785	555,000	-	1,123,879
	<u>\$ 4,840,420</u>	<u>\$ 120,915</u>	<u>\$ 2,707,486</u>	<u>\$ 289,749</u>	<u>\$ 48,000</u>	<u>\$ 544,785</u>	<u>\$ 754,500</u>	<u>\$ 9,198,220</u>	<u>\$ 18,504,075</u>

***NOTE K - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)***

Transfers into the Nonmajor funds were for debt service payments made from the various debt service funds. There were transfers between Nonmajor debt service funds. The transfers into the Sunrise Theatre from several funds was to provide support for operations and capital expenses. The General Fund received a transfer from the Community Redevelopment Agency Fund to subsidize redevelopment district projects and related debt. The Animal Center received a transfer from the American Rescue Plan Fund to provide support for operations. The General Fund also received an annual transfer from the Solid Waste Fund, and Marina Fund.

***NOTE L - RISK MANAGEMENT***

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program mainly encompasses obtaining property and liability insurance through commercial insurance carriers. During the year ended September 30, 2024, the City paid premiums of approximately \$3,110,650 to commercial insurance carriers for provisions of various liability, property, casualty and workers compensation insurance. The City has various deductible amounts ranging from \$500 to \$25,000 on various policies. At year-end, the City did not have any significant claims, and past claims have not exceeded insurance coverage in any of the past three years. There were no significant changes in coverage retention, or limits during the fiscal year. The General Fund handles property claims for the City and absorbs the loss for any amounts below the deductible amounts.

The City contracted with Blue Cross and Blue Shield of Florida for health insurance for its employees, effective June 1, 2008. Prior to June 1, 2008, the City was a self-insurer for the health and accident claims of its employees. The City closed the Internal Service Fund as of September 30, 2009 and accordingly, no current claims liability is reported.

***NOTE M - EMPLOYEE RETIREMENT SYSTEMS***

The City participates in two retirement and benefit plans. The General Employees' Retirement and Benefit System covers all primary government and component unit employees. The Municipal Police Officers' Retirement Trust Fund covers the City's police officers. The City and The Utilities Authority, a component unit, offer a Deferred Retirement Option Plan (DROP).

Currently an annual actuarial evaluation is performed for both Plans. The most recent actuarial valuations were performed for the year ended September 30, 2024. Other information regarding contributions and funding progress is included as supplementary information to this report.

The City accounts for both plans as pension trust funds; therefore, they are accounted for in substantially the same manner as proprietary funds with an economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions and contributions from other entities are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with terms of the plans. Plan assets are valued at fair value for financial statement purposes.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

The defined benefit plans do not issue stand-alone financial reports and are not included in any other retirement system's or entity's financial report. Financial statements for the individual pension plans are presented below since separate GAAP financial reports have not been issued for the individual plans.

Below is a summary of all pension related items in the aggregate across governmental, business-type and component unit activities. Details related to these items are presented separately for each plan on the following pages.

	Net Pension Liability	Deferred Outflows	Deferred Inflows	Pension Expense
Municipal Police Officers' Retirement Trust Fund	805,671	1,233,548	1,000,830	538,615
General Employee Retirement and Benefit System (City Portion)	22,161,263	4,098,813	5,523,336	6,688,475
Subtotal	22,966,934	5,332,361	6,524,166	7,227,090
General Employee Retirement and Benefit System (FPUA Portion)	16,530,703	2,595,764	4,738,911	4,989,120
Total	39,497,637	7,928,125	11,263,077	12,216,210

The General Employees' Retirement and Benefit System

**Plan Description**

The General Employees' Retirement and Benefit System (the System) is a cost-sharing multiple-employer PERS defined benefit plan administered by the City covering all municipal employees, including the Fort Pierce Utilities authority employees (FPUA). The System does not issue a stand-alone financial report but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all full-time employees of the City, who are eligible upon employment.

Upon retirement, members are entitled to an annual retirement benefit, payable for life, of total service times 3.0% of final average salary, based upon the highest five consecutive years of the last ten years for General Employees and Utilities Authority.

Plan Changes effective for October 1, 2012

For members hired prior to October 1, 2012:

- Benefits vest 100% after five years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Payments for unused sick/vacation time are limited to the September 30, 2012 balance.
- Maximum pension benefit is limited to 100% of salary.

***NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)***

Plan Changes effective for October 1, 2023 (retroactive change)

For members hired after October 1, 2012:

- Benefits vest 100% after five years of service.(10 year of service before retroactive change)
- Overtime hours included in compensation are limited to 300 hours per year.
- Maximum pension benefit paid is the lesser of \$115,000 or 100% of final five year average.

Police receive 3.0% of final average salary, based upon the highest five years out of the last ten years. (Optional benefit forms are available on an actuarial equivalent basis.) The system also provides death and disability benefits. These benefit provisions and all other requirements are established and may be amended by State Statute and City ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Retirement Board with the approval of the City Commission.

**Funding Policy**

Per City Code Section 2-279 and 2-280, the City and FPUA employees are required to contribute 5.16% and 6.16% respectively of their annual salary to the System whether or not they are subject to collective bargaining. The employer is required to contribute actuarially determined amounts which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

The System funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are designed to accumulate sufficient assets to pay benefits when due. The normal cost and actuarial accrued liability are determined using an attained age actuarial funding method. Unfunded actuarial accrued liabilities are being amortized at a level percent of payroll over periods of 1-30 years.

**Membership**

At September 30, 2024, the Plan's membership consisted of: (1) 576 retirees and beneficiaries currently receiving benefits and 47 terminated employees entitled to benefits but not yet receiving them; (2) 324 vested active employees; and (3) 267 non-vested active employees.

**Benefits**

The plan provides retirement, termination, disability, and death benefits to all full time employees.

Normal Retirement- Eligibility occurs at 25 years of service regardless of age, or at age 60 (55 for police officers) with 5 years of service. Retirees receive of 3% of final average salary times total service with a maximum of \$115,000 per year, or 100% of salary if hired before October 1, 2012.

Non-Duty Disability Retirement- Benefits occur after 5 years of service; computed as a normal retirement based upon service and final average salary at date of disability.

Duty Disability Retirement- No service requirement; computed as a normal retirement based upon service projected to the end of the duty disability period and final average salary at the time of disability.

Non-Duty Pre-Retirement Death Benefit- Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Benefits (continued)**

Duty Pre-Retirement Death Benefit- No age of service requirement benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.

Deferred Retirement Option Plan- Eligibility is based on normal retirement. The maximum participation period is 6 years, but not beyond 30 years of service. The benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

**Contributions**

For the Three years ended 2022, 2023 and 2024, employer contributions to the Plan, all made in accordance with actuarially determined requirements, were \$5,758,892 \$6,367,089 and \$7,996,158 which was 16.24%, 16.85% and 19.34% respectively, of annual covered payroll.

The total payroll for employees covered by the System for the year ended September 30, 2024 was \$41,349,489 which includes \$17,159,838 for Fort Pierce Utilities Authority employees. One hundred percent of required contributions were actually made for 2022, 2023 and 2024.

**Pension Payable**

At September 30, 2024, the City reported payable's to the pension for their final payroll of the fiscal year of \$248,911(including member contributions of \$56,225) for the City and the final payroll of the fiscal year \$214,403 (including member contributions of \$56,167) for FPUA.

**Investments**

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established fair values are reported at estimated fair value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2024 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-term Expected Real Rate of Return</u>	<u>Allocation-weighted Long-term Expected Real Rate of Return</u>
Large Cap Equity	26%	4.75%	1.24%
Small/Mid Cap Equity	12%	4.95%	0.59%
Global Ex-US Equity	25%	4.95%	1.24%
Domestic Fixed Income	27%	2.25%	0.61%
Real Estate	10%	3.75%	0.38%
	<u>100%</u>		<u>4.06%</u>

For the year ended September 30, 2024, the annual money-weighted rate of return, net of investment expenses was 21.55%.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources**

At September 30, 2024, the City and Fort Pierce Utilities Authority (FPUA) reported their proportional share of the following:

	City	Component Unit FPUA
Net Pension Liability	22,161,263	16,530,703
Employer Allocation Percentage	57.28%	42.72%
Proportional Share of Plan Pension Expense	6,688,475	4,989,120

The City and FPUA reported proportional shares of deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
<b>Primary Government:</b>		
Difference between Expected and Actual Experience	2,272,550	13,007
Net Difference between Projected and Actual Investment Earnings on Pension Plan Investments	-	5,510,329
Change of Assumptions	1,207,363	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	618,900	-
	<u>4,098,813</u>	<u>5,523,336</u>
<b>Component Unit-FPUA:</b>		
Difference between Expected and Actual Experience	1,695,158	9,703
Net Difference between Projected and Actual Investment Earnings on Pension Plan Investments	-	4,110,308
Change of Assumptions	900,606	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	-	618,900
	<u>2,595,764</u>	<u>4,738,911</u>
	<u>6,694,577</u>	<u>10,262,247</u>

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

Year Ending September 30	Net Deferred Outflows of Resources		
	City	Component Unit FPUA	Total
2025	1,863,345	870,162	2,733,507
2026	3,563,577	2,277,775	5,841,352
2027	(3,467,589)	(2,746,488)	(6,214,077)
2028	(3,383,856)	(2,544,596)	(5,928,452)
Thereafter	-	-	-
TOTAL	<u>\$ (1,424,523)</u>	<u>\$ (2,143,147)</u>	<u>\$ (3,567,670)</u>

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Discount Rate**

A single discount rate of 7.25% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.25%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of Pension Liability**

The following presents the City's proportional share of the plan's net pension liability, calculated using a single discount rate of 7.25%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

	1% Decrease 6.25%	Current Single Discount Rate Assumption 7.25%	1% Increase 8.25%
Total Pension Liability	\$ 316,942,284	\$ 284,871,779	257,891,988
Net Position Restricted for Pensions	246,179,812	246,179,813	246,179,812
Net Pension Liability	<u>\$ 70,762,472</u>	<u>\$ 38,691,966</u>	<u>\$ 11,712,176</u>
Primary Government	\$ 40,530,009	\$ 22,161,263	\$ 6,708,282
Component Unit-FPUA	30,232,463	16,530,703	5,003,894
	<u>\$ 70,762,472</u>	<u>\$ 38,691,966</u>	<u>\$ 11,712,176</u>

**Municipal Police Officers' Retirement Trust Fund**

**Plan Description**

The Municipal Police Officers' Retirement Trust Fund (the Fund) is a single employer defined benefit plan administered by the City for the benefit of its police officers. The Fund is established under the provisions of Chapter 185 Florida Statutes. The Fund does not issue a stand-alone financial report, but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all certified police officers of the City, who are eligible upon employment.

***NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)***

Police officers with ten or more years of continuous service with the police department are eligible for benefits. On April 15, 1985, the Fort Pierce City Commission approved an amendment to the benefit provisions of the Pension Trust. Prior to the amendment, all police officers who were eligible for benefits had the option to accept a lump sum in cash or the purchase of an annuity equal to the value of the lump sum payment at the date of retirement.

The amendment allows lump sum payments only to participants hired prior to December 17, 1984.

These benefit provisions and all other requirements are established and may be amended by State Statute and City Ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Police Retirement Board with approval by the City Commission.

**Membership**

As of September 30, 2024, Plan membership consisted of: (1) 59 retirees and beneficiaries currently receiving benefits and 2 terminated employees entitled to benefits but not yet receiving them; (2) 26 vested active employees; and (3) 83 non-vested active employees.

**Funding Policy**

Contribution requirements for the Plan are established and may be amended by State law and City ordinance. Contributions for the Plan are financed principally by contributions from the State of Florida, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of City of Fort Pierce, as provided under provisions of Chapter 185, Florida Statutes. Current year contributions to the plan from the State of Florida were \$574,934. The revenue and corresponding expense are recorded in the general fund. In accordance with City Code Section 2-389 each Plan member is required to make contributions of 7% of their salaries to the Plan. The funding policy for the Plan is actuarially determined in that an annual actuarial valuation is made to determine if State and employee contributions are sufficient to fund the Plan. The City is not required to contribute in any way to the Plan. Administrative costs are financed through investment earnings.

The actuarial valuation as of September 30, 2024 found anticipated revenues to be sufficient to fund the current year benefits provided by the Plan in accordance with the provisions of Chapter 185, Florida Statutes.

**Benefits**

The plan provides retirement, termination, disability, and death benefits to all full time police officers.

Normal Retirement- Benefits occur at age 55 with 10 years of service, or 25 years of service. Retirees receive the greater of 2% of final average salary times total service with a maximum of \$1,000 per month, or 1% of final average salary times credited service up to 30 years.

Early Retirement-Benefits occur at age 45 with 10 years of service. Retirees receive 2% of final average salary times total service, with a maximum benefit of \$1,000 per month. The pension is reduced by 3% for each complete year retirement age precedes 55.

Disability Retirement- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefit the member accrued as of the date of disability.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

Pre-Retirement Death Benefit- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefits to which the deceased member would have been entitled at normal retirement age.

Deferred Retirement Option Plan- Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The monthly pension is calculated with normal retirement based on frozen years of service and final average salary at the time the member elects to participate in DROP.

**Pension Payable**

At September 30, 2024, the City reported a payable to the police pension related to employee contributions of \$34,892 withheld from the City's final payroll of the fiscal year.

**Investments**

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established fair values are reported at estimated fair value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	31%	10.90%	3.40%
Small/Mid Cap Equity	17%	12.40%	2.10%
Global Ex-US Equity	10%	5.80%	0.60%
Domestic Fixed Income	20%	4.70%	0.90%
MLP	4%	9.00%	0.40%
High Yield	4%	7.00%	0.30%
Convertible Bonds	5%	9.00%	0.40%
REITS	3%	9.70%	0.30%
Real Estate	5%	8.00%	0.40%
Cash	1%	2.50%	0.00%
	<u>100%</u>		<u>8.80%</u>

For the year ended September 30, 2024, the annual money-weighted rate of return, net of investment expenses was 21.95%.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Pension Asset/Liabilities, Pension Expense(credit) and Deferred Outflows and Inflows of Resources**

At September 30, 2024, the City reported a liability of \$805,671 for its share of the net pension liability. The net pension liability was measured at September 30, 2024 with an actuarial valuation date of September 30, 2024.

For the year ended September 30, 2024, the city recognized pension expense of \$538,615. The City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between Expected and Actual Experience	931,800	222,399
Net Difference between Projected and Actual Investment Earnings on Pension Plan Investments	-	778,431
Change of Assumptions	<u>301,748</u>	-
Total Deferred Outflows/Inflows of Resources	<u><u>1,233,548</u></u>	<u><u>1,000,830</u></u>

Year Ending September 30	<u>Net Deferred Outflows of Resources</u>
2025	170,258
2026	581,746
2027	(346,573)
2028	(336,506)
2029	125,587
Thereafter	38,206
TOTAL	<u><u>\$ 232,718</u></u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Net Pension Liability and Plan Fiduciary Net Position**

The components of the net pension liability and plan fiduciary net position of the City at September 30, 2024, were as follows:

<b>Total Pension Liability:</b>	
Service cost	\$ 711,724
Interest	1,454,287
Difference between actual & expected experience	496,684
Assumption changes	-
Benefit payments	(1,063,390)
Refunds	(207,423)
<b>Net Change in Total Pension Liability</b>	<u>1,391,882</u>
<b>Total Pension Liability-Beginning</b>	<u>21,468,674</u>
<b>Total Pension Liability-Ending (a)</b>	<u><u>\$ 22,860,556</u></u>
<b>Plan Fiduciary Net Position:</b>	
Contributions-employer	\$ -
Contributions-employer (from state)	574,934
Contributions-Employee(Including buyback contributions)	680,864
Net investment income	3,797,419
Benefit payments	(1,063,390)
Refunds	(207,423)
Administrative expense	(62,043)
<b>Net Change in Plan Fiduciary Net Position</b>	<u>3,720,361</u>
<b>Plan Fiduciary Net Position-Beginning</b>	<u>18,334,524</u>
<b>Plan Fiduciary Net Position-Ending (b)</b>	<u><u>\$ 22,054,885</u></u>
<b>Net Pension Liability(Asset)-Ending (a) - (b)</b>	805,671

**Sensitivity of Pension Liability**

The following presents the plan's net pension liability, calculated using a single discount rate of 6.75%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

1% Decrease 5.75%	Current Single Discount Rate Assumption 6.75%	1% Increase 7.75%
\$ 3,652,982	\$ 805,671	\$ (1,551,227)

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**Actuarial Assumptions**

The annual required contribution for the current year was determined as part of the September 30, 2024 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	October 1, 2023
Notes	Actuarially determined contribution rates are calculated as of October 1, which is the beginning of the fiscal year in which contributions are reported.
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	30 years (single equivalent amortization period)
Asset valuation method	4-year smoothed fair value
Inflation rate	2.5%
Salary increases	3.5% to 6.5% depending on completed years of service including inflation
Investment rate of return	6.75%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	PUB-2010 Headcount Weighted Safety Healthy Employee Mortality Table (for pre-retirement mortality) and the PUB-2010 Headcount Weighted Safety Healthy Retiree Mortality Table (for post retirement mortality), with separate rates for males and females and ages set forward one year, with mortality improvements projected to all future years after 2010 using Scale MP-2018. For males, the base mortality rates for both pre-retirement and post retirement mortality are based on the Below Median Healthy tables. These are the same rates currently in use for Special Risk Class members of the Florida Retirement System (FRS). Florida Statutes Chapter 112.63(1)(f) mandates the use of the mortality tables used in either of the two most recently published actuarial valuation reports of FRS.

**Discount Rate**

A single discount rate of 6.75% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on pension plan investments of 6.75%. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments (6.75%) was applied to all periods of projected benefit payments to determine the total pension liability.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF  
FIDUCIARY FUNDS NET POSITION**  
September 30, 2024

	Pension Trusts		Total
	General Employees	Police Officers	
<b>ASSETS</b>			
Cash and cash equivalents	\$ 5,411,370	\$ 300,075	\$ 5,711,445
Investments, at fair value:			
U.S. Government Securities	28,135,680		28,135,680
Mutual Funds	142,847,095	17,361,856	160,208,951
Municipal Bonds	362,224	-	362,224
Common Stock	13,832,968	2,262,124	16,095,092
Corporate Bonds	27,633,338	-	27,633,338
Real Estate Trust L.P.	23,723,121	956,482	24,679,603
Money Market	3,381,678	1,167,696	4,549,374
Total investments	<u>239,916,104</u>	<u>21,748,158</u>	<u>261,664,262</u>
Total cash and investments	245,327,474	22,048,233	267,375,707
Accounts receivable	463,314	34,892	498,206
Prepaid taxes	1,904	-	1,904
Accrued interest receivable	446,498	3,851	450,349
Total assets	<u>\$ 246,239,190</u>	<u>\$ 22,086,976</u>	<u>\$ 268,326,166</u>
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 59,377	\$ 32,091	\$ 91,468
<b>NET POSITION-RESTRICTED FOR PENSION BENEFITS</b>			
	<u>\$ 246,179,813</u>	<u>\$ 22,054,885</u>	<u>\$ 268,234,698</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE M - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF CHANGES  
IN FIDUCIARY FUNDS NET POSITION**  
Year ended September 30, 2024

	Pension Trusts		Total
	General Employees	Police Officers	
<b>ADDITIONS</b>			
Contributions			
Employer	\$ 7,996,158	\$ -	\$ 7,996,158
Employees	2,305,232	680,864	2,986,096
State-via the general fund	-	574,934	574,934
Total contributions	10,301,390	1,255,798	11,557,188
Investment income			
Interest	2,622,720	562	2,623,282
Dividends	1,814,781	569,922	2,384,703
Net appreciation (depreciation) in fair value of investments	41,702,047	3,308,346	45,010,393
Total investment income	46,139,548	3,878,830	50,018,378
Investment expenses	(874,721)	(129,054)	(1,003,775)
Net investment income	45,264,827	3,749,776	49,014,603
Total increases	55,566,217	5,005,574	60,571,791
<b>DEDUCTIONS</b>			
Retirement benefits paid	17,455,288	926,055	18,381,343
Refunds of employee contributions	359,240	207,423	566,663
Drop payments	-	137,335	137,335
Administrative expenses	321,286	14,400	335,686
Insurance expense	23,880	-	23,880
Total deductions	18,159,694	1,285,213	19,444,907
Net Increase (Decrease)	37,406,523	3,720,361	41,126,884
<b>NET POSITION-RESTRICTED FOR PENSION BENEFITS</b>			
Beginning of year	208,773,290	18,334,524	227,107,814
End of year	\$ 246,179,813	\$ 22,054,885	\$ 268,234,698

**NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS**

In addition to providing pension benefits, the City provides certain health care and life insurance benefits for retired employees. Substantially all of the City’s employees may become eligible for those benefits if they reach normal retirement age while working for the City. The primary government recognizes the costs associated with providing these benefits on a pay-as-you-go basis since there is no Trust Fund or equivalent arrangement into which the City makes contributions. The FPUA (a component unit) recognizes the cost as it is incurred. Premiums paid by retirees for the primary government and for the FPUA total approximately \$342,653 and \$220,864, respectively.

Section 112.0801, Florida Statutes, as amended by Sections 1 and 2 of Chapter 87-373, Laws of Florida, requires all public employers to allow their retirees to participate in the same health group plan or self-insurance plan offered to their active employees.

**Plan Description**

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retiree’s are charged the same rate by the insurance company as active employees. Premiums charged by the insurance company are a blended rate based on the experience of younger active employees and older retired employees. Since retirees actually have higher costs yet pay the same rate as younger active employees, the city actually subsidizes the cost of the retirees’ health insurance coverage.

**Funding Policy**

As of September 30, 2024, the most recent actuarial measurement date, the city’s and FPUA’s plans were unfunded. There are no assets accumulated in a GASB-compliant trust.

**Membership**

At September 30, 2024, the City’s Plan membership consisted of: (1) 49 retirees and beneficiaries, and (2) 355 active employees. At September 30, 2024, the FPUA’s Plan membership consisted of: (1) 60 retirees and beneficiaries, and (2) 248 active employees.

**OPEB Liabilities, OPEB Expense and Deferred Outflows and Inflows of Resources**

At September 30, 2024, the City and FPUA reported an OPEB liability of \$2,475,495, and \$1,457,181. The net OPEB liability was measured at September 30, 2024 with an actuarial valuation date of September 30, 2022.

For the year ended September 30, 2024, the city and FPUA recognized OPEB expense of \$168,796, and \$179,296, respectively.

	Primary Government	Component Unit FPUA
<b>OPEB Expense:</b>		
Service Cost	\$ 95,526	\$ 31,835
Interest on the Total OPEB Liability	101,832	58,767
Recognition of Outflow(Inflow) of of Resources Due to Liabilities	(28,562)	88,694
	<u>\$ 168,796</u>	<u>\$ 179,296</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)**

**Recognition of Deferred Outflows and Inflows of Resources**

Differences between expected and actual experience and changes in assumptions are recognized in OPEB expense using a systematic and rational method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with OPEB through the OPEB plan (active employees and inactive employees) determined as of the beginning of the measurement period. At the beginning of the current measurement period, the expected remaining service lives of all active employees in the plan was approximately 3,036 years. Additionally, the total plan membership (active employees and inactive employees) was 404. As a result, the average of the expected remaining service lives for purposes of recognizing the applicable deferred outflows and inflows of resources established in the current measurement period is 7.5149 years.

The City and FPUA reported deferred outflows of resources and deferred inflows of resources from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
<b>Primary Government:</b>		
Difference between Expected and Actual Experience	55,082	200,867
Change of Assumptions	255,932	300,272
	<u>311,014</u>	<u>501,139</u>
<b>Component Unit-FPUA:</b>		
Difference between Expected and Actual Experience	297,891	8,669
	<u>297,891</u>	<u>8,669</u>

Deferred outflows and inflows of resources by year to be recognized in future OPEB expenses:

Year Ending September 30	<u>Net Deferred Outflows of Resources</u>	
	<u>Primary Government</u>	<u>Component Unit FPUA</u>
2025	(24,976)	88,694
2026	(54,487)	72,598
2027	(81,528)	47,886
2028	(58,664)	33,049
2029	(6,016)	23,605
Thereafter	35,546	23,390
TOTAL	<u>\$ (190,125)</u>	<u>\$ 289,222</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)**

**Net OPEB Liability**

	Primary Government	Component Unit FPUA
<b>Total OPEB Liability:</b>		
Service cost	\$ 95,526	\$ 31,835
Interest	101,832	58,767
Benefit change	-	-
Difference between actual & expected experience	13,618	113,583
Changes of assumptions	176,627	-
Benefit payments	(127,499)	(82,764)
<b>Net Change in Total OPEB Liability</b>	<u>260,104</u>	<u>121,421</u>
<b>Total OPEB Liability-Beginning</b>	<u>2,215,391</u>	<u>1,335,760</u>
<b>Total OPEB Liability-Ending (a)</b>	<u><u>\$ 2,475,495</u></u>	<u><u>\$ 1,457,181</u></u>
Covered Payroll	22,952,328	20,688,073
Net OPEB Liability as a Percentage of Covered Employee Payroll	10.79%	7.04%

**Actuarial Assumptions and Methods**

Valuation date	September 30, 2022
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, open 30-year period
Wage Inflation	2.5%
Salary increases	General : 4.0% to 6.5%, including inflation Police; 4% to 8%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition.
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the fully generational PUB-2010 Headcount Weighted Mortality Tables with projection scale MP-2018 and disabled mortality tables which use variations of static PUB-2010 Headcount Weighted Mortality Tables with projection scale MP-2018.
Health Care Trend Rates	Trend starting at 7.50% and gradually decreasing to an ultimate trend rate of 4.0%
Aging Factors	Based on the 2013 SOA Study "Health Care Costs - From Birth to Death."
Expenses	Administrative expenses are included in the premium costs.
Notes	There were no benefit changes during the year. Assumption changes include adjusting the single discount rate from 4.63% to 3.81%.

**NOTE N - POST-EMPLOYMENT HEALTH CARE BENEFITS (CONTINUED)**

**Discount Rate**

For plans that do not have formal assets, the discount rate should equal the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date. For the purpose of this valuation, the municipal bond rate is 3.81% (based on the daily rate closest to but not later than the measurement date of the Fidelity “20-Year Municipal GO AA Index”). The discount rate was 4.63% as of the prior measurement date.

**Sensitivity of Total OPEB Liability**

Regarding the sensitivity of the total OPEB liability to changes in the discount rate, the following presents the plan’s total OPEB liability, calculated using a discount rate of 3.81%, as well as what the plan’s total OPEB liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

<b>Sensitivity of the Total OPEB Liability to the Discount Rate Assumption</b>		
1% Decrease	Current Single Discount Rate Assumption	1% Increase
2.81%	3.81%	4.81%
\$ 2,715,285	\$ 2,475,495	\$ 2,264,217

Regarding the sensitivity of the total OPEB liability to changes in the healthcare cost trend rates, the following presents the plan’s total OPEB liability, calculated using the assumed trend rates as well as what the plan’s total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher:

<b>Sensitivity of Total OPEB Liability to Healthcare Cost Rate Assumption</b>		
1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
\$ 2,196,429	\$ 2,475,495	\$ 2,803,409

***NOTE 0 - CONTRACT COMMITMENTS***

**FPUA**, the “Authority” (a component unit)

FMPA All-requirements Power Supply Project

As of January 1, 1998, the Authority became a participant in Florida Municipal Power Agency’s (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). The Authority has agreed to purchase all capacity and energy necessary for their electric system from FMPA’s ARP during the term of the contract. The contract is a 30 year evergreen, automatically renewing on October 1 of each year unless notification is provided one year prior to the automatic extension date.

Prior to being involved in the ARP, the Authority had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. The Authority’s resources which have been assigned include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. (See below). The contracts related to the St. Lucie Project, detailed below, have not been assigned; however, as of January 1, 1998, the Authority’s share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

FMPA St. Lucie Project

The Authority has entered into agreements with the Florida Municipal Power Agency (FMPA), of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy and transmission services from Florida Power & Light Company's St. Lucie Unit No. 2 (the Unit), which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement in St. Lucie Unit No. 1, located on the same site. Pursuant to a Power Sales Contract and a Project Support Contract, the Authority has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year the excess or deficiency of payments related to actual cost is calculated and applied to the monthly statements from FMPA to the Authority.

The Power Sales Contract will remain in effect until the latest of (i) the date principal of, premium, if any, and interest on all bonds of the Unit have been paid or funds are set aside for the payment thereof, (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement or FMPA's interest in the Unit is terminated pursuant to the Participation Agreement or otherwise disposed of, or (iii) the date all obligations or FMPA under the Participation Agreement have been paid, performed or provided for.

In any month when electric capacity, energy, or transmission services are not made available to the Authority, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

***NOTE O - CONTRACT COMMITMENTS (CONTINUED)***

Purchases under these contracts are accounted for as operating expenses by the Authority. Total cost included in operating expenses for fiscal 2023 and fiscal 2024 were \$5,316,000 and \$5,125,000, respectively. The Authority is committed under the agreements to payments totaling \$5,179,000 for the year ending September 30, 2024.

Florida Gas Transmission

The Authority executed an All Requirements Gas Service Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, the Authority is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to the Authority. This agreement will remain in effect until cancelled by the Authority.

On July 3, 2012, the Authority acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until cancelled by the Authority. In fiscal 2016, additional firm capacity was made available from FGT and the Authority exercised rights to obtain this capacity. An additional 96,800 MMBtu of capacity was obtained. With the additional capacity, the amount of Sunrise capacity was reduced by 45,300 MMBtu via a revised interlocal agreement with the City of Sunrise. In fiscal 2024, FPUA will be entitled to firm capacity of 566,412 MMBtu, and will commit to purchase 535,283 MMBtu of natural gas at a cost of \$2,732,000. The amounts purchased under these contracts for fiscal 2023 and fiscal 2024 were \$3,124,000 and \$3,134,000, respectively.

FMPA Treasure Coast Energy Center

FPUA has entered into an agreement with FMPA to manage, operate, and maintain their facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement became a one-year evergreen. The agreement is extended annually and was for the year ended September 30, 2025.

The majority of TCEC employees are on the payroll of FPUA and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for fiscal 2023 and fiscal 2024 totaled \$2,156,000 and \$2,245,000 respectively.

***NOTE P - CONTINGENT LIABILITIES***

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

***NOTE Q - TRANSACTIONS WITH COMPONENT UNITS***

**Fort Pierce Utilities Authority (a discretely presented component unit)**

Transactions occur throughout the year in the ordinary course of operations between the City and the Fort Pierce Utilities Authority (FPUA) (a proprietary fund and component unit of the City). A summary of significant transactions follows:

Vehicle Maintenance - The City charges the FPUA, on a monthly basis, for fuel used by FPUA vehicles. FPUA reciprocates by permitting the City to fuel their vehicles at FPUA pumps and bills the City on a monthly basis.

Non-metered and Metered Service Charges - The FPUA bills the City, on a monthly basis, for all nonmetered and metered services. Total amounts charged to the City in fiscal 2024 was approximately \$2,052,000 and the receivable balance at September 30, 2024 was approximately \$189,000.

Charges to City residents for sanitation and utility taxes are included on the FPUA's monthly billing statements to customers as a service to the City. The FPUA acts only as an agent with all cash collections relating to the charges forwarded directly to the City. The City is charged \$187,200 annually by the FPUA for performance of these services.

Total disbursements made to the City by the FPUA, including payments of utility tax and sanitation charges collected during year ended September 30, 2024, were approximately \$14,738,000. Amounts receivable from the FPUA at September 30, 2024 were approximately \$1,210,000.

The Fort Pierce City Charter, Article XII, Section 178, provides that each year the Utility Authority shall pay to the City of Fort Pierce a sum equal to six percent of gross revenues derived from the operation of the utilities for the preceding fiscal year. The city commission, by majority vote, may agree to accept a lesser percentage. For purposes of this section the Charter defines gross revenues as all income derived from retail sales of electricity, gas, and wastewater disposal; wholesale and retail sales of water; gains on sales of assets, interest, rents, royalties, dividends, and management fees. Where a power cost adjustment or purchase gas adjustment is utilized, gross income shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment. For the year ended September 30, 2024, the amount transferred to the General Fund under this provision was \$7,467,922.

***NOTE R-FUND BALANCE***

The City implemented GASB No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions", for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

As of September 30, 2024, the fund balances of the governmental funds are classified as follows:

**Non-spendable**- Amounts that cannot be spent because they are not in spendable form, or because they are legally or contractually required to be maintained intact.

**Restricted**- Amounts can be used only for specific purposes because of a constitutional provision, enabling legislation, or externally imposed constraints by creditors, grantors, contributors, or other governments.

***NOTE R-FUND BALANCE (CONTINUED)***

**Committed-** Amounts can be used only for specific purposes because of a formal action (ordinance) of the City Commission, the highest level of decision making authority. Commitments may be changed or lifted only by the City Commission taking the same formal action(ordinance) that imposed the original constraint.

**Assigned-** Amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes as determined by the City Commission.

**Unassigned-** Residual amount retained in the general fund that has not been otherwise classified. Any residual unassigned balance must be positive in the general fund but may be negative in any other governmental funds as a result of overspending for specific purposes for which amounts have been restricted, committed or assigned.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to be spent first. When an expenditure is incurred for purposes for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first from committed, second from assigned, and lastly from unassigned balances.

Through a resolution, the City Commission established a minimum fund balance of ten percent of annual operating budgeted expenditures in the general fund to be held for unexpected unforeseen expenditures. The Commission reviews the policy annually to determine if adjustments are necessary.

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE R-FUND BALANCE (CONTINUED)**

As of September 30, 2024, the fund balances of the governmental funds are:

	General Fund	Community Redevelopment Agency	Road Impact Fee Fund	Half-Cent Infrastructure Fund	Other Governmental Funds	Totals
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Inventories	\$ 59,146	\$ -	\$ -	\$ -	\$ -	\$ 59,146
Prepaid Items	609,436	78,206	-	-	6,402	694,044
<b>Restricted for:</b>						
Law Enforcement	-	-	-	-	210,861	210,861
Debt Service	-	-	-	-	1,892,701	1,892,701
Grant-CDBG	-	-	-	-	1,074	1,074
Redevelopment Projects	-	6,287,784	-	-	-	6,287,784
State Housing Initiatives	-	-	-	-	475,223	475,223
Grant-Administration	-	-	-	-	605,856	605,856
Impact Fees-Capital Improv.	-	-	7,612,721	-	4,987,158	12,599,879
PSFRD-Capital Improv.	-	-	-	-	75,361	75,361
Park Improvements	-	-	-	-	995,254	995,254
Special Projects	-	-	-	-	1,073,220	1,073,220
Capital Improvement:						
Roads	-	-	-	-	600,000	600,000
Infrastructure	-	-	-	6,143,897	-	6,143,897
Capital Improvement:						
Theatre Restoration	-	-	-	-	214,784	214,784
Animal Care	-	-	-	-	3,030	3,030
<b>Assigned to:</b>						
10% Reserve Policy	5,948,744	-	-	-	-	5,948,744
Art in Public Places	-	-	-	-	172,932	172,932
<b>Unassigned:</b>	8,854,814	-	-	-	-	8,854,814
	<u>\$ 15,472,140</u>	<u>\$ 6,365,990</u>	<u>\$ 7,612,721</u>	<u>\$ 6,143,897</u>	<u>\$ 11,313,856</u>	<u>\$ 46,908,604</u>

City of Fort Pierce, Florida  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2024

**NOTE S - RESTRICTED ASSETS**

Certain assets are restricted by bond resolution and some have been classified as restricted in accordance with governmental accounting standards for enterprise funds.

The restricted assets of the **primary government** as of September 30, 2024 are as follows:

	<u>Governmental Activities:</u>	<u>Business type Activities:</u>	<u>Total</u>
Cash and investments:			
Customer deposits	\$ 56,403	\$ 271,313	\$ 327,716
	<u>\$ 56,403</u>	<u>\$ 271,313</u>	<u>\$ 327,716</u>

The restricted assets of the **FPUA** (a component unit) as of September 30, 2024, are as follows:

Cash and investments:		
Principal and interest on debt service		\$ 8,996,000
Capital Improvement charges		15,175,004
Debt service		1,976,825
Emergency reserve		900,000
Renewal and replacement reserve		500,000
Capital projects		70,959,307
Customer security deposits		9,775,000
		<u>\$ 108,282,136</u>

**NOTE T – CONDUIT DEBT OBLIGATIONS**

The City issued Capital Improvement Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of facilities deemed to be in the public’s interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the facilities transfers to the private-sector entity served by the bond issuance. The City, the State, and any political subdivisions thereof are not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

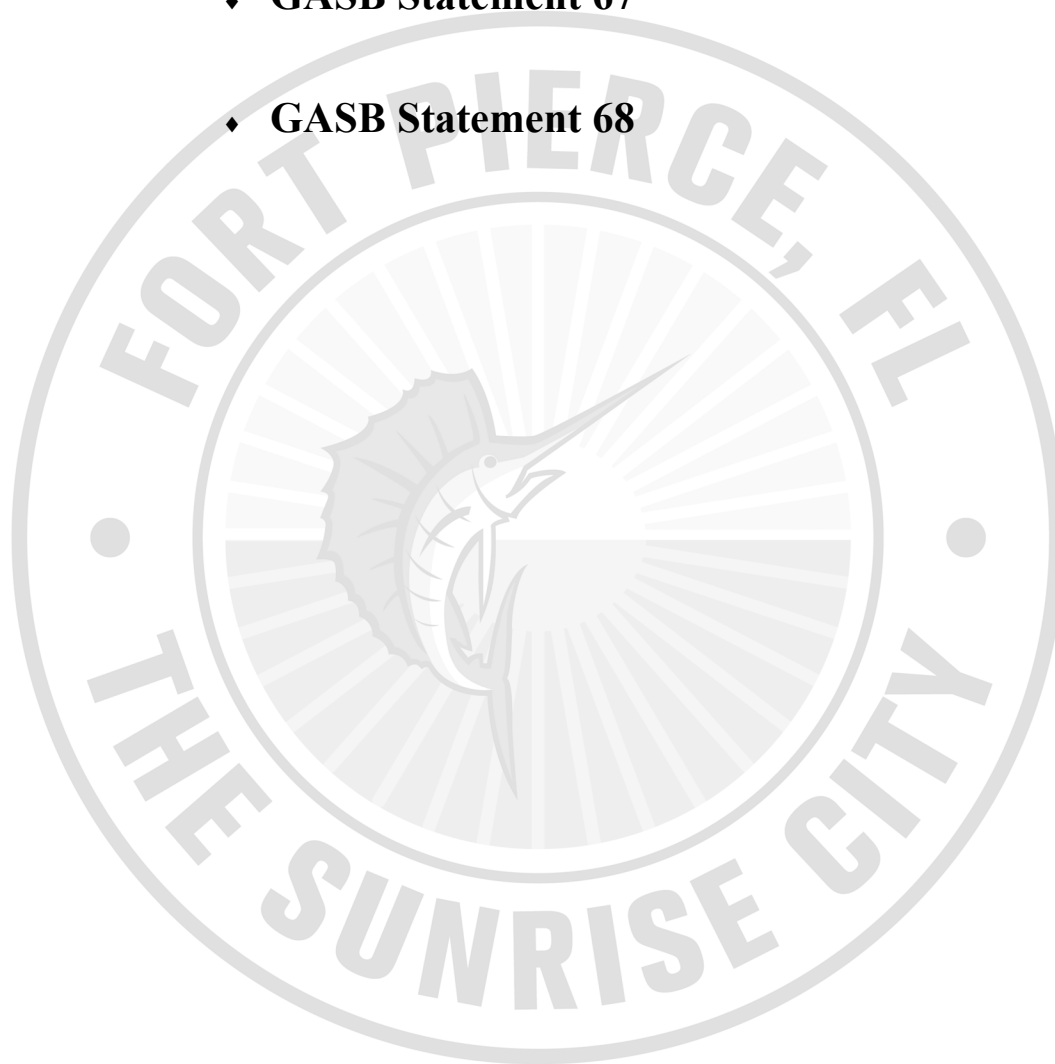
As of September 30, 2024, all outstanding Capital Improvement Revenue Bond have been fully repaid and the City has no conduit debt obligations outstanding.

## REQUIRED SUPPLEMENTARY INFORMATION

◆ **GASB Statement 75**

◆ **GASB Statement 67**

◆ **GASB Statement 68**



City of Fort Pierce, Florida  
**GASB STATEMENT 75 REQUIREMENT SUPPLEMENTARY INFORMATION**  
City of Ft. Pierce Other Post Employment Benefits  
Schedule of Changes in the City's Net OPEB Liability and Related Ratios  
September 30, 2024  
(Unaudited)

City of Fort Pierce, Florida  
Required Supplementary Information  
Schedule of Changes in the City's Net OPEB Liability and Related Ratios  
City of Ft. Pierce Other Post Employment Benefits

<b>Primary Government</b>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Total OPEB Liability:</b>							
Service cost	\$ 95,526	\$ 92,715	\$ 122,260	\$ 122,224	\$ 122,692	\$ 99,678	\$ 107,243
Interest	101,832	95,752	57,022	67,946	75,171	85,282	78,531
Benefit change	-	-	-	-	-	-	-
Difference between actual & expected experience	13,618	(53,935)	32,682	(350,270)	-	113,730	31,535
Assumption changes	176,627	13,052	(496,564)	64,107	(3,721)	324,670	(71,941)
Benefit payments	<u>(127,499)</u>	<u>(124,050)</u>	<u>(132,274)</u>	<u>(107,008)</u>	<u>(109,092)</u>	<u>(147,030)</u>	<u>(170,274)</u>
<b>Net Change in Total OPEB Liability</b>	260,104	23,534	(416,874)	(203,001)	85,050	476,330	(24,906)
<b>Total OPEB Liability-Beginning</b>	<u>2,215,391</u>	<u>2,191,857</u>	<u>2,608,731</u>	<u>2,811,732</u>	<u>2,726,682</u>	<u>2,250,352</u>	<u>2,275,258</u>
<b>Total OPEB Liability-Ending (a)</b>	<u>\$ 2,475,495</u>	<u>\$ 2,215,391</u>	<u>\$ 2,191,857</u>	<u>\$ 2,608,731</u>	<u>\$ 2,811,732</u>	<u>\$ 2,726,682</u>	<u>\$ 2,250,352</u>
Covered-employee Payroll	22,952,358	22,069,549	18,626,310	18,626,310	16,903,846	16,903,846	17,543,452
Net OPEB Liability as a Percentage of Covered-employee Payroll	10.79%	10.04%	11.77%	14.01%	16.63%	16.13%	12.83%
<b>Component Unit-FPUA</b>							
Service cost	\$ 31,835	\$ 28,843	\$ 43,519	\$ 32,796	\$ 29,458	\$ 26,709	\$ 19,960
Interest	58,767	54,728	37,587	27,862	32,928	37,439	33,195
Benefit change	-	-	-	-	-	-	-
Difference between actual & expected experience	113,583	(7,830)	145,561	-	-	132,631	(50,737)
Assumption changes	-	-	-	(4,816)	281,710	-	-
Implicit rate subsidy	<u>(82,764)</u>	<u>(72,524)</u>	<u>(72,524)</u>	<u>(105,378)</u>	<u>(105,378)</u>	<u>(63,859)</u>	<u>(40,626)</u>
<b>Net Change in Total OPEB Liability</b>	121,421	3,217	154,143	(49,536)	238,718	132,920	(38,208)
<b>Total OPEB Liability-Beginning</b>	<u>1,335,760</u>	<u>1,332,543</u>	<u>1,178,400</u>	<u>1,227,936</u>	<u>989,218</u>	<u>856,298</u>	<u>894,506</u>
<b>Total OPEB Liability-Ending (a)</b>	<u>\$ 1,457,181</u>	<u>\$ 1,335,760</u>	<u>\$ 1,332,543</u>	<u>\$ 1,178,400</u>	<u>\$ 1,227,936</u>	<u>\$ 989,218</u>	<u>\$ 856,298</u>
Covered- Employee Payroll	20,688,073	18,612,518	17,899,030	17,472,000	17,191,000	16,496,863	15,838,042
Net OPEB Liability as a Percentage of Covered-employee Payroll	7.04%	7.18%	7.44%	6.74%	7.14%	6.00%	5.41%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, OPEB plans should present information for those years for which information is available.

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

**GASB STATEMENT 75 REQUIREMENT SUPPLEMENTARY INFORMATION**

September 30, 2024

(Unaudited)

**ACTUARIAL ASSUMPTIONS AND METHODS**

Valuation date	September 30, 2022
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, open 30-year period
Wage Inflation	2.5%
Salary increases	General : 4.0% to 6.5%, including inflation Police; 4% to 8%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition
Mortality	The Florida Retirement System (FRS) mortality tables which use variations of the fully generational PUB-2010 mortality headcount weighted Mortality tables with projection scale MP-2018 and disable mortality tables which use variations of static PUB-2010 headcount weighted mortality tables with projection scale MP-2018.
Health Care	
Trend Rates	Trend starting at 7.5% and gradually decreasing to an ultimate trend rate of 4%.
Aging Factors	Based on the 2013 SOA Study "Health Care Costs-From Birth to Death".
Expenses	Administrative expenses are included in the premium costs,
Notes	There were no benefit changes during the year. Assumption changes include adjusting the single discount rate from 4.63% to 3.81%.

City of Fort Pierce, Florida  
Required Supplementary Information  
Schedule of Changes in the City's Net Pension Liability and Related Ratios  
General Employees Retirement and Benefits System  
September 30, 2024

	2024	2023	2022	2021
<b>Total Pension Liability:</b>				
Service cost	\$ 6,772,107	\$ 6,212,940	\$ 5,518,532	\$ 5,089,433
Interest	19,364,259	18,704,566	18,118,373	18,079,684
Benefit change	-	-	1,998,928	-
Difference between actual & expected experience	3,935,501	1,690,172	361,867	(422,338)
Assumption changes	-	-	7,267,130	1,430,177
Benefit payments	(17,455,288)	(17,196,464)	(16,263,265)	(15,386,633)
Refunds	(359,240)	(565,094)	(367,848)	(181,123)
<b>Net Change in Total Pension Liability</b>	<u>12,257,339</u>	<u>8,846,120</u>	<u>16,633,717</u>	<u>8,609,200</u>
<b>Total Pension Liability-Beginning</b>	<u>272,614,440</u>	<u>263,768,320</u>	<u>247,134,603</u>	<u>238,525,403</u>
<b>Total Pension Liability-Ending (a)</b>	<u>\$ 284,871,779</u>	<u>\$ 272,614,440</u>	<u>\$ 263,768,320</u>	<u>\$ 247,134,603</u>
<b>Plan Fiduciary Net Position:</b>				
Contributions-employer	\$ 7,996,158	\$ 6,367,089	\$ 5,758,891	\$ 5,328,802
Contributions-member	2,305,232	2,108,096	1,983,204	1,889,515
Net investment income	45,259,563	19,756,504	(38,903,461)	39,835,032
Benefit payments	(17,455,288)	(17,196,464)	(16,263,266)	(15,386,633)
Refunds	(359,240)	(565,094)	(367,848)	(181,123)
Administrative expense	(289,817)	(255,600)	(231,057)	(232,885)
Other	(50,085)	(31,245)	(48,093)	(41,821)
<b>Net Change in Plan Fiduciary Net Position</b>	<u>37,406,523</u>	<u>10,183,286</u>	<u>(48,071,630)</u>	<u>31,210,887</u>
<b>Plan Fiduciary Net Position-Beginning</b>	<u>208,773,290</u>	<u>198,590,004</u>	<u>246,661,634</u>	<u>215,450,747</u>
<b>Plan Fiduciary Net Position-Ending (b)</b>	<u>\$ 246,179,813</u>	<u>\$ 208,773,290</u>	<u>\$ 198,590,004</u>	<u>\$ 246,661,634</u>
<b>Net Pension Liability-Ending (a) - (b)</b>	38,691,966	63,841,150	65,178,316	472,969
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	86.42%	76.58%	75.29%	99.81%
Covered Payroll	41,349,489	37,795,783	35,464,917	33,584,778
Net Pension Liability as a Percentage of Covered Payroll	93.57%	168.91%	183.78%	1.41%

2020	2019	2018	2017	2016	2015
\$ 5,021,652	\$ 4,901,223	\$ 4,568,028	\$ 4,587,528	\$ 4,329,645	\$ 4,044,804
17,321,038	16,847,951	16,278,951	15,490,335	14,668,388	14,241,759
-	174,512	-	-	-	-
2,776,075	(997,275)	521,525	344	(620,021)	-
-	-	-	9,957,279	5,168,979	-
(14,749,739)	(14,176,818)	(13,532,573)	(13,168,952)	(12,884,323)	(12,528,070)
(409,856)	(428,152)	(248,781)	(257,587)	(492,348)	(287,469)
9,959,170	6,321,441	7,587,150	16,608,947	10,170,320	5,471,024
228,566,233	222,244,792	214,657,642	198,048,695	187,878,375	182,407,351
<u>\$ 238,525,403</u>	<u>\$ 228,566,233</u>	<u>\$ 222,244,792</u>	<u>\$ 214,657,642</u>	<u>\$ 198,048,695</u>	<u>\$ 187,878,375</u>

\$ 5,343,484	\$ 5,240,707	\$ 4,909,654	\$ 4,565,884	\$ 4,211,311	\$ 4,093,268
1,870,451	1,818,969	1,690,811	1,669,207	1,533,510	1,473,091
19,265,084	5,280,406	19,626,060	19,013,825	16,472,191	2,984,072
(14,749,739)	(14,176,818)	(13,532,573)	(13,168,952)	(12,884,323)	(12,528,070)
(409,856)	(428,152)	(248,781)	(257,587)	(492,348)	(287,469)
(222,249)	(249,712)	(207,265)	(209,251)	(217,891)	(176,341)
(40,331)	(56,759)	(46,756)	(45,031)	(50,240)	(44,893)
11,056,844	(2,571,359)	12,191,150	11,568,095	8,572,210	(4,486,342)
204,393,903	206,965,262	194,774,112	183,206,017	174,633,807	179,120,149
<u>\$ 215,450,747</u>	<u>\$ 204,393,903</u>	<u>\$ 206,965,262</u>	<u>\$ 194,774,112</u>	<u>\$ 183,206,017</u>	<u>\$ 174,633,807</u>

23,074,656	24,172,330	15,279,530	19,883,530	14,842,678	13,244,568
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90.33%	89.42%	93.12%	90.74%	92.51%	92.95%
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33,184,229	32,342,994	30,176,465	29,789,176	27,295,114	26,139,109
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69.54%	74.74%	50.63%	66.75%	54.38%	50.67%
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City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
September 30, 2024  
(Unaudited)

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**CITY OF FT. PIERCE**  
**SCHEDULE OF THE EMPLOYER'S NET PENSION LIABILITY**

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	<u>9/30/2024</u>	<u>9/30/2023</u>	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>
Employer's Proportion of the Net Pension Liability(Asset)	22,161,263	36,175,872	35,641,820	242,469	12,588,665	12,566,225
Employer's Proportionate share of the Net Pension Liability(Asset)	57.28%	56.67%	54.68%	51.27%	54.56%	51.99%
Employer's Covered Payroll	24,189,651	22,012,422	20,143,488	17,930,697	17,369,719	17,335,972
Employer's Proportionate share of the Net Pension Liability(Asset) as a Percentage of Covered Payroll	91.61%	164.34%	176.94%	1.35%	72.47%	72.49%
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	86.42%	76.58%	75.29%	99.81%	90.33%	89.42%

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**FORT PIERCE UTILITY AUTHORITY(component unit)**  
**SCHEDULE OF THE EMPLOYER'S NET PENSION LIABILITY**

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	<u>9/30/2024</u>	<u>9/30/2023</u>	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>
Employer's Proportion of the Net Pension Liability(Asset)	16,530,703	27,665,278	29,536,496	230,500	10,485,991	11,606,105
Employer's Proportionate share of the Net Pension Liability(Asset)	42.72%	43.33%	45.32%	48.73%	45.44%	48.01%
Employer's Covered Payroll	17,159,838	15,783,360	15,321,429	15,654,081	15,814,510	15,007,022
Employer's Proportionate share of the Net Pension Liability(Asset) as a Percentage of Covered Payroll	96.33%	175.28%	192.78%	1.47%	66.31%	77.34%
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	86.42%	76.58%	75.29%	99.81%	90.33%	89.42%

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<u>9/30/2018</u>	<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u>
7,871,592	9,793,225	8,187,612	7,716,429
51.52%	49.25%	55.16%	58.26%
16,775,936	16,580,599	14,786,848	13,707,805
46.92%	59.06%	55.37%	56.29%
93.12%	90.74%	92.51%	92.95%

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<u>9/30/2018</u>	<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u>
7,407,938	10,090,305	6,655,066	5,528,139
48.48%	50.75%	44.84%	41.74%
13,400,529	13,208,577	12,508,266	12,431,304
55.28%	76.39%	53.21%	44.47%
93.12%	90.74%	92.51%	92.95%

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
 General Employee's Retirement Benefit System  
 September 30, 2024  
 (Unaudited)

**CITY OF FT. PIERCE  
 SCHEDULE OF CONTRIBUTIONS**

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2015	2,006,447	2,006,447	-	13,707,805	14.64%
9/30/2016	2,172,613	2,172,613	-	14,786,848	14.69%
9/30/2017	2,418,554	2,418,554	-	16,580,599	14.59%
9/30/2018	2,507,774	2,507,774	-	16,775,936	14.95%
9/30/2019	2,523,920	2,523,920	-	17,335,972	14.56%
9/30/2020	2,568,448	2,568,448	-	17,369,719	14.79%
9/30/2021	2,753,445	2,753,445	-	17,930,697	15.36%
9/30/2022	3,157,387	3,157,387	-	20,143,488	15.67%
9/30/2023	3,560,449	3,560,449	-	22,012,422	16.17%
9/30/2024	4,333,878	4,333,878	-	24,189,651	17.92%

**FORT PIERCE UTILITY AUTHORITY(component unit)  
 SCHEDULE OF CONTRIBUTIONS**

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2015	2,086,821	2,086,821	-	12,431,304	16.79%
9/30/2016	2,038,699	2,038,699	-	12,508,266	16.30%
9/30/2017	2,147,330	2,147,330	-	13,208,577	16.26%
9/30/2018	2,401,880	2,401,880	-	13,400,529	17.92%
9/30/2019	2,716,787	2,716,787	-	15,007,022	18.10%
9/30/2020	2,775,035	2,775,035	-	15,814,510	17.55%
9/30/2021	2,575,357	2,575,357	-	15,654,081	16.45%
9/30/2022	2,601,505	2,601,505	-	15,321,429	16.98%
9/30/2023	2,806,640	2,806,640	-	15,783,360	17.78%
9/30/2024	3,662,280	3,662,280	-	17,159,838	21.34%

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
 General Employee's Retirement Benefit System  
 September 30, 2024  
 (Unaudited)

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**Notes to Schedule of Contributions:**

Valuation date	Actuarially determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are reported.
Actuarial cost method	Individual Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2022
Asset valuation method	4-year smoothed market
Wage Inflation	4.0%
Salary increases	General & Utilities Authority; 4.5% to 6.5%, including inflation Police; 4.2% to 8.0%
Investment rate of return	7.25%
Long-term municipal bond rate	3.81%
Retirement Age	Age and service-based tables that are specific to the type of eligibility condition.
Mortality	The Florida Retirement System(FRS) mortality tables which use variations of the Pub2010 Mortality tables with projection scale MP-2018.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cumulative actuarial gains and losses since 1995 are positive. Because the cumulative gains and losses are \$(65.8) million, the COLA provision is assumed to not operate for the indefinite future.
Notes	There were no changes in plan provisions or actuarial assumptions during the year.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
General Employee's Retirement Benefit System  
September 30, 2024  
(Unaudited)

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**SCHEDULE OF INVESTMENT RETURNS MULTIYEAR**

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	<u>Annual Return</u>
Annual money-weighted rate of return, net of investment expense:	
Fiscal year ending September 30, 2015	1.75%
Fiscal year ending September 30, 2016	9.86%
Fiscal year ending September 30, 2017	11.79%
Fiscal year ending September 30, 2018	9.38%
Fiscal year ending September 30, 2019	2.65%
Fiscal year ending September 30, 2020	9.61%
Fiscal year ending September 30, 2021	19.00%
Fiscal year ending September 30, 2022	-15.84%
Fiscal year ending September 30, 2023	9.94%
Fiscal year ending September 30, 2024	21.55%

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City of Fort Pierce, Florida  
Required Supplementary Information  
Schedule of Changes in the City's Net Pension Liability and Related Ratios  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2024

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Total Pension Liability:</b>				
Service cost	\$ 711,724	\$ 679,091	\$ 567,124	\$ 592,564
Interest	1,454,287	1,359,272	1,319,136	1,265,102
Benefit change	-	-	-	-
Difference between actual & expected experience	496,684	540,886	(253,745)	(148,313)
Assumption changes	-	-	535,607	-
Benefit payments	(1,063,390)	(1,016,855)	(768,656)	(896,499)
Refunds	<u>(207,423)</u>	<u>(120,838)</u>	<u>(68,690)</u>	<u>(90,165)</u>
<b>Net Change in Total Pension Liability</b>	1,391,882	1,441,556	1,330,776	722,689
<b>Total Pension Liability-Beginning</b>	<u>21,468,674</u>	<u>20,027,118</u>	<u>18,696,342</u>	<u>17,973,653</u>
<b>Total Pension Liability-Ending (a)</b>	<u><u>\$ 22,860,556</u></u>	<u><u>\$ 21,468,674</u></u>	<u><u>\$ 20,027,118</u></u>	<u><u>\$ 18,696,342</u></u>
<b>Plan Fiduciary Net Position:</b>				
Contributions-employer	\$ -	\$ -	\$ -	\$ -
Contributions-Employer(State)	574,934	544,239	453,086	435,343
Contributions-member	680,864	621,127	567,708	533,239
Net investment income	3,797,419	1,277,095	(3,011,089)	3,164,372
Benefit payments	(1,063,390)	(1,016,855)	(768,656)	(896,499)
Refunds	(207,423)	(120,838)	(68,690)	(90,165)
Administrative expense	<u>(62,043)</u>	<u>(37,352)</u>	<u>(35,570)</u>	<u>(32,581)</u>
<b>Net Change in Plan Fiduciary Net Position</b>	3,720,361	1,267,416	(2,863,211)	3,113,709
<b>Plan Fiduciary Net Position-Beginning</b>	<u>18,334,524</u>	<u>17,067,108</u>	<u>19,930,319</u>	<u>16,816,610</u>
<b>Plan Fiduciary Net Position-Ending (b)</b>	<u><u>\$ 22,054,885</u></u>	<u><u>\$ 18,334,524</u></u>	<u><u>\$ 17,067,108</u></u>	<u><u>\$ 19,930,319</u></u>
<b>Net Pension Liability-Ending (a) - (b)</b>	805,671	3,134,150	2,960,010	(1,233,977)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	96.48%	85.40%	85.22%	106.60%
Covered Payroll	9,726,625	8,873,242	8,110,116	7,617,698
Net Pension Liability as a Percentage of Covered Payroll	8.28%	35.32%	36.50%	-16.20%

2020	2019	2018	2017	2016	2015
\$ 582,493	\$ 565,351	\$ 548,415	\$ 492,850	\$ 498,450	\$ 498,038
1,206,126	1,154,457	1,067,784	1,000,403	952,685	916,626
-	-	-	-	-	-
508,291	(213,853)	297,338	206,823	(66,499)	(158,912)
65,004	-	-	(155,930)	-	-
(719,495)	(697,198)	(637,505)	(566,773)	(540,270)	(561,863)
(164,491)	(39,638)	(95,647)	(40,689)	(293,992)	(121,468)
<u>1,477,928</u>	<u>769,119</u>	<u>1,180,385</u>	<u>936,684</u>	<u>550,374</u>	<u>572,421</u>
<u>16,495,725</u>	<u>15,726,606</u>	<u>14,546,221</u>	<u>13,609,537</u>	<u>13,059,163</u>	<u>12,486,742</u>
<u>\$ 17,973,653</u>	<u>\$ 16,495,725</u>	<u>\$ 15,726,606</u>	<u>\$ 14,546,221</u>	<u>\$ 13,609,537</u>	<u>\$ 13,059,163</u>

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
412,335	402,063	367,113	329,933	302,837	265,449
536,158	569,137	502,051	487,044	471,774	452,740
1,018,216	723,841	780,019	1,130,702	1,000,576	(232,886)
(719,495)	(697,198)	(637,505)	(566,773)	(540,270)	(561,863)
(164,491)	(39,638)	(95,647)	(40,689)	(293,992)	(121,468)
(39,627)	(39,355)	(35,078)	(34,525)	(36,110)	(30,114)
<u>1,043,096</u>	<u>918,850</u>	<u>880,953</u>	<u>1,305,692</u>	<u>904,815</u>	<u>(228,142)</u>
<u>15,773,514</u>	<u>14,854,664</u>	<u>13,973,711</u>	<u>12,668,019</u>	<u>11,763,204</u>	<u>11,991,346</u>
<u>\$ 16,816,610</u>	<u>\$ 15,773,514</u>	<u>\$ 14,854,664</u>	<u>\$ 13,973,711</u>	<u>\$ 12,668,019</u>	<u>\$ 11,763,204</u>

1,157,043	722,211	871,942	572,510	941,518	1,295,959
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93.56%	95.62%	94.46%	96.06%	93.08%	90.08%
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7,659,401	8,130,527	7,172,157	6,957,771	6,739,629	6,450,909
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15.11%	8.88%	12.16%	8.23%	13.97%	20.09%
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City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2024  
(Unaudited)

**SCHEDULE OF CONTRIBUTIONS**

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2015	198,688	265,449	(66,761)	6,450,909	4.11%
9/30/2016	173,208	302,837	(129,629)	6,739,629	4.49%
9/30/2017	186,468	329,933	(143,465)	6,957,771	4.74%
9/30/2018	200,820	367,113	(166,293)	7,172,157	5.12%
9/30/2019	256,925	402,063	(145,138)	8,130,527	4.95%
9/30/2020	280,334	412,335	(132,001)	7,659,401	5.38%
9/30/2021	254,431	435,343	(180,912)	7,617,698	5.71%
9/30/2022	266,012	453,086	(187,074)	8,110,116	5.59%
9/30/2023	304,352	544,239	(239,887)	8,873,242	6.13%
9/30/2024	360,858	574,934	(214,076)	9,726,625	5.91%

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2024  
(Unaudited)

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**Notes to Schedule of Contributions:**

Valuation date	October 1, 2023
Notes	Actuarial determined contribution rates are calculated as of October 1, which is the beginning of the fiscal year in which contributions are reported.
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	30 years
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5% depending on completed years of service, including inflation
Investment rate of return	6.75%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	PUB-2010 Headcount Weighted Safety Healthy Employee Mortality Table (for pre-retirement mortality) and the PUB-2010 Headcount Weighted Safety Healthy Retiree Mortality Table (for post retirement mortality), with separate rates for males and females and ages set forward one year, with mortality improvements projected to all future years after 2010 using Scale MP-2018. For males, the base mortality rates for both pre-retirement and post retirement mortality are based on the Below Median Healthy tables. These are the same rates currently in use for Special Risk Class members of the Florida Retirement System (FRS). Florida Statutes Chapter 112.63(1)(f) mandates the use of the mortality tables used in either of the two most recently published actuarial valuation reports of FRS.

City of Fort Pierce, Florida  
**REQUIREMENT SUPPLEMENTARY INFORMATION**  
Municipal Police Officers' Retirement Trust Fund  
September 30, 2024  
(Unaudited)

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**SCHEDULE OF INVESTMENT RETURNS MULTIYEAR**

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	Annual Return
Annual money-weighted rate of return, net of investment expense:	
Fiscal year ending September 30, 2015	-3.5%
Fiscal year ending September 30, 2016	9.57%
Fiscal year ending September 30, 2017	10.68%
Fiscal year ending September 30, 2018	6.47%
Fiscal year ending September 30, 2019	5.29%
Fiscal year ending September 30, 2020	6.95%
Fiscal year ending September 30, 2021	19.77%
Fiscal year ending September 30, 2022	-15.17%
Fiscal year ending September 30, 2023	8.31%
Fiscal year ending September 30, 2024	21.95%

## COMBINING AND INDIVIDUAL FUND STATEMENTS

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## GENERAL FUND

The General Fund is used to account for all sources and uses of financial resources applicable to the general operations of the City of fort pierce. All general operating revenue which are not restricted as to use are recorded in the General Fund.



City of Fort Pierce, Florida  
**SCHEDULE OF GENERAL FUND REVENUES AND  
OTHER FINANCING SOURCES  
BUDGET (GAAP BASIS) AND ACTUAL  
GENERAL FUND**  
Year ended September 30, 2024

	Budgeted Amounts		Actual
	Original	Final	
<b>Revenues</b>			
Taxes			
Ad valorem	\$ 25,882,581	\$ 26,236,259	\$ 26,236,259
General sales and use	2,355,000	2,432,410	2,432,410
Franchise	4,785,900	5,707,014	5,707,014
	<u>33,023,481</u>	<u>34,375,683</u>	<u>34,375,683</u>
Licenses and permits			
Occupational licenses	325,000	337,024	337,024
Other	461,800	312,262	312,262
	<u>786,800</u>	<u>649,286</u>	<u>649,286</u>
Intergovernmental revenue			
State grants	-	33,041	33,041
Federal grants	1,000,000	870,514	870,514
State shared revenue	7,410,000	7,880,943	7,880,943
State retirement contribution	455,000	574,934	574,934
County shared revenue	55,000	51,342	51,342
In lieu of taxes	34,000	34,407	34,407
	<u>8,954,000</u>	<u>9,445,181</u>	<u>9,445,181</u>
Charges for services			
General government	367,150	345,608	345,608
Physical environment	152,000	133,507	133,507
Economic environment	75,000	97,561	97,561
	<u>594,150</u>	<u>576,676</u>	<u>576,676</u>
Fines and forfeitures			
Court cases	8,500	10,454	10,454
Code violation	256,500	410,071	410,071
	<u>265,000</u>	<u>420,525</u>	<u>420,525</u>
Other			
Contributions from component unit	7,984,968	7,467,922	7,467,922
Investment income	18,500	13,278	13,278
Rents	76,000	79,204	79,204
Administrative and contractual services	757,000	689,186	689,186
Reimbursements by other funds	1,661,900	1,462,770	1,462,770
Special assessments	121,075	264,562	264,562
Miscellaneous	367,200	638,597	638,597
	<u>10,986,643</u>	<u>10,615,519</u>	<u>10,615,519</u>
Total revenues	54,610,074	56,082,870	56,082,870
<b>Other financing sources</b>			
Transfers in	4,877,365	4,840,420	4,840,420
Inception of lease	-	745,183	745,183
Total other financing sources	<u>4,877,365</u>	<u>5,585,603</u>	<u>5,585,603</u>
Total revenues, other financing sources,	<u>\$ 59,487,439</u>	<u>\$ 61,668,473</u>	<u>\$ 61,668,473</u>

City of Fort Pierce, Florida  
**SCHEDULE OF GENERAL FUND EXPENDITURES  
AND OTHER FINANCING USES  
BUDGET (GAAP BASIS) AND ACTUAL  
GENERAL FUND**  
Year ended September 30, 2024

	Budgeted Amounts		Actual
	Original	Final	
<b>Expenditures</b>			
General Government			
Legislative			
City Commission	\$ 319,714	\$ 318,804	\$ 318,804
Executive			
City Manager	942,745	925,561	925,561
City Clerk	510,807	505,896	505,896
Financial and administrative			
General administration	14,088,327	12,151,822	12,151,822
Finance	1,243,254	1,229,733	1,229,733
MIS	2,663,239	2,207,317	2,207,317
Purchasing	376,102	341,177	341,177
Human Resources	548,406	790,098	790,098
Legal counsel			
City Attorney	858,783	737,044	737,044
Comprehensive planning			
Planning	868,029	786,096	786,096
Public works			
Director	167,181	178,890	178,890
Garage	897,265	892,955	892,955
Building maintenance	1,432,970	1,912,808	1,912,808
	<u>24,916,822</u>	<u>22,978,201</u>	<u>22,978,201</u>
Public safety			
Law enforcement			
Police	19,143,275	19,766,793	19,766,793
Code Enforcement	1,545,864	1,517,845	1,517,845
	<u>20,689,139</u>	<u>21,284,638</u>	<u>21,284,638</u>
Transportation			
Road and street facilities			
Engineering	1,708,064	1,217,215	1,217,215
Street maintenance	2,616,655	2,568,480	2,568,480
	<u>4,324,719</u>	<u>3,785,695</u>	<u>3,785,695</u>
Culture and recreation			
Parks and recreation	2,670,376	2,975,301	2,975,301
Riverwalk Center	626,337	614,440	614,440
	<u>3,296,713</u>	<u>3,589,741</u>	<u>3,589,741</u>
Total expenditures	53,227,393	51,638,275	51,638,275
<b>Other financing uses</b>			
Transfers out	5,660,044	8,614,702	8,614,702
Total expenditures and other financing uses	<u>\$ 58,887,437</u>	<u>\$ 60,252,977</u>	<u>\$ 60,252,977</u>

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## NONMAJOR GOVERNMENTAL FUNDS



## NONMAJOR GOVERNMENTAL FUNDS

### SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. The City does not have an appropriated budget for special revenue funds.

◆ **Police Grant Fund**

This fund is used to account for all Federal and State Grants received for the purpose of Law Enforcement.

◆ **The Law Enforcement Trust Fund**

This fund is used to account for the assets confiscated by the Police Department. The money generated from the sale of confiscated property is used solely for the City's law enforcement system and is legally restricted for that purpose.

◆ **State Housing Initiative Program (SHIP)**

This fund is used to record assistance received from the State of Florida for housing assistance for the City's low and moderate income citizens.

◆ **Federal Major Grant Program (CDBG)**

This fund is used to account for major grants administered by Grants Administration to record grant income and related eligible expenditures.

◆ **Hurricane Housing Recovery Grant Fund**

This fund is used to account for hurricane housing assistance program revenue, down payment assistance, rehabilitation assistance and donation grants.

◆ **Restricted Revenue Fund**

This fund is used to account for all revenue that is restricted as to the purpose the money generated can be utilized.

◆ **Parks MSTU Fund**

This fund is used to account for all parks MSTU revenue that is restricted as to purpose the money generated can be utilized.

## NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

### SPECIAL REVENUE FUNDS (CONT'D)

- ◆ **Stormwater Impact Fee Fund**  
This fund is used to account for all stormwater impact fee revenue that is restricted as to purpose the money generated can be utilized.
- ◆ **Parks Impact Fee Fund**  
This fund is used to account for all parks impact fee revenue that is restricted as to purpose the money generated can be utilized.
- ◆ **Building Impact Fee Fund**  
This fund is used to account for all building impact fee revenue that is restricted as to purpose the money generated can be utilized.
- ◆ **Solid Waste Impact Fee Fund**  
This fund is used to account for all solid waste impact fee revenue that is restricted as to purpose the money generated can be utilized.
- ◆ **Clean and Safe Fund**  
This fund is used to account for all clean and safe initiative revenue that is restricted as to purpose the money generated can be utilized.
- ◆ **Theatre Restoration Fee Fund**  
This fund is used to account for all theatre restoration fee revenue that is restricted for capital improvements at the Sunrise Theatre.
- ◆ **American Rescue Plan Fund**  
This fund is used to account for all American Rescue Plan grant funds that are restricted for use by statutory regulation.
- ◆ **Private Donation Fund**  
This fund is used to account for all private donation revenue that is restricted as to the purpose the money donated can be utilized.

## NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

### DEBT SERVICE FUNDS

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The City does not have an appropriated budget for debt service funds.

◆ **Section 108 Note Payable**

This fund is used to account for the accumulation of monies to pay \$3,395,000 Section 108 Loan. Proceeds of a note payable from a shopping center with a pledge from the Community Development Block is used for the payment of principal and interest due from 2012-2024.

◆ **Fort Pierce Redevelopment Revenue Refunding Note Fund, Series 2015A**

This fund is used to account for the accumulation of monies to pay \$20,000,000 Series 2006 of the Redevelopment Bonds. FPRA TIF funds are pledged for the payments of principal and interest due from 2016-2031.

◆ **Capital Lease**

This fund is used to account for the accumulation of monies to pay \$2,790,710 of capital and SBITA lease obligations.

◆ **Capital Improvement Revenue and Refunding Bonds, Series 2019**

This fund is used to retire \$26,890,000 Series 2015 of the Capital Improvement Revenue Refunding Note, finance the cost of projects, and pay certain expense related to the issue. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2019 - 2038.

◆ **Capital Improvement Revenue Refunding Note Fund, Series 2020A**

This fund is used to account for the accumulation of monies to pay \$4,324,598, Series 2014 of the Capital Improvement Revenue Refunding Bonds. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2020-2031.

## NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

### DEBT SERVICE FUNDS (CONT'D.)

- ◆ **Capital Improvement Revenue Refunding Note Fund, Series 2020B**  
This fund is used to account for the accumulation of monies to pay \$2,640,970 Series 2016 A, B, and C of the Capital Improvement Revenue Refunding Note. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2020-2023.
- ◆ **Capital Improvement Revenue Refunding Note Fund, Series 2020C**  
This fund is used to account for the accumulation of monies to pay \$7,316,363 Series 2018 of the Capital Improvement Revenue Refunding Note. Non-Ad Valorem revenues are appropriated for the payment of principal and interest due from 2020-2030.
- ◆ **Redevelopment Revenue Refunding Bonds, Series 2021**  
This fund is used to account for the accumulation of monies to pay \$7,550,000 of the Series 2015 B Capital Improvement Revenue Refunding Bond. FPRA TIF funds are pledged for the payment of principal and interest due from 2021-2031.

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
September 30, 2024

	Special Revenue Funds	Debt Service Funds	Total Nonmajor Governmental Funds
<b>ASSETS</b>			
Cash and investments	\$ 15,790,089	\$ 1,892,701	\$ 17,682,790
Accounts Receivable	92,032	-	92,032
Due from component unit	27,435	-	27,435
Due from other governments	698,250	-	698,250
Prepays	6,402	-	6,402
Notes Receivable	1,536,216	-	1,536,216
Total assets	<u>\$ 18,150,424</u>	<u>\$ 1,892,701</u>	<u>\$ 20,043,125</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 853,600	\$ -	\$ 853,600
Due to other funds	572,707	-	572,707
Revenue in Advance	5,766,776	-	5,766,776
Total liabilities	<u>7,193,083</u>	<u>-</u>	<u>7,193,083</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable Revenue	<u>1,536,186</u>	<u>-</u>	<u>1,536,186</u>
<b>FUND BALANCES</b>			
Nonspendable	6,402	-	6,402
Restricted	9,241,821	1,892,701	11,134,522
Assigned	172,932	-	172,932
Total fund balances	<u>9,421,155</u>	<u>1,892,701</u>	<u>11,313,856</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 18,150,424</u>	<u>\$ 1,892,701</u>	<u>\$ 20,043,125</u>

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS**  
Year ended September 30, 2024

	Special Revenue Funds	Debt Service Funds	Total Nonmajor Governmental Funds
<b>Revenues</b>			
Intergovernmental	\$ 2,009,128	\$ -	\$ 2,009,128
Licenses and permits	445,771	-	445,771
Investment income	10,712	1,719	12,431
Miscellaneous	1,510,076	-	1,510,076
Total revenues	3,975,687	1,719	3,977,406
<b>Expenditures</b>			
Current			
Public safety	1,524,305	-	1,524,305
Economic environment	1,917,715	-	1,917,715
Capital Outlay	1,608,634	-	1,608,634
Debt service			
Principal	-	6,470,744	6,470,744
Interest and fees	-	1,677,934	1,677,934
Other	-	1,400	1,400
Total expenditures	5,050,654	8,150,078	13,200,732
Excess of revenues over (under) expenditures	(1,074,967)	(8,148,359)	(9,223,326)
<b>Other financing sources (uses)</b>			
Transfers in	1,346,474	7,851,746	9,198,220
Transfers out	(1,123,879)	-	(1,123,879)
Total other financing sources (uses)	222,595	7,851,746	8,074,341
Net change in fund balances	(852,372)	(296,613)	(1,148,985)
Fund balance - beginning of year	10,273,527	2,189,314	12,462,841
Fund balance - end of year	\$ 9,421,155	\$ 1,892,701	\$ 11,313,856

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
September 30, 2024

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initiatives Program (S.H.I.P.)	Community Development Block Grant	Hurricane Housing Recovery Grant Fund
<b>ASSETS</b>					
Cash and investments	\$ 861	\$ 22,015	\$ 475,223	\$ 13	\$ 608,028
Accounts Receivable	73,500	-	-	-	-
Due from component unit	-	-	-	-	-
Due from other governments	136,964	-	-	561,286	-
Prepaid expenses	6,227	-	-	175	-
Notes receivable	-	-	30,186	312,995	1,193,035
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total assets	<u>\$ 217,552</u>	<u>\$ 22,015</u>	<u>\$ 505,409</u>	<u>\$ 874,469</u>	<u>\$ 1,801,063</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable and accrued liabilities	\$ 65,457	\$ -	\$ -	\$ 53,189	\$ 2,172
Due to other funds	65,641	-	-	507,066	-
Revenue in advance	-	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total liabilities	<u>131,098</u>	<u>-</u>	<u>-</u>	<u>560,255</u>	<u>2,172</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable Revenue	-	-	30,186	312,965	1,193,035
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>FUND BALANCES</b>					
Nonspendable	6,227	-	-	175	-
Restricted	80,227	22,015	475,223	1,074	605,856
Assigned	-	-	-	-	-
Total fund balances	<u>86,454</u>	<u>22,015</u>	<u>475,223</u>	<u>1,249</u>	<u>605,856</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 217,552</u>	<u>\$ 22,015</u>	<u>\$ 505,409</u>	<u>\$ 874,469</u>	<u>\$ 1,801,063</u>

Restricted Revenue Fund	Parks MSTU Fund	Stormwater Impact Fee Fund	Parks Impact Fee Fund	Building Impact Fee Fund	Solid Waste Impact Fee Fund	Clean and Safe Fund
\$ 2,405,381	\$ 995,254	\$ 109,768	\$ 2,653,774	\$ 1,614,537	\$ 617,270	\$ 276,249
18,532	-	-	-	-	-	-
-	-	-	-	-	-	27,435
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 2,423,913</u>	<u>\$ 995,254</u>	<u>\$ 109,768</u>	<u>\$ 2,653,774</u>	<u>\$ 1,614,537</u>	<u>\$ 617,270</u>	<u>\$ 303,684</u>
\$ 452,218	\$ -	\$ -	\$ 75,808	\$ 196,280	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>452,218</u>	<u>-</u>	<u>-</u>	<u>75,808</u>	<u>196,280</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
1,798,763	995,254	109,768	2,577,966	1,418,257	617,270	303,684
172,932	-	-	-	-	-	-
<u>1,971,695</u>	<u>995,254</u>	<u>109,768</u>	<u>2,577,966</u>	<u>1,418,257</u>	<u>617,270</u>	<u>303,684</u>
<u>\$ 2,423,913</u>	<u>\$ 995,254</u>	<u>\$ 109,768</u>	<u>\$ 2,653,774</u>	<u>\$ 1,614,537</u>	<u>\$ 617,270</u>	<u>\$ 303,684</u>

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR SPECIAL REVENUE FUNDS** (continued)  
September 30, 2024

	Theatre Restoration Fee Fund	American Rescue Plan Fund	Private donations	Total Nonmajor Special Revenue Funds
<b>ASSETS</b>				
Cash and investments	\$ 214,784	\$ 5,780,922	\$ 16,010	\$ 15,790,089
Accounts Receivable	-	-	-	92,032
Due from component unit	-	-	-	27,435
Due from other governments	-	-	-	698,250
Prepaid expenses	-	-	-	6,402
Notes receivable	-	-	-	1,536,216
Total assets	<u>\$ 214,784</u>	<u>\$ 5,780,922</u>	<u>\$ 16,010</u>	<u>\$ 18,150,424</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ -	\$ 8,476	\$ -	\$ 853,600
Due to other funds	-	-	-	572,707
Revenue in advance	-	5,766,776	-	5,766,776
Total liabilities	<u>-</u>	<u>5,775,252</u>	<u>-</u>	<u>7,193,083</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable Revenue	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,536,186</u>
<b>FUND BALANCES</b>				
Nonspendable	-	-	-	6,402
Restricted	214,784	5,670	16,010	9,241,821
Assigned	-	-	-	172,932
Total fund balances	<u>214,784</u>	<u>5,670</u>	<u>16,010</u>	<u>9,421,155</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 214,784</u>	<u>\$ 5,780,922</u>	<u>\$ 16,010</u>	<u>\$ 18,150,424</u>

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City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR SPECIAL REVENUE FUNDS**  
Year ended September 30, 2024

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initiatives Program (S.H.I.P.)	Community Development Block Grant	Hurricane Housing Recovery Grant Fund
<b>Revenues</b>					
Intergovernmental	\$ 341,630	\$ -	\$ 398,592	\$ 399,579	\$ 58,366
Licenses and permits	-	-	-	-	-
Investment income	-	43	340	657	357
Miscellaneous	94,000	167	39,604	-	-
Total revenues	435,630	210	438,536	400,236	58,723
<b>Expenditures</b>					
Current					
Public safety	1,495,012	29,293	-	-	-
Economic environment	-	-	382,913	844,851	-
Capital outlay	108,594	-	-	-	-
Total expenditures	1,603,606	29,293	382,913	844,851	-
Excess of revenues over (under) expenditures	(1,167,976)	(29,083)	55,623	(444,615)	58,723
<b>Other financing sources (uses)</b>					
Transfers in	1,231,230	-	-	75,000	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	1,231,230	-	-	75,000	-
Net change in fund balances	63,254	(29,083)	55,623	(369,615)	58,723
Fund balance - beginning of year	23,200	51,098	419,600	370,864	547,133
Fund balance - end of year	\$ 86,454	\$ 22,015	\$ 475,223	\$ 1,249	\$ 605,856

Restricted Revenue Fund	Parks MSTU Fund	Stormwater Impact Fee Fund	Parks Impact Fee Fund	Building Impact Fee Fund	Solid Waste Impact Fee Fund	Clean and Safe Fund
\$ -	\$ 19,140	\$ -	\$ -	\$ -	\$ -	\$ -
108,706	-	-	-	-	-	337,065
1,261	650	84	1,609	927	363	373
202,491	-	42,292	713,769	178,017	58,713	29,582
312,458	19,790	42,376	715,378	178,944	59,076	367,020
-	-	-	-	-	-	-
134,096	-	-	-	-	2,948	43,011
89,780	148,375	-	1,066,505	195,380	-	-
223,876	148,375	-	1,066,505	195,380	2,948	43,011
88,582	(128,585)	42,376	(351,127)	(16,436)	56,128	324,009
40,244	-	-	-	-	-	-
(16,391)	-	(48,000)	-	-	-	(724,954)
23,853	-	(48,000)	-	-	-	(724,954)
112,435	(128,585)	(5,624)	(351,127)	(16,436)	56,128	(400,945)
1,859,260	1,123,839	115,392	2,929,093	1,434,693	561,142	704,629
\$ 1,971,695	\$ 995,254	\$ 109,768	\$ 2,577,966	\$ 1,418,257	\$ 617,270	\$ 303,684

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**  
**NONMAJOR SPECIAL REVENUE FUNDS** *(continued)*  
Year ended September 30, 2024

	Theatre Restoration Fee Fund	American Rescue Plan Fund	Private Donations	Total Non-Major Special Revenue Funds
<b>Revenues</b>				
Intergovernmental	\$ -	\$ 791,821	\$ -	\$ 2,009,128
Licenses and permits	-	-	-	445,771
Investment income	96	3,947	5	10,712
Miscellaneous	141,441	-	10,000	1,510,076
	<u>141,537</u>	<u>795,768</u>	<u>10,005</u>	<u>3,975,687</u>
Total revenues	141,537	795,768	10,005	3,975,687
<b>Expenditures</b>				
Current				
Public safety	-	-	-	1,524,305
Economic environment	-	509,896	-	1,917,715
Capital outlay	-	-	-	1,608,634
Total expenditures	<u>-</u>	<u>509,896</u>	<u>-</u>	<u>5,050,654</u>
Excess of revenues over (under) expenditures	141,537	285,872	10,005	(1,074,967)
<b>Other financing sources (uses)</b>				
Transfers in	-	-	-	1,346,474
Transfers out	<u>(44,785)</u>	<u>(289,749)</u>	<u>-</u>	<u>(1,123,879)</u>
Total other financing sources (uses)	(44,785)	(289,749)	-	222,595
Net change in fund balances	96,752	(3,877)	10,005	(852,372)
Fund balance - beginning of year	<u>118,032</u>	<u>9,547</u>	<u>6,005</u>	<u>10,273,527</u>
Fund balance - end of year	<u>\$ 214,784</u>	<u>\$ 5,670</u>	<u>\$ 16,010</u>	<u>\$ 9,421,155</u>

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City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
POLICE GRANTS FUND**

Year ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 742,256	\$ 341,630	\$ 341,630	\$ -
Other	109,972	94,000	94,000	-
Total revenues	852,228	435,630	435,630	-
<b>Expenditures</b>				
Current				
Public safety	1,031,287	1,495,012	1,495,012	-
Capital outlay	317,454	108,594	108,594	-
Total expenditures	1,348,741	1,603,606	1,603,606	-
Excess of revenues over (under) expenditures	(496,513)	(1,167,976)	(1,167,976)	-
<b>Other financing sources (uses)</b>				
Transfers in	496,513	1,231,230	1,231,230	-
Total other financing sources (uses)	496,513	1,231,230	1,231,230	-
Net change in fund balances	-	63,254	63,254	-
Fund balance - beginning of year	23,200	23,200	23,200	-
Fund balance - end of year	\$ 23,200	\$ 86,454	\$ 86,454	\$ -

City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES**

**AND CHANGES IN FUND BALANCE**

**BUDGET (GAAP BASIS) AND ACTUAL**

**STATE HOUSING INITIATIVES PROGRAM(SHIP)**

Year ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 550,324	\$ 398,592	\$ 398,592	\$ -
Investment income	100	340	340	-
Other	-	39,604	39,604	-
Total revenues	<u>550,424</u>	<u>438,536</u>	<u>438,536</u>	<u>-</u>
<b>Expenditures</b>				
Current				
Economic environment	<u>550,424</u>	<u>382,913</u>	<u>382,913</u>	<u>-</u>
Total expenditures	<u>550,424</u>	<u>382,913</u>	<u>382,913</u>	<u>-</u>
Excess of revenues over (under) expenditures	-	55,623	55,623	-
<b>Other financing sources (uses)</b>				
Transfers in	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	-	55,623	55,623	-
Fund balance - beginning of year	<u>419,600</u>	<u>419,600</u>	<u>419,600</u>	<u>-</u>
Fund balance - end of year	<u>\$ 419,600</u>	<u>\$ 475,223</u>	<u>\$ 475,223</u>	<u>\$ -</u>

City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
COMMUNITY DEVELOPMENT BLOCK GRANT**

Year ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 931,179	\$ 399,579	\$ 399,579	\$ -
Investment income	500	657	657	-
Other	5,000	-	-	-
Total revenues	<u>936,679</u>	<u>400,236</u>	<u>400,236</u>	<u>-</u>
<b>Expenditures</b>				
Current				
Economic environment	1,036,679	844,851	844,851	-
Total expenditures	<u>1,036,679</u>	<u>844,851</u>	<u>844,851</u>	<u>-</u>
Excess of revenues over(under) expenditures	(100,000)	(444,615)	(444,615)	-
<b>Other financing sources (uses)</b>				
Transfers in	<u>100,000</u>	<u>75,000</u>	<u>75,000</u>	<u>-</u>
Total other financing sources (uses)	100,000	75,000	75,000	-
Net change in fund balances	-	(369,615)	(369,615)	-
Fund balance - beginning of year	<u>370,864</u>	<u>370,864</u>	<u>370,864</u>	<u>-</u>
Fund balance - end of year	<u>\$ 370,864</u>	<u>\$ 1,249</u>	<u>\$ 1,249</u>	<u>\$ -</u>

City of Fort Pierce, Florida

**STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
BUDGET (GAAP BASIS) AND ACTUAL  
HURRICANE HOUSING RECOVERY GRANT FUND**

Year ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 530,000	\$ 58,366	\$ 58,366	\$ -
Investment income	2,500	357	357	-
Total revenues	<u>532,500</u>	<u>58,723</u>	<u>58,723</u>	<u>-</u>
<b>Expenditures</b>				
Current				
Economic environment	<u>532,500</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>532,500</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues over expenditures	-	58,723	58,723	-
<b>Other financing sources (uses)</b>				
Transfers in	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	-	58,723	58,723	-
Fund balance - beginning of year	<u>547,133</u>	<u>547,133</u>	<u>547,133</u>	<u>-</u>
Fund balance - end of year	<u>\$ 547,133</u>	<u>\$ 605,856</u>	<u>\$ 605,856</u>	<u>\$ -</u>

City of Fort Pierce, Florida  
**COMBINING BALANCE SHEET**  
**NONMAJOR DEBT SERVICE FUNDS**  
September 30, 2024

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	Section 108 Loan	Fort Pierce Redevelopment Refunding 2015	Capital Lease	Capital Improvement Refunding 2019
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b><i>ASSETS</i></b>				
Cash and investments	\$ -	\$ 517,155	\$ -	\$ 95,099
Total Assets	<u>\$ -</u>	<u>\$ 517,155</u>	<u>\$ -</u>	<u>\$ 95,099</u>
 <b><i>LIABILITIES AND FUND BALANCES</i></b>				
<b><i>FUND BALANCES</i></b>				
Restricted	<u>-</u>	<u>517,155</u>	<u>-</u>	<u>95,099</u>
Total fund balance	<u>-</u>	<u>517,155</u>	<u>-</u>	<u>95,099</u>
Total liabilities and fund balance	<u>\$ -</u>	<u>\$ 517,155</u>	<u>\$ -</u>	<u>\$ 95,099</u>

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Capital Improvement Refunding 2020A	Capital Improvement Refunding 2020B	Capital Improvement Refunding 2020C	Fort Pierce Redevelopment Refunding 2021	Total Nonmajor Debt Service Funds
\$ 1,163,103	\$ 28,891	\$ 31,545	\$ 56,908	\$ 1,892,701
<u>\$ 1,163,103</u>	<u>\$ 28,891</u>	<u>\$ 31,545</u>	<u>\$ 56,908</u>	<u>\$ 1,892,701</u>

<u>1,163,103</u>	<u>28,891</u>	<u>31,545</u>	<u>56,908</u>	<u>1,892,701</u>
<u>1,163,103</u>	<u>28,891</u>	<u>31,545</u>	<u>56,908</u>	<u>1,892,701</u>
<u>\$ 1,163,103</u>	<u>\$ 28,891</u>	<u>\$ 31,545</u>	<u>\$ 56,908</u>	<u>\$ 1,892,701</u>

City of Fort Pierce, Florida  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE**  
**NONMAJOR DEBT SERVICE FUNDS**  
 Year Ended September 30, 2024

	Section 108 Loan	Fort Pierce Redevelopment Refunding 2015	Capital Lease	Capital Improvement Refunding 2019	Capital Improvement Refunding 2020A
<b>Revenues</b>					
Investment income	\$ 142	\$ 378	\$ -	\$ 309	\$ 726
Total revenues	142	378	-	309	726
<b>Expenditures</b>					
Debt service					
Principal	282,000	1,260,000	1,619,732	1,480,000	699,274
Interest and fees	8,347	362,400	169,878	814,500	50,034
Other	-	-	-	400	-
Total expenditures	290,347	1,622,400	1,789,610	2,294,900	749,308
Excess of revenues over (under) expenditures	(290,205)	(1,622,022)	(1,789,610)	(2,294,591)	(748,582)
<b>Other financing sources (uses)</b>					
Transfers in	38,951	1,622,400	1,744,073	2,294,500	749,307
Total other financing sources (uses)	38,951	1,622,400	1,744,073	2,294,500	749,307
Net change in fund balances	(251,254)	378	(45,537)	(91)	725
Fund balances - beginning of year	251,254	516,777	45,537	95,190	1,162,378
Fund balances - end of year	\$ -	\$ 517,155	\$ -	\$ 95,099	\$ 1,163,103

Capital Improvement Refunding 2020B	Capital Improvement Refunding 2020C	Fort Pierce Redevelopment Refunding 2021	Total Nonmajor Debt Service Funds
\$ 53	\$ 93	\$ 18	\$ 1,719
53	93	18	1,719
-	519,738	610,000	6,470,744
-	46,775	226,000	1,677,934
-	-	1,000	1,400
-	566,513	837,000	8,150,078
53	(566,420)	(836,982)	(8,148,359)
-	566,515	836,000	7,851,746
-	566,515	836,000	7,851,746
53	95	(982)	(296,613)
28,838	31,450	57,890	2,189,314
\$ 28,891	\$ 31,545	\$ 56,908	\$ 1,892,701

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## STATISTICAL SECTION

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## A-1 STATISTICAL TABLES

This section of the City of Fort Pierce's Comprehensive Annual Report contains information to assist the reader in understanding the financial Statements, notes to the financial and other supplemental information.

**Financial Trends** - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

**Revenue Capacity** - These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

**Debt Capacity** - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

**Demographic and Economic Information** - These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

**Operating Information** - These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report related to the services the City provides and the activities it performs.

**MISCELLANEOUS STATISTICS**

**September 30, 2024**

<b>Date of Incorporation:</b>	February 2, 1901	<b>City of Fort Pierce Population:</b>	
<b>Adoption of City Charter:</b>	1957	1940	8,040
<b>Form of Govt:</b>	Commission/City Manager	1950	13,502
<b>Fiscal Year:</b>	October 1, 2023 through September 30, 2024	1960	25,113
<b>Area:</b>	35.965 square miles as of 9/30/2024	1970	29,721
		1980	33,802
<b>Number of Employees:</b>	759.0	1990	36,830
City	471.0	2000	38,401
Utilities Authority	288.0	2010	41,590
		2020	47,297
<b>Police Protection:</b>		<b>Recreation:</b>	
Number of Stations	2	Acres of Public Parks	294.3
Number of Arresting Personnel	124	Miles of Public Beach	2.3
<b>Fire Protection:</b>		Baseball Practice Fields	23
(County wide)		Basketball Courts	11
Number of Stations	17	Boat Ramps	10
Number of Firemen & Officers	470	Football Fields	1
		Playgrounds	12
<b>Infrastructure:</b>		Municipal Pools	2
City Buildings	25	Racquetball	2
Cemeteries (not City owned)	5	Shuffleboard Courts	1
City Bridges	15	Tennis Courts	17
*Vehicle	6	Pickle Ball Courts	2
*Pedestrian	9		
Traffic Lights	211	<b>Utilities Customers:</b>	
*Flashing Lights	32	Electric	29,350
*Traffic & Caution Lights	179	Water	22,690
Street Lights	5,413	Wastewater	16,727
Miles of:		Natural Gas	4,134
*Paved Streets	181.9		
*Unpaved Streets	2.7	<b>County Schools Enrollment: *</b>	
Total Streets	184.6	ESE (all grades)	7,409
Canals	10.1	Elementary , Non ESE	18,585
Curbs and Gutters	124.2	Middle , Non ESE	9,718
Seawalls	1.1	High School , Non ESE	14,546
Sidewalks	116.1	Total Enrollment	50,258
Storm Sewers	75.7		
<b>Building Permits New Construction:</b>	356	<b>Solid Waste Customers:</b>	
Construction Valuation	\$ 150,085,398	Commercial	1,820
		Residential	13,659
		Public	23

Sources: City of Fort Pierce financial records, St. Lucie County Fire District records, Ft. Pierce Utilities Authority, St. Lucie County School records and Bureau of Business and Economic Research.

\*St. Lucie County School Board figures are the most recent printed at time of publication.

**City of Fort Pierce, Florida**  
**Net Position by Component**  
**Last Ten Fiscal Years**

	Fiscal Year			
	2024	2023	2022	2021
<b>Governmental activities</b>				
Net invested in capital assets	\$ 65,549,261	\$ 58,891,812	\$ 54,082,341	\$ 47,627,381
Restricted	* 31,178,924	29,265,594	24,164,412	17,544,747
Unrestricted	* (8,437,948)	(8,382,400)	(2,433,281)	(225,997)
Adjustment to record net OPEB liability	** -	-	-	-
Adjustment to record net leases	**** -	-	-	98,783
Adjustment to record net SBITA's	*****		611,710	
<b>Total governmental activities net Position</b>	<b>\$ 88,290,237</b>	<b>\$ 79,775,006</b>	<b>\$ 76,425,182</b>	<b>\$ 65,044,914</b>
<b>Business type activities</b>				
Net invested in capital assets	\$ 69,273,270	\$ 68,842,781	\$ 69,208,220	\$ 69,981,401
Restricted	-	-	-	-
Unrestricted	10,316,973	9,885,603	7,336,743	3,006,807
Adjustment to record net OPEB liability	** -	-	-	-
Adjustment to record net leases	**** -	-	-	120,436
Adjustment to record net SBITA's	*****		(24,024)	
<b>Total business-type activities net Position</b>	<b>\$ 79,590,243</b>	<b>\$ 78,728,384</b>	<b>\$ 76,520,939</b>	<b>\$ 73,108,644</b>
<b>Primary Government</b>				
Net invested in capital assets	\$ 134,822,531	\$ 127,734,593	\$ 123,290,561	\$ 117,608,782
Restricted	* 31,178,924	29,265,594	24,164,412	17,544,747
Unrestricted	* 1,879,025	1,503,203	4,903,462	2,780,810
Adjustment to record net OPEB liability	** -	-	-	-
Adjustment to prior period	*** -	-	-	-
Adjustment to record net leases	**** -	-	-	219,219
Adjustment to record net SBITA's	*****	-	587,686	
<b>Total primary government net Position</b>	<b>\$ 167,880,480</b>	<b>\$ 158,503,390</b>	<b>\$ 152,946,121</b>	<b>\$ 138,153,558</b>

Source: Statement of Net Position

\* Representation of restricted FY 2024

\*\* Implementation of GASB 75

\*\*\* Correction of error (land)

\*\*\*\*Implementation of GASB 87

\*\*\*\*\*Implementation of GASB 96

Fiscal Year						
2020	2019	2018	2017	2016	2015	
\$ 46,251,077	\$ 43,122,969	\$ 41,656,393	\$ 41,206,642	\$ 39,077,396	\$ 37,055,350	
14,684,258	11,555,521	8,019,789	7,087,722	7,419,689	6,243,854	
(2,238,522)	(3,016,858)	431,605	(1,363,349)	2,841,214	6,493,204	
-	-	-	(1,017,916)	-	-	
-	-	-	-	-	-	
<hr/>						
\$ 58,696,813	\$ 51,661,632	\$ 50,107,787	\$ 45,913,099	\$ 49,338,299	\$ 49,792,408	
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\$ 70,914,575	\$ 68,807,409	\$ 68,117,114	\$ 68,530,285	\$ 69,349,261	\$ 72,258,131	
-	2,387,689	-	-	-	-	
(2,325,936)	(1,781,464)	685,832	180,432	1,271,085	4,277,533	
-	-	-	(216,887)	-	-	
-	-	-	-	-	-	
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\$ 68,588,639	\$ 69,413,634	\$ 68,802,946	\$ 68,493,830	\$ 70,620,346	\$ 76,535,664	
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\$ 117,165,652	\$ 111,930,378	\$ 109,773,507	\$ 109,736,927	\$ 108,426,657	\$ 109,313,481	
14,684,258	13,943,210	8,019,789	7,087,722	7,419,689	6,243,854	
(4,564,458)	(4,798,322)	1,117,437	(1,182,917)	4,112,299	10,770,737	
-	-	-	(1,017,916)	-	-	
(4,661,158)	-	-	-	-	-	
-	-	-	-	-	-	
<hr/>						
\$ 122,624,294	\$ 121,075,266	\$ 118,910,733	\$ 114,623,816	\$ 119,958,645	\$ 126,328,072	

**City of Fort Pierce, Florida**  
**Changes in Net Position**  
**Last Ten Fiscal Years**

	Fiscal Year			
	2024	2023	2022**	2021*
<b>Expenses</b>				
Government activities:				
General government	\$ 21,270,450	\$ 19,403,849	\$ 16,494,556	\$ 12,719,596
Public Safety	24,355,532	25,684,922	23,312,166	16,401,467
Transportation	7,835,276	8,754,395	7,459,528	6,454,122
Economic Environment	4,435,449	5,660,989	3,138,349	2,312,522
Culture and recreation	4,071,119	4,138,535	4,003,125	2,947,750
Interest of long-term debt	1,568,376	1,632,918	1,908,511	2,484,294
Total government activities expenses	\$ 63,536,202	\$ 65,275,608	\$ 56,316,235	\$ 43,319,751
Business-type activities				
Solid Waste	\$ 9,580,772	\$ 8,035,716	\$ 8,001,285	\$ 6,987,006
Marina	5,573,122	5,527,889	5,335,694	4,279,627
Storm Water	3,002,776	3,085,038	2,820,373	2,921,026
Golf Course	1,702,314	1,698,507	1,629,767	1,584,953
Sunrise Theater	4,627,209	3,788,428	3,599,968	1,709,364
Animal Center	1,488,537	932,008	-	-
Building Fund	3,005,015	3,137,458	2,974,553	2,474,895
Total business-type activities	\$ 28,979,745	\$ 26,205,044	\$ 24,361,640	\$ 19,956,871
Total primary government expenses	\$ 92,515,947	\$ 91,480,652	\$ 80,677,875	\$ 63,276,622
<b>Program Revenues</b>				
Governmental activities:				
Charges for services:				
General government	\$ 2,207,863	\$ 2,521,813	\$ 2,654,173	\$ 1,552,220
Public Safety	826,954	846,797	1,059,156	859,996
Transportation	1,401,645	1,849,538	2,989,411	1,710,182
Economic Environment	13,175,498	10,940,095	9,439,197	9,188,081
Culture and recreation	274,603	588,905	612,775	516,544
Operating grants and contributions	2,713,702	4,433,589	4,735,222	1,220,020
Capital grants and contributions	123,014	1,369	4,146,672	1,090,400
Total governmental activities program revenues	\$ 20,723,279	\$ 21,182,106	\$ 25,636,606	\$ 16,137,443
Business-type activities				
Charges for services:				
Solid Waste	\$ 10,068,609	\$ 8,549,352	\$ 8,158,675	\$ 7,895,230
Marina	5,356,019	5,577,315	5,154,726	4,285,585
Storm Water	3,421,191	5,029,550	3,512,114	3,828,246
Golf Course	1,484,414	1,096,603	1,200,270	1,212,072
Sunrise Theater	3,860,591	2,726,236	2,590,383	703,333
Animal Center	99,075	66,386	-	-
Building Fund	4,610,164	5,253,079	6,435,242	4,723,281
Operating grants and contributions	67,981	172,660	548,305	1,096,610
Capital grants and contributions	-	-	-	646,931
Total business-type activities	\$ 28,968,044	\$ 28,471,181	\$ 27,599,715	\$ 24,391,288
Total primary government revenues	\$ 49,691,323	\$ 49,653,287	\$ 53,236,321	\$ 40,528,731
<b>Net (Expense) Revenue</b>				
Governmental activities	(42,812,923)	(44,093,502)	(30,679,629)	(27,182,308)
Business-type activities	\$ (11,701)	\$ 2,266,137	\$ 3,238,075	\$ 4,434,417
Total primary government net expenses	\$ (42,824,624)	\$ (41,827,365)	\$ (27,441,554)	\$ (22,747,891)

Fiscal Year						
2020	2019	2018	2017	2016	2015	
\$ 13,317,064	\$ 12,478,803	\$ 12,453,169	\$ 12,679,532	\$ 10,188,059	\$ 9,615,174	
17,827,436	18,718,692	16,341,557	16,426,201	15,293,734	15,130,557	
6,238,070	6,743,878	6,382,606	6,224,923	5,868,560	5,729,773	
1,561,735	1,779,196	1,526,508	1,104,259	1,262,385	1,513,335	
2,849,467	3,013,258	2,773,173	2,529,937	2,153,169	2,206,744	
2,446,784	3,163,194	2,891,268	3,567,822	4,624,442	3,778,626	
\$ 44,240,556	\$ 45,897,021	\$ 42,368,281	\$ 42,532,674	\$ 39,390,349	\$ 37,974,209	
\$ 6,902,042	\$ 6,778,735	\$ 6,745,265	\$ 6,235,640	\$ 5,689,842	\$ 5,708,431	
3,646,829	4,375,846	4,180,073	4,078,834	3,512,275	3,344,558	
2,883,250	3,321,553	3,275,415	5,202,294	7,939,853	5,658,447	
* 1,653,957	1,628,188	1,432,238	1,553,141	1,510,721	1,574,074	
3,002,666	3,666,296	3,832,927	4,376,238	4,595,335	4,440,222	
-	-	-	-	-	-	
2,223,204	1,857,393	1,632,847	1,304,815	1,194,096	1,175,458	
\$ 20,311,948	\$ 21,628,011	\$ 21,098,765	\$ 22,750,962	\$ 24,442,122	\$ 21,901,190	
\$ 64,552,504	\$ 67,525,032	\$ 63,467,046	\$ 65,283,636	\$ 63,832,471	\$ 59,875,399	
\$ 1,477,614	\$ 1,496,288	\$ 1,581,796	\$ 2,127,748	\$ 1,180,822	\$ 1,107,288	
648,949	624,537	915,607	402,673	559,349	478,889	
949,025	750,443	580,770	299,620	246,932	116,573	
9,723,818	7,883,792	6,452,713	6,883,000	7,296,531	6,047,847	
403,027	700,526	425,848	254,567	166,683	177,797	
1,245,979	832,985	3,922,855	1,422,785	385,082	1,823,584	
-	-	-	-	-	527,089	
\$ 14,448,412	\$ 12,288,571	\$ 13,879,589	\$ 11,390,393	\$ 9,835,399	\$ 10,279,067	
\$ 7,681,585	\$ 7,648,557	\$ 7,806,315	\$ 6,676,775	\$ 6,544,120	\$ 6,376,443	
* 2,733,006	3,470,692	3,635,137	3,729,402	2,856,262	2,196,705	
3,888,785	2,845,271	2,691,049	2,724,106	2,708,419	3,259,131	
1,262,210	1,151,369	1,127,258	979,461	1,235,869	1,373,744	
1,845,847	2,466,477	2,415,352	2,765,443	3,342,281	3,539,762	
-	-	-	-	-	-	
2,624,479	2,336,544	2,158,592	1,369,165	1,360,416	1,231,122	
-	-	1,433,973	712,500	-	-	
113,331	2,890,929	351,428	-	407,561	1,959,954	
\$ 20,149,243	\$ 22,809,839	\$ 21,619,104	\$ 18,956,852	\$ 18,454,928	\$ 19,936,861	
\$ 34,597,655	\$ 35,098,410	\$ 35,498,693	\$ 30,347,245	\$ 28,290,327	\$ 30,215,928	
(29,792,144)	(33,608,450)	(28,488,692)	(31,142,281)	(29,554,950)	(27,695,142)	
\$ (162,705)	\$ 1,181,828	\$ 520,339	\$ (3,794,110)	\$ (5,987,194)	\$ (1,964,329)	
\$ (29,954,849)	\$ (32,426,622)	\$ (27,968,353)	\$ (34,936,391)	\$ (35,542,144)	\$ (29,659,471)	

**General Revenues and Other Changes in Net Position**

	Fiscal Year			
	2024	2023	2022**	2021*
Governmental Activities:				
Taxes				
Ad valorem tax	\$ 26,236,259	\$ 22,365,567	\$ 19,490,242	\$ 18,060,334
General Sales and use tax	2,432,410	2,488,364	2,342,735	2,192,379
Utility service and franchise	5,707,014	5,358,887	4,693,936	4,562,722
State Revenue Sharing	2,229,151	2,347,309	2,102,740	1,636,818
Additional one-cent sales tax	5,472,258	6,042,296	5,366,622	4,520,661
Insurance Premium tax	574,934	544,239	453,086	435,343
Component unit transfer	7,467,922	6,758,421	6,524,408	6,342,445
Miscellaneous	2,030,555	1,423,551	1,236,162	390,056
Unrestricted investment earnings	39,685	43,100	22,556	116,341
Extraordinary Item	-	-	-	-
Transfers	(862,034)	71,592	(172,590)	(65,532)
Total government activities	<u>\$ 51,328,154</u>	<u>\$ 47,443,326</u>	<u>\$ 42,059,897</u>	<u>\$ 38,191,567</u>
Business-type activities				
Investment earnings	\$ 11,526	\$ 12,900	\$ 1,630	\$ 20,056
Insurance proceeds-unrestricted	-	-	-	-
Miscellaneous	-	-	-	-
Transfers	862,034	(71,592)	172,590	65,532
Total business-type activities	<u>\$ 873,560</u>	<u>\$ (58,692)</u>	<u>\$ 174,220</u>	<u>\$ 85,588</u>
Total primary government	<u>\$ 52,201,714</u>	<u>\$ 47,384,634</u>	<u>\$ 42,234,117</u>	<u>\$ 38,277,155</u>
<b>Change in Net Position</b>				
Governmental Activities	\$ 8,515,231	\$ 3,349,824	\$ 11,380,268	\$ 11,009,259
Business-type activities	861,859	2,207,445	3,412,295	4,520,005
Total primary government	<u>\$ 9,377,090</u>	<u>\$ 5,557,269</u>	<u>\$ 14,792,563</u>	<u>\$ 15,529,264</u>

Source: Statement of Activities

\*FY 2021 restated for GASB 87

\*\*FY 2022 restated for GASB 96

		Fiscal Year									
		2020	2019	2018	2017	2016	2015				
\$	17,112,787	\$	15,823,291	\$	15,118,042	\$	13,973,397	\$	13,171,397	\$	11,882,126
	2,062,075		2,220,408		2,129,418		2,059,076		2,082,894		2,072,741
	4,448,412		4,358,981		4,332,987		4,314,862		4,261,492		4,209,187
	1,413,886		1,525,975		1,445,623		1,392,722		1,323,800		1,282,595
	3,857,988		3,034,894		1,898,973		1,776,224		1,666,089		1,603,223
	412,335		402,063		367,113		329,933		302,837		265,449
	6,276,267		6,125,454		6,138,645		5,968,785		5,809,302		5,735,240
*	300,350		423,093		412,663		417,715		201,096		259,054
	241,621		590,597		530,441		312,404		305,599		166,607
	-		-		-		-		-		-
	701,604		657,539		309,475		(1,810,121)		(23,665)		847,537
\$	36,827,325	\$	35,162,295	\$	32,683,380	\$	28,734,997	\$	29,100,841	\$	28,323,759
\$	39,314	\$	86,399	\$	98,252	\$	74,360	\$	48,211	\$	34,799
	-		-		-		-		-		-
	-		-		-		-		-		-
	(701,604)		(657,539)		(309,475)		1,810,121		23,665		(847,537)
\$	(662,290)	\$	(571,140)	\$	(211,223)	\$	1,884,481	\$	71,876	\$	(812,738)
\$	36,165,035	\$	34,591,155	\$	32,472,157	\$	30,619,478	\$	29,172,717	\$	27,511,021
\$	7,035,181	\$	1,553,845	\$	4,194,688	\$	(2,407,284)	\$	(454,109)	\$	628,617
	(824,995)		610,688		309,116		(1,909,629)		(5,915,318)		(2,777,067)
\$	6,210,186	\$	2,164,533	\$	4,503,804	\$	(4,316,913)	\$	(6,369,427)	\$	(2,148,450)

**City of Fort Pierce, Florida**  
**Fund Balances, Government Funds**  
**Last Ten Fiscal Years**

	Fiscal Year			
	2024	2023	2022	2021
General Fund				
Nonspendable	\$ 668,582	\$ 552,238	\$ 466,664	\$ 61,326
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	5,948,744	5,301,265	4,751,350	4,332,387
Unassigned	8,854,814	8,203,141	7,714,214	6,512,447
Unreserved	-	-	-	-
Total General Fund	<u>\$ 15,472,140</u>	<u>\$ 14,056,644</u>	<u>\$ 12,932,228</u>	<u>\$ 10,906,160</u>
All Other Government Funds				
Special Revenue:				
Restricted	\$ 29,286,223	\$ 27,080,182	\$ 22,029,663	\$ 15,526,859
Nonspendable	84,608	29,787	44,305	-
Assigned	172,932	199,537	4,583	-
Committed	-	-	-	-
Debt Service:				
Restricted	1,892,701	2,185,412	2,134,749	2,017,888
Assigned	-	3,902	302,039	643,731
Capital projects:				
Restricted	-	-	-	-
Total all other governmental funds	<u>\$ 31,436,464</u>	<u>\$ 29,498,820</u>	<u>\$ 24,515,339</u>	<u>\$ 18,188,478</u>
Total governmental and general funds	<u>\$ 46,908,604</u>	<u>\$ 43,555,464</u>	<u>\$ 37,447,567</u>	<u>\$ 29,094,638</u>

Source: Balance Sheet Governmental Funds

Fiscal Year						
2020	2019	2018	2017	2016	2015	
\$ 393,603	\$ 52,692	\$ 403,855	\$ 347,570	\$ 316,714	\$ 74,213	
-	-	-	-	-	-	
-	462,950	836,909	710,407	550,000	550,000	
4,242,997	4,242,997	3,890,961	3,688,620	3,582,326	3,582,326	
5,189,540	3,981,710	4,518,827	1,423,048	403,281	255,096	
-	-	-	-	-	-	
<u>\$ 9,826,140</u>	<u>\$ 8,740,349</u>	<u>\$ 9,650,552</u>	<u>\$ 6,169,645</u>	<u>\$ 4,852,321</u>	<u>\$ 4,461,635</u>	
\$ 12,719,054	\$ 9,410,349	\$ 7,262,071	\$ 6,068,627	\$ 4,445,596	\$ 2,493,441	
11,273	14,196	14,261	12,067	16,573	-	
4,583	4,583	4,583	4,584	184,984	184,984	
-	-	-	-	-	290,254	
1,965,204	2,145,172	757,718	1,019,095	2,974,093	3,750,413	
965,766	1,282,848	1,590,178	1,887,820	-	-	
-	-	-	-	2,326,803	3,161,413	
<u>\$ 15,665,880</u>	<u>\$ 12,857,148</u>	<u>\$ 9,628,811</u>	<u>\$ 8,992,193</u>	<u>\$ 9,948,049</u>	<u>\$ 9,880,505</u>	
<u>\$ 25,492,020</u>	<u>\$ 21,597,497</u>	<u>\$ 19,279,363</u>	<u>\$ 15,161,838</u>	<u>\$ 14,800,370</u>	<u>\$ 14,342,140</u>	

**City of Fort Pierce, Florida**  
**Changes in Fund Balances, Governmental Funds**  
**Last Ten Fiscal Years**

	Fiscal Year			
	2024	2023	2022	2021
<b>Revenues</b>				
Taxes	\$ 34,375,683	\$ 30,212,818	\$ 26,526,913	\$ 24,815,435
Licenses, fees and permits	1,102,022	1,188,104	1,358,610	1,169,930
Intergovernmental	23,328,839	23,363,681	25,517,665	15,725,584
Charges for services	576,676	749,783	746,885	462,635
Fines and penalties	420,525	351,644	242,484	247,456
Contributions from component units	7,467,922	6,758,421	6,524,408	6,342,445
Investment earnings	39,685	43,100	22,556	116,343
Other revenues	7,259,027	7,436,515	8,633,281	5,894,721
Total revenues	\$ 74,570,379	\$ 70,104,066	\$ 69,572,802	\$ 54,774,549
<b>Expenditures</b>				
General government	21,188,416	17,837,638	16,045,102	14,124,075
Public safety	22,767,005	20,628,387	20,383,195	17,148,820
Transportation	3,785,107	4,211,352	3,651,724	3,302,055
Economic environment	4,323,765	5,469,645	3,136,450	2,247,952
Culture and recreation	3,586,047	3,281,489	3,323,547	2,757,528
Capital outlay	7,299,960	6,005,092	8,040,027	3,494,130
Debt service:				
Principal	6,470,744	6,130,746	6,089,637	5,908,787
Interest	1,677,944	1,823,645	1,872,973	2,193,636
Other	1,400	400	900	329,999
Total expenditures	\$ 71,100,388	\$ 65,388,394	\$ 62,543,555	\$ 51,506,982
<b>Excess of Revenues over and (under) expenditures</b>	\$ 3,469,991	\$ 4,715,672	\$ 7,029,247	\$ 3,267,567
<b>Other Financing sources (Uses)</b>				
Transfers in	\$ 16,867,041	\$ 15,358,663	\$ 19,884,102	\$ 29,496,579
Transfers out	(17,729,075)	(15,287,071)	(20,056,692)	(29,562,111)
Inception of Debt/Lease	745,183	1,320,633	1,496,272	6,875,000
Premium/Discount on issuance of debt	-	-	-	1,075,583
Proceeds from refunding	-	-	-	-
Payment on Current Refunding	-	-	-	(7,550,000)
Payment on Advance Refunding	-	-	-	-
Total sources (uses)	\$ (116,851)	\$ 1,392,225	\$ 1,323,682	\$ 335,051
Special Item-Sale of Land				
Net change in fund balances	\$ 3,353,140	\$ 6,107,897	\$ 8,352,929	\$ 3,602,618
Debt service as a percentage of non capital expenditures	12.8%	13.4%	14.6%	16.9%

SOURCE: Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year						
2020	2019	2018	2017	2016	2015	
\$ 23,623,274	\$ 22,402,679	\$ 21,580,447	\$ 20,347,337	\$ 19,515,783	\$ 18,164,053	
843,397	804,478	907,438	390,963	374,499	435,346	
14,750,257	12,875,765	13,198,242	10,448,502	9,899,947	10,661,557	
302,697	431,027	382,717	285,520	288,911	261,508	
387,801	363,464	552,145	189,139	301,765	245,930	
6,276,267	6,125,454	6,138,645	5,968,785	5,809,302	5,735,240	
241,621	590,594	530,441	312,404	305,599	166,607	
5,897,805	4,633,692	3,730,516	5,476,101	5,088,808	3,656,005	
<u>\$ 52,323,119</u>	<u>\$ 48,227,153</u>	<u>\$ 47,020,591</u>	<u>\$ 43,418,751</u>	<u>\$ 41,584,614</u>	<u>\$ 39,326,246</u>	
13,869,729	12,897,475	12,259,917	12,538,429	10,409,135	10,013,455	
16,648,464	16,885,445	15,608,843	15,253,746	13,870,188	13,873,313	
3,078,572	3,145,704	3,074,578	3,068,423	2,747,800	2,684,573	
1,469,508	1,679,942	1,435,852	1,021,717	1,182,662	1,434,987	
2,464,639	2,530,491	2,444,590	2,217,612	1,902,214	1,948,803	
5,566,761	2,034,264	3,032,948	3,263,816	3,253,508	3,575,611	
5,325,842	5,185,396	4,742,039	4,289,252	3,788,108	3,151,895	
2,338,879	2,676,241	2,476,039	3,107,687	3,935,165	3,760,086	
180,953	67,673	113,527	71,193	552,254	4,273	
<u>\$ 50,943,347</u>	<u>\$ 47,102,631</u>	<u>\$ 45,188,333</u>	<u>\$ 44,831,875</u>	<u>\$ 41,641,034</u>	<u>\$ 40,446,996</u>	
\$ 1,379,772	\$ 1,124,522	\$ 1,832,258	\$ (1,413,124)	\$ (56,420)	\$ (1,120,750)	
\$ 15,680,193	\$ 16,494,082	\$ 10,966,769	\$ 15,746,154	\$ 10,826,011	\$ 13,675,604	
(14,978,589)	(15,836,543)	(10,657,294)	(17,560,935)	(10,982,301)	(12,828,067)	
13,937,184	28,232,772	6,869,010	3,589,373	-	-	
-	-	-	-	-	-	
-	-	-	-	59,370,000	-	
-	-	-	-	(17,400,000)	-	
(12,124,037)	(27,696,699)	(4,893,218)	-	(41,299,060)	-	
<u>\$ 2,514,751</u>	<u>\$ 1,193,612</u>	<u>\$ 2,285,267</u>	<u>\$ 1,774,592</u>	<u>\$ 514,650</u>	<u>\$ 847,537</u>	
<u>\$ 3,894,523</u>	<u>\$ 2,318,134</u>	<u>\$ 4,117,525</u>	<u>\$ 361,468</u>	<u>\$ 458,230</u>	<u>\$ (273,213)</u>	
16.9%	17.4%	17.1%	17.8%	20.1%	18.7%	

**City of Ft. Pierce, Florida**  
**Changes In Net Position, Fiduciary Funds**  
**Last Ten Fiscal Years**

	<b>Fiscal Year</b>			
	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
<b>Additions</b>				
Employer	\$ 7,996,158	\$ 6,367,089	\$ 5,758,891	\$ 5,328,802
Employees	2,986,096	2,729,223	2,550,912	2,422,754
State	574,934	544,239	453,086	435,343
Other	-	-	-	-
Investment income (net of expenses)	\$ 49,014,603	\$ 21,008,387	\$ (41,913,677)	\$ 43,000,803
<b>Total additions to plan net position</b>	<b>\$ 60,571,791</b>	<b>\$ 30,648,938</b>	<b>\$ (33,150,788)</b>	<b>\$ 51,187,702</b>
<b>Deductions</b>				
Benefit payments	\$ 18,518,678	\$ 18,213,320	\$ 17,031,923	\$ 16,283,132
Refunds	566,663	685,932	436,538	271,288
Administrative expenses	335,686	298,983	291,880	288,035
Other expenses	23,880	-	23,714	20,651
<b>Total deductions from plan net position</b>	<b>\$ 19,444,907</b>	<b>\$ 19,198,235</b>	<b>\$ 17,784,055</b>	<b>\$ 16,863,106</b>
<b>Change in net position</b>	<b>\$ 41,126,884</b>	<b>\$ 11,450,703</b>	<b>\$ (50,934,843)</b>	<b>\$ 34,324,596</b>

Source: Combining Statement of Changes in Fiduciary Funds Net Position

Fiscal Year						
2020	2019	2018	2017	2016	2015	
\$ 5,343,484	\$ 5,240,707	\$ 4,909,654	\$ 4,565,884	\$ 4,211,312	\$ 4,093,268	
2,406,609	2,388,106	2,192,861	2,156,251	2,005,283	1,925,831	
412,335	402,063	367,113	329,933	302,837	265,449	
-	-	-	-	-	-	
\$ 20,283,302	\$ 6,004,246	\$ 20,351,634	\$ 20,081,849	\$ 17,392,106	\$ 2,511,123	
\$ 28,445,730	\$ 14,035,122	\$ 27,821,262	\$ 27,133,917	\$ 23,911,538	\$ 8,795,671	
\$ 15,469,233	\$ 14,874,016	\$ 14,170,078	\$ 13,736,690	\$ 13,389,859	\$ 12,959,826	
574,347	467,789	344,428	298,276	786,340	408,937	
281,557	325,176	215,247	206,760	204,174	153,522	
20,651	20,651	19,406	19,406	19,406	21,601	
\$ 16,345,788	\$ 15,687,632	\$ 14,749,159	\$ 14,261,132	\$ 14,399,779	\$ 13,543,886	
\$ 12,099,942	\$ (1,652,510)	\$ 13,072,103	\$ 12,872,785	\$ 9,511,759	\$ (4,748,215)	

**City of Fort Pierce, Florida**  
**Assessed Value and Actual Value of Taxable Property**  
**Last Ten Years**

<b>Fiscal Year Ended September 30,</b>	<b>Real Property</b>	<b>Personal Property</b>	<b>Centrally Assessed Property</b>
2024	\$ 4,601,998,770	\$ 302,664,216	\$ 13,562,157
2023	4,046,297,270	241,258,304	12,878,470
2022	3,559,056,411	235,951,701	11,974,438
2021	3,333,122,315	223,371,179	11,666,236
2020	3,168,531,958	217,284,499	11,786,499
2019	2,973,396,245	206,673,280	11,674,621
2018	2,807,904,420	200,953,767	11,459,927
2017	2,656,205,901	199,752,821	10,889,970
2016	2,519,792,781	201,769,117	9,950,405
2015	2,420,424,296	178,560,253	8,259,241

<b>Less: Exemption</b>	<b>Total Taxable Assessed Value</b>	<b>Total Direct Tax Rate</b>
\$ 1,066,760,095	\$ 3,851,465,048	6.9000
983,137,512	3,317,296,532	6.9000
912,398,608	2,894,583,942	6.9000
873,918,111	2,694,241,619	6.9000
835,533,570	2,562,069,386	6.9000
813,001,897	2,378,742,249	6.9000
777,186,255	2,243,131,859	6.9000
759,747,984	2,107,100,708	6.9000
744,102,164	1,987,410,139	6.9000
718,951,717	1,888,292,073	6.5786

**City of Fort Pierce, Florida**  
**Direct and Overlapping Property Tax Rates**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>County Parks MSTU</b>	<b>Co Public Transit MSTU</b>	<b>Erosion District E</b>	<b>Law Enf. Jail, Judicial Sys</b>	<b>Co General Revenue Fund</b>	<b>St. Lucie County Port Bond</b>	<b>Childrens Services Council</b>	<b>St Lucie Co Fire District</b>
2024	-	0.2500	0.1000	2.7294	4.2722	-	0.3790	3.0000
2023	0.1813	0.1269	0.1763	2.7294	4.2077	-	0.4025	3.0000
2022	0.2313	0.1269	0.1763	2.9824	4.2077	-	0.4544	3.0000
2021	0.2313	0.1269	0.1763	3.2324	4.2077	-	0.4765	3.0000
2020	0.2313	0.1269	0.1497	3.2324	4.3077	-	0.4765	3.0000
2019	0.2313	0.1269	0.0925	3.4538	4.1077	-	0.4765	3.0000
2018	0.2313	0.1269	0.0925	3.4538	4.1077	-	0.4765	3.0000
2017	0.2313	0.1269	0.0925	3.2838	4.1077	-	0.4765	3.0000
2016	0.2313	0.1269	0.0925	3.2699	4.1273	0.0154	0.4765	3.0000
2015	0.2313	0.1269	0.0925	3.2699	3.7764	0.0154	0.4765	3.0000

**Source:** St. Lucie County Property Appraisers Office

<b>FL Inland Navigation Dist</b>	<b>City of Fort Pierce</b>	<b>County School District</b>	<b>Mosquito Control</b>	<b>S FL Water Mgmt District</b>	<b>Environ Signif Land Bond</b>	<b>Everglades Constructio n Project</b>	<b>Total</b>
0.0288	6.9000	6.4120	0.1352	0.2301	-	-	24.4367
0.0320	6.9000	6.4790	0.1352	0.2301	-	-	24.6004
0.0320	6.9000	6.8530	0.1352	0.2572	-	-	25.3564
0.0320	6.9000	6.9490	0.1352	0.2675	-	-	25.7348
0.0320	6.9000	7.1220	0.1806	0.2795	-	-	26.0386
0.0320	6.9000	6.3350	0.2164	0.2936	-	-	25.2657
0.0320	6.9000	6.5740	0.2164	0.3100	-	-	25.5211
0.0320	6.9000	6.9270	0.2164	0.3307	-	-	25.7248
0.0320	6.9000	7.2830	0.2413	0.3551	-	-	26.1512
0.0345	6.5786	7.2410	0.2522	0.3842	-	-	25.4794

**City of Fort Pierce, Florida  
Property Tax Levies and Collections  
Last Ten Fiscal Years**

<b>Fiscal Year Ended September 30,</b>	<b>Taxes Levied for the Fiscal Year</b>	<b>Collected within the Fiscal Year of the Levy</b>	
		<b>Amount</b>	<b>Percentage of Levy</b>
2024	\$ 27,202,717	\$ 26,192,608	96.29%
2023	23,225,539	22,311,623	96.07%
2022	20,225,408	19,465,729	96.24%
2021	18,754,651	18,005,932	96.01%
2020	17,678,279	16,913,982	95.68%
2019	16,485,272	15,811,194	95.91%
2018	16,142,879	15,686,319	97.17%
2017	14,596,858	13,990,878	95.85%
2016	13,439,692	13,134,433	97.73%
2015	12,437,017	11,869,802	95.44%

**Sources:** City of Fort Pierce Finance Records,  
St. Lucie County Tax records DR420

**Total Collections to Date**

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<b>Collections in Subsequent Years</b>	<b>Amount</b>	<b>Percentage of Levy</b>
\$ 43,650	\$ 26,236,259	96.45%
53,944	22,365,567	96.30%
24,513	19,490,242	96.37%
54,402	18,060,334	96.30%
198,805	17,112,787	96.80%
12,097	15,823,291	95.98%
178,690	15,865,010	98.28%
(17,481)	13,973,397	95.73%
36,964	13,171,397	98.00%
12,303	11,882,105	95.54%

**City of Fort Pierce, Florida**  
**Principal Revenue Payers - Property Tax**  
**Current Year and Nine Years Ago**

Taxpayer	2024		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Wal-Mart Stores East LP c/o Walmart Property Tax Dep	101,463,145	1	2.63440%
Lawnwood Medical Center Inc. Attn: Tax Dept	34,538,068	2	0.89675%
Lawnwood Medical Center Inc.	33,322,365	3	0.86519%
Treasure Cay Properties LLC	32,654,955	4	0.84786%
Bellsouth Telecommunication	27,659,660	5	0.71816%
Landings Fort Pierce LLC	27,489,866	6	0.71375%
Ehden NV c/o Fraga Properties	26,913,026	7	0.69877%
Sabal Chase Essential Housing, LLC	23,982,493	8	0.62268%
Fort Pierce Real Holdings LLC	21,803,841	9	0.56612%
Scannell Properties #533 LLC	20,314,518	10	0.52745%
HCA			
Destin Beach Inc.			
Florida East Coast Railroad			
Morris/Satnick FP Assoc LLC			
Total	<u>\$ 350,141,937</u>		<u>9.0911%</u>

\* Total assessed valuation is \$ 3,851,465,048

2015		
Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
53,297,085	1	2.8225%
17,445,898	6	0.9239%
		0.0000%
8,418,144	9	0.4458%
45,966,168	2	2.4343%
14,746,887	7	0.7810%
18,993,295	5	1.0058%
28,809,785	3	1.5257%
19,607,636	4	1.0384%
8,999,589	8	0.4766%
7,330,514	10	0.3882%
<u>\$ 223,615,001</u>		<u>11.8422%</u>

\$ 1,888,292,073

**City of Fort Pierce, Florida**  
**State Revenue Sharing Funds**  
**Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>State Revenue Sharing</b>	<b>1/2 Cent Sales Tax</b>	<b>Mobile Home License</b>	<b>Beverage License</b>	<b>Fuel Tax Refund</b>	<b>1/2 Cent Infrastructure Tax*</b>	<b>Total Receipts</b>
2024	2,229,151	2,764,772	66,096	54,974	58,464	2,707,486	7,880,943
2023	2,347,309	2,952,013	66,644	51,588	54,856	2,926,056	8,398,467
2022	2,102,740	2,722,204	63,333	53,767	50,498	2,644,418	7,636,961
2021	1,636,818	2,348,920	57,032	46,081	47,532	2,171,741	6,308,124
2020	1,413,886	1,995,480	50,053	48,513	47,741	1,862,508	5,418,180
2019	1,525,976	1,996,320	47,214	51,267	47,095	1,038,574	4,706,445
2018	1,445,623	1,898,973	45,579	45,403	56,434	-	3,492,012
2017	1,392,722	1,776,224	37,548	47,214	53,834	-	3,307,542
2016	1,323,800	1,666,089	38,013	36,752	53,354	-	3,118,008
2015	1,282,595	1,603,223	39,544	41,793	62,255	-	3,029,410

**Source:** City of Fort Pierce Finance Records

\* Implemented in 2019

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**City of Fort Pierce, Florida  
Fort Pierce Redevelopment Agency  
Taxable Value Of Each District  
Last Ten Fiscal Years**

AGENCY	Fiscal Year			
	2024	2023	2022	2021
<b>City of Fort Pierce</b>				
CRA 1 (Res 82-25) *	83,531,320	71,776,855	62,164,182	57,667,123
CRA 2 (Res 95-89)	6,082,575	4,478,947	3,961,912	3,554,305
CRA 3 (Res 96-15)	6,795,440	6,301,305	5,954,397	5,324,263
CRA 4 (Res 01-98) *	1,221,887,648	1,114,470,898	998,048,877	849,884,830
<b>CFP Total</b>	<b>1,318,296,983</b>	<b>1,197,028,005</b>	<b>1,070,129,368</b>	<b>916,430,521</b>
<b>St. Lucie County</b>				
CRA 1 (Res 82-25) **	83,531,320	71,751,855	62,139,182	57,592,123
CRA 2 (Res 95-89)	6,224,925	4,672,454	4,161,927	3,587,795
CRA 3 (Res 96-15)	6,795,440	6,301,305	5,954,397	5,324,263
CRA 4 (Res 01-98) **	1,217,995,690	1,110,741,129	979,277,976	846,196,512
<b>SLC Total</b>	<b>1,314,547,375</b>	<b>1,193,466,743</b>	<b>1,051,533,482</b>	<b>912,700,693</b>

\* City with historic but no senior exemption

\*\* County with senior but no historic exemption

Fiscal Year					
2020	2019	2018	2017	2016	2015
55,818,945	54,796,766	53,285,719	50,541,442	47,636,647	48,076,622
3,519,215	3,304,951	3,196,843	3,150,181	2,742,460	2,742,460
4,950,521	4,186,715	4,085,487	3,942,324	3,853,477	3,853,477
791,359,128	710,835,016	673,134,776	632,670,747	589,287,949	592,159,262
<b>855,647,809</b>	<b>773,123,448</b>	<b>733,702,825</b>	<b>690,304,694</b>	<b>643,520,533</b>	<b>646,831,821</b>
55,743,945	54,721,766	53,500,126	50,720,476	47,840,681	49,841,776
3,540,121	3,304,951	3,196,843	3,150,181	2,742,460	2,742,460
4,950,521	4,186,715	4,085,487	3,942,324	3,853,477	3,853,477
787,656,659	707,204,424	669,506,626	629,469,959	586,114,655	571,482,215
<b>851,891,246</b>	<b>769,417,856</b>	<b>730,289,082</b>	<b>687,282,940</b>	<b>640,551,273</b>	<b>627,919,928</b>

**City of Fort Pierce, Florida**  
**Legal Debt Margin Information**  
**September 30, 2024**

	Fiscal Year			
	2024	2023	2022	2021
Debit Limit	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
Total Net Debt Applicable to Limit * (1)	32,118,282	38,174,893	42,211,743	47,173,115
Debit Margin	\$ 34,881,718	\$ 28,825,107	\$ 24,788,257	\$ 19,826,885
Total net debt applicable to the limit as a percentage of debt limit	47.938%	56.977%	63.003%	70.408%

\* Includes all net long-term debt except debt obligations of the Community Redevelopment Agency.

(1) debt includes unamortized items, leases and SBITAs

NOTE: The City Charter does not set a limit of bond indebtedness as a percentage of assessed valuation.  
The Charter does allow the City to borrow an aggregate of \$67,000,000.

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**City of Fort Pierce**  
**Direct and Overlapping Governmental Activities Debt**  
**September 30, 2024**

Jurisdiction	Governmental Bonded Debt Outstanding	Percent Applicable to City*	Total Applicable to City
<b>Overlapping Debt:</b>			
St. Lucie County	110,279,873	11.89%	13,116,838
St. Lucie County District School Board**	137,807,000	10.52%	14,493,563
Overlapping Debt Totals	248,086,873		27,610,400
<b>Direct Debt:</b>			
City of Fort Pierce (1)	38,356,785	100.00%	38,356,785
Leases	2,410,399	100.00%	2,410,399
SBITA's	380,311	100.00%	380,311
Total Direct Debt	41,147,495		41,147,495
<b>Total direct and overlapping debt</b>	<b>289,234,368</b>		<b>68,757,895</b>

Sources: St. Lucie County

\* The percent applicable to the City is calculated using property taxable value ratios

\*\* School Board: Exemptions for Economic Development and  
Additional Homestead are not included.

(1) City direct debt includes unamortized items

Sources: St. Lucie County School Board  
St. Lucie County Clerk of Court  
St. Lucie County Property Appraiser  
City of Fort Pierce Finance Department

<b>Fiscal Year</b>					
<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
52,590,350	55,338,710	58,465,244	60,365,683	60,736,702	59,086,556
\$ 14,409,650	\$ 11,661,290	\$ 8,534,756	\$ 6,634,317	\$ 6,263,298	\$ 7,913,444
78.493%	82.595%	87.262%	90.098%	90.652%	88.189%

**City of Fort Pierce, Florida**  
**Ratio of Outstanding Debt by Type**  
**Last Ten Fiscal Years**

**Governmental Activities**

<b>Fiscal Year</b>	<b>Redevelopment Bonds</b>	<b>Non-ad Valorum</b>	<b>Sub-Total Notes, Bonds Payable and Loans</b>	<b>Leases</b>	<b>SBITAs</b>
2024	\$ 15,669,776	22,687,009	38,356,785	2,410,399	380,311
2023	17,723,815	25,983,770	43,707,585	2,761,871	903,387
2022	19,707,854	29,431,758	49,139,612	2,570,798	993,095
2021	20,600,000	34,332,747	54,932,747	1,928,380	-
2020	23,050,000	36,989,714	60,039,714	2,748,477	-
2019	24,770,000	39,642,639	64,412,639	1,674,225	-
2018	26,435,000	43,231,987	69,666,987	1,656,683	-
2017	28,045,000	45,720,773	73,765,773	52,886	-
2016	32,000,000	42,296,369	74,296,369	-	-
2015	30,330,000	43,419,477	73,749,477	-	-

**Source:** City of Fort Pierce Financial Statements

\*\* Debt includes unamortized items

## Business-Type Activities

Marina	Storm water	Sub-Total Notes, Bonds Payable and Loans	Leases	Financed Purchases	SBITAs	Total Primary Government	Percentage of Personal Income	Per Capita
5,990,816	5,483,287	11,474,103	247,956	193,126	41,714	53,104,394	2.24%	1,045
6,476,406	6,521,785	12,998,191	376,190	400,664	208,951	61,356,839	2.67%	1,239
6,952,348	7,537,083	14,489,430	258,113	639,485	189,061	68,279,594	3.36%	1,356
7,417,403	8,528,880	15,946,283	53,088	1,127,409	-	73,987,907	4.09%	1,539
7,871,070	9,316,978	17,188,048	1,672,682	-	-	81,648,921	5.03%	1,771
8,070,875	10,214,676	18,285,551	851,820	-	-	85,224,235	6.08%	1,850
5,230,204	11,942,374	17,172,578	1,203,685	-	-	89,699,933	7.02%	1,968
5,361,342	11,970,000	17,331,342	1,471,677	-	-	92,621,679	7.72%	2,045
5,598,333	13,745,000	19,343,333	-	-	-	93,639,702	8.21%	2,105
5,827,371	13,935,000	19,762,371	-	-	-	93,511,848	8.20%	2,102

City of Fort Pierce, Florida  
Pledged Revenue Coverage  
Last Ten Fiscal Years

Governmental Activities

Non-ad Valorum Bonds

Fiscal Year	Revenue <sup>1</sup>	Less: Operating Expenses <sup>2</sup>	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2024	\$ 44,376,397	\$ 32,207,340	\$ 12,169,057	\$ 1,033,968	\$ 182,888	10.00
2023	39,545,306	28,921,091	10,624,215	1,681,478	244,822	5.52
2022	38,367,053	26,576,763	11,790,290	2,280,282	469,953	4.29
2021	35,618,953	22,980,507	12,638,447	1,676,190	360,636	6.20
2020	35,328,942	23,939,200	11,389,742	1,480,522	422,704	5.98
2019	36,289,980	21,725,083	14,564,897	1,493,396	1,322,522	5.17
2018	29,828,824	19,680,890	10,147,934	1,244,692	1,347,312	3.92
2017	32,811,589	20,322,433	12,489,156	967,987	1,325,055	5.45
2016	30,423,143	16,406,115	14,017,028	530,000	1,119,194	8.50
2015	29,088,947	16,279,220	12,809,727	1,255,000	2,038,348	3.89

Redevelopment Bonds <sup>3</sup>

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2024	\$ 12,291,656	\$ 6,074,371	\$ 6,217,285	\$ 3,202,000	\$ 1,321,450	1.37
2023	9,816,324	4,582,336	5,233,988	2,947,000	1,406,926	1.20
2022	8,276,953	3,813,060	4,463,894	2,672,500	1,273,255	1.13
2021	7,544,371	3,260,720	4,283,651	3,129,500	1,776,149	0.87
2020	7,492,647	3,148,729	4,343,918	3,351,611	1,770,830	0.85
2019	7,081,572	3,497,785	3,583,787	3,409,000	1,022,002	0.81
2018	6,033,664	3,179,060	2,854,604	2,884,000	1,124,766	0.71
2017	7,349,601	4,228,262	3,121,339	2,848,500	1,117,279	0.79
2016	8,192,527	2,511,834	5,680,693	2,685,000	1,542,822	1.34
2015	7,461,479	4,225,896	3,235,583	1,295,000	1,432,781	1.19

<sup>1</sup> Revenues: Less Grants, Leases, Transfers. Also, Restricted Revenues, Local Option Gas Tax and Impact Fees

<sup>2</sup> Expenses: Governmental Expenditures and Public Safety Debt Financed from the Sources, and Ad Valorum Credit which started in 2004. Public safety, transportation and culture expenses excluded.

<sup>3</sup> Funded by (TIF) Tax Increment Funds

<sup>4</sup> Statement of Revenues, Expenses and Changes in Fund Net Position-Proprietary Funds

Total Operating Revenues + Total non-operating revenues (expenses) less

Total operating expenses (less depr)

Note: Non Ad Valorum Debt: 2001 & 2002 the City of Fort Pierce paid before maturity 2.5 million in Long-Term Debt

Business Activities <sup>4</sup>

## Marina Bonds

Fiscal Year	Revenue		Less: Operating Expenses		Net Available Revenue		Debt Service		Coverage		
							Principal	Interest			
2024	\$	5,646,880	\$	4,569,635	\$	1,077,245	\$	499,389	\$	171,725	1.61
2023		5,555,259		4,183,583		1,371,676		478,947		183,028	2.07
2022		5,154,834		4,474,871		679,963		468,061		194,420	1.03
2021		4,164,721		3,161,999		1,002,722		458,670		234,474	1.45
2020		2,749,941		2,501,347		248,594		424,920		255,208	0.37
2019		3,458,992		2,841,350		617,642		267,620		181,293	1.38
2018		3,646,597		2,849,827		796,770		267,369		174,335	1.80
2017		3,086,148		2,474,008		612,140		244,619		208,933	1.35
2016		2,569,916		1,846,488		723,428		236,990		245,716	1.50
2015		2,203,948		2,183,515		20,433		229,038		223,573	0.05

## Storm Water Bonds

Fiscal Year	Revenue		Less: Operating Expenses		Net Available Revenue		Debt Service		Coverage		
							Principal	Interest			
2024	\$	3,422,947	\$	1,390,459	\$	2,032,488	\$	1,040,800	\$	127,280	1.74
2023		3,766,721		1,491,484		2,275,237		1,017,600		148,871	1.95
2022		3,709,485		1,389,812		2,319,674		994,100		169,976	1.99
2021		3,579,877		1,083,449		2,496,429		1,025,600		370,463	1.79
2020		3,889,632		1,126,776		2,762,856		900,000		296,960	2.31
2019		2,699,775		1,660,427		1,039,348		1,730,000		322,335	0.51
2018		2,750,689		1,612,191		1,138,498		-		351,332	3.24
2017		2,765,987		3,550,865		(784,878)		855,000		371,055	(0.64)
2016		2,747,322		4,856,140		(2,108,818)		950,000		542,329	(1.41)
2015		2,693,352		1,521,214		1,172,138		635,000		628,375	0.93

**City of Fort Pierce, Florida**  
**Demographic and Economic Statistics**  
**Last Ten Calendar Year**

<b>Calendar Year</b>	<b>City of Ft. Pierce Population *, ****</b>	<b>Personal Income</b>	<b>Median Household Income *</b>	<b>School Enrollment**, ***</b>	<b>Unemployment Rate</b>
2024	50,823	2,375,721,135	46,745	50,258	5.3%
2023	49,508	2,293,804,656	46,332	49,751	4.7%
2022	49,488	1,995,504,624	40,323	48,511	4.3%
2021	48,038	1,807,381,712	37,624	41,277	6.2%
2020	46,103	1,622,733,394	35,198	39,872	8.7%
2019	46,071	1,402,631,595	30,445	40,160	5.7%
2018	45,581	1,277,407,525	28,025	40,160	5.9%
2017	45,295	1,200,453,385	26,503	41,458	6.5%
2016	44,484	1,140,347,340	25,635	41,589	8.4%
2015	43,601	1,151,676,814	26,414	40,764	10.4%

\* U. S. Department of Commerce, Bureau of Economic Analysis (FRED)

\*\* St. Lucie County School Board (Countywide)

\*\*\* St. Lucie County School Board figures are the most recent printed at time of publication.

\*\*\*\* Economic Development Council of St Lucie County

**City of Fort Pierce, Florida  
Principal Employers  
Current Year and Nine Years Ago**

Employer*	2024			2015		
	Employees *	Rank	Percentage of Total County Employment Within the City Limits	Employees *	Rank	Percentage of Total County Employment Within the City Limits
Lawnwood Medical Center	1847	1	2.16%	1,339	3	5.21%
Wal-mart Distribution center	1273	2	1.49%	720	5	2.80%
St Lucie County	791	3	0.93%			0.00%
Indian River State College	734	4	0.86%	1996	2	7.77%
St Lucie County Fire District	539	5	0.63%	434	7	1.69%
City of Fort Pierce	358	6	0.42%	350	6	1.36%
Southern Eagle Distributing	304	7	0.36%			0.00%
FPUA	275	8	0.32%	271	10	1.06%
Natalie's Orchid Island	243	9	0.28%			0.00%
Precast Specialties	173	10	0.20%			0.00%
School Board of St Lucie County				5273	1	20.53%
Tropicana Products Inc				330	8	1.28%
Convey Health Solutions				950	4	3.70%
United States Postal Service				275	9	1.07%
<b>Total</b>	<b>6,537</b>		<b>7.66%</b>	<b>11,938</b>		<b>46.49%</b>
Total industry jobs in St. Lucie County	85,363			25,681		

Sources: Economic Development Council (EDC) of St. Lucie County  
Florida Department of Economic Opportunity

\* Total industry job information is for St. Lucie County; specific City only data is not available.  
The information uses the most recent EDC data.  
Nine years prior industry jobs includes Fort Pierce only, not the entire county.

**City of Fort Pierce, Florida**  
**Full-time Equivalent City Government Employees by Function/ Program**  
**Last Ten Fiscal Years**

Function / Program	Fiscal Year			
	2024	2023	2022	2021
<b>Primary government:</b>				
<b>Government activities:</b>				
General government	88.0	84.0	77.0	74.0
Public safety	197.0	191.0	186.0	173.0
Transportation	28.0	27.0	25.0	25.0
Economic environment	15.0	10.0	10.0	8.0
Culture and recreation	32.0	31.0	31.0	31.0
Total governmental activities	360.0	343.0	329.0	311.0
Business type activities				
Building Inspections	34.0	29.0	24.0	18.0
Marina	11.0	8.0	7.0	7.0
Solid Waste	43.0	39.0	38.0	34.0
Golf Course	4.0	4.0	5.0	3.0
Sunrise Theatre	3.0	4.0	3.0	6.0
Animal Shelter	16.0	14.0	-	-
Total Business type activities	111.0	98.0	77.0	68.0
Total all activities	471.0	441.0	406.0	379.0

**Source:** City of Fort Pierce Budget Document

<b>Fiscal Year</b>					
<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
77.0	74.0	69.5	69.5	65.5	68.0
178.0	183.0	174.0	170.5	166.5	167.0
26.0	26.0	26.0	25.0	25.0	26.0
3.0	3.0	3.0	2.0	2.0	2.0
31.0	29.0	26.0	26.0	26.0	26.0
315.0	315.0	298.5	293.0	285.0	289.0
18.0	18.0	18.0	13.0	11.0	11.0
7.0	7.0	6.5	6.5	5.0	5.0
35.0	35.0	33.0	33.0	33.0	33.0
3.0	2.0	2.0	12.5	12.5	13.0
8.0	7.0	7.0	7.0	7.0	7.0
-	-	-	-	-	-
71.0	69.0	66.5	72.0	68.5	69.0
386.0	384.0	365.0	365.0	353.5	358.0

**City of Fort Pierce, Florida**  
**Operating Indicators by Function/Program**  
**Last Ten Fiscal Years**

	Fiscal Year			
	2024	2023	2022	2021
<b><u>Function/Program</u></b>				
Police/Code Enforcement				
Physical arrests	2,457	2,807	2,819	2,740
Parking Violations	625	1,239	1,797	701
Traffic Violations	2,584	2,473	2,517	2,005
Fire (County wide)				
Emergency responses	59,106	57,032	55,879	54,603
Fires calls	6,648	6,087	6,221	5,339
Refuse collections				
Refuse collected (tons per day)	153	147	145	146
Other public works				
Street resurfacing (miles)	6	3	3	2
Potholes repaired *	256	266	357	284
Parks and recreation				
Athletic fields permits issued	314	324	286	261
River Walk Center permits issued	110	126	119	112
Garden Club permits issued	58	59	69	78
Maravilla permits issued	78	80	85	87
Special Events	207	214	213	214
Old City Hall	20	56	26	-

**Sources:** Various City of Fort Pierce departments

**Notes:** \* Work orders issued

<b>Fiscal Year</b>					
<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
2,825	2,863	2,690	2,520	2,626	2,975
377	633	593	316	433	341
2,408	2,727	2,895	3,310	6,496	9,984
49,418	48,995	39,736	47,000	45,796	43,045
4,889	4,965	3,754	6,301	4,928	4,659
138	133	137	134	124	133
1	3	2	2	2	1
191	322	222	222	412	440
126	274	450	287	269	280
73	106	101	91	97	85
38	56	59	65	57	48
65	93	90	82	86	92
168	145	154	143	168	163
8	36	39	38	34	26

**City of Fort Pierce, Florida**  
**Capital Asset Statistics by Function/Program**  
**Last Ten Fiscal Years**

<u>Function/Program</u>	<u>Fiscal Year</u>			
	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Police				
Stations	2	2	2	2
Sworn Officers	124	126	123	111
Fire				
Stations	17	17	17	17
Firefighters	470	444	435	403
Refuse collections				
Commercial	1,855	1,860	1,865	1,848
Residential	15,898	13,477	13,109	12,768
Public	23	23	23	23
Other public works				
Streets (miles)	185	185	185	185
Streetlights	5,413	5,413	5,370	5,348
Traffic signals	211	211	211	211
Parks and recreations				
Acreage	294.3	294.3	294.3	294.3
Playgrounds	12	12	12	12
Baseball/football fields/basketball courts	35	35	35	35
Tennis/handball/racquetball/shuffleboard/pickle ball	22	22	21	21
Community Centers	2	2	2	2
Miles of public beach	2.3	2.3	2.3	2.3
Pools	2	2	2	2
Utility Customers				
Electric	29,350	29,195	28,985	28,830
Water	22,690	22,268	21,792	21,420
Wastewater	16,727	16,456	16,010	15,830
Natural Gas	4,134	4,088	4,110	4,200

**Sources:** Various City of Fort Pierce departments and Fort Pierce Utilities Authority

\* Parks Transferred to the City from St. Lucie County

<b>Fiscal Year</b>					
<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
2	2	2	2	3	3
113	119	119	121	115	115
17	17	17	17	17	17
401	386	389	380	389	386
1,839	1,814	1,792	1,786	1,751	1,730
12,566	12,273	12,073	11,993	12,173	11,871
24	23	32	30	30	30
185	185	152	141	141	185
5,313	5,313	5,313	5,327	5,313	5,313
211	211	211	211	211	211
294.3	294.3	294.3	294.3	294.3	294.3
12	12	12	12	12	12
35	35	35	35	35	35
21	21	21	21	21	21
2	2	2	2	2	2
2.3	2.3	2.3	2.3	2.3	2.3
2	2	2	2	2	2
28,500	28,300	28,300	28,300	28,100	28,096
20,700	20,400	20,220	20,100	19,750	19,756
15,300	15,200	15,100	15,100	15,000	14,987
4,100	4,100	4,130	4,150	4,225	4,223

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## AUDITORS' REPORTS



Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and other matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the City Commission  
City of Fort Pierce, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 25, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fort Pierce, Florida's internal control over financial reporting (internal control) as a basis for determining audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Fort Pierce, Florida's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*A. Bartolomeo, M. Bee, Hartley & Barnes*

Certified Public Accountants  
Fort Pierce, Florida  
March 25, 2025

City of Fort Pierce, Florida  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
AND STATE FINANCIAL ASSISTANCE**  
For the year ended September 30, 2024

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Pass-Through to Sub- Recipients
<b><u>FEDERAL PROGRAMS:</u></b>				
<b><u>U.S. Department of Housing and Urban Development</u></b>				
<i>Direct Program:</i>				
Community Development Block Grant Entitlement	14.218	B18-MC-12-0031	\$ 20,000	-
Community Development Block Grant Entitlement	14.218	B19-MC-12-0031	39,200	-
Community Development Block Grant Entitlement	14.218	B20-MC-12-0031	193,761	-
Community Development Block Grant Entitlement	14.218	B22-MC-12-0031	324	-
Community Development Block Grant Entitlement	14.218	B23-MC-12-0031	76,641	-
Community Development Block Grant Entitlement	14.218	B24-MC-12-0031	69,653	-
			<u>399,579</u>	<u>-</u>
<b><u>U.S. Department of Justice</u></b>				
<i>Direct Program:</i>				
Bullet Proof Vests	16.607		21,328	-
Public Safety Partnership and Community Policing	16.710	15JCOPS-23-GG-01991-PPSE 2020UMWX0457	24,142	-
Edward Byrne Memorial Justice Assistance	16.738	15PBJA-23-GG-03251-JAGX	24,404	-
<i>Indirect Program:</i>				
<i>Passed through Florida Attorney General:</i>				
Victims of Crime Act	16.575	VOCA-C-2023-FPPD-00204	147,662	-
<i>Passed through Florida Department of Law Enforcement:</i>				
Project Safe Neighborhood	16.609	9G003	111,597	-
Edward Byrne Memorial Justice Assistance	16.738	15PBJA-21-GG-0000656- MUMU	30,561	-
			<u>359,694</u>	<u>-</u>
<b><u>The Department of the Treasury:</u></b>				
<i>Direct Program:</i>				
Corona Virus State and Local Fiscal Recovery Funds	21.027	SLFRP5533	791,821	-
<i>Indirect Program:</i>				
<i>Passed through Florida Department of State:</i>				
Corona Virus State and Local Fiscal Recovery Funds	21.027	23.s.aa.900.084	149,842	-
<i>Passed through Florida, Department of Economic Opportunity:</i>				
Corona Virus State and Local Fiscal Recovery Funds	21.027	G0100	505,234	-
			<u>1,446,897</u>	<u>-</u>
<b><u>US Department of Transportation</u></b>				
<i>Direct Program:</i>				
Safe Street and Roads for All(SS4A)	20.939	693JJJ32340234	57,656	-
			<u>57,656</u>	<u>-</u>
<b>TOTAL FEDERAL FINANCIAL ASSISTANCE</b>			<u>\$ 2,263,826</u>	<u>\$ -</u>
<b><u>STATE PROJECTS:</u></b>				
<b><u>Florida Housing Finance Agency:</u></b>				
State Housing Initiatives Partnership Program	40.901		\$ 397,712	-
<b><u>Florida Department of Law Enforcement</u></b>				
SAFE in Florida Program	71.122	2023-SAFE-SF-053	45,360	-
FY 21/22 FIBRS Implementation Assist. Program	71.043	2021-FBSFA-F2-0269	30,269	-
			<u>75,629</u>	<u>-</u>
<b><u>Department of State</u></b>				
General Program Support 2024	45.061	24.c.ps.180.616	67,981	-
			<u>67,981</u>	<u>-</u>
<b>TOTAL STATE FINANCIAL ASSISTANCE</b>			<u>\$ 541,322</u>	<u>\$ -</u>

City of Fort Pierce, Florida  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
AND STATE FINANCIAL ASSISTANCE**  
For the year ended September 30, 2024

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**NOTE A – BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance was prepared to include the activity of all federal and state awards of the City of Fort Pierce, Florida and is presented on the accrual method of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance), and Section 215.97, Florida Statutes. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

**NOTE B-INDIRECT COST RATE**

The City has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**NOTE C-CONTINGENCY**

Project expenditures are subject to audit and adjustment. If any expenditures were to be disallowed by the grantor agency as a result of such an audit, any claim for reimbursement to the grantor agency would become a liability of the City. In the opinion of management, all project expenditures included on the accompanying schedule are in compliance with the terms of the project agreements and applicable federal and state laws and regulations.

Independent Auditor's Report on Compliance For Each Major Federal Awards Program on  
Internal Control Over Compliance Required by Uniform Guidance

To the City Council  
City of Fort Pierce, Florida

**Report on Compliance for Each Major Federal Program**

**Opinion on Each Major Federal Program**

We have audited the compliance of the City of Fort Pierce, Florida with the types of compliance requirements described in the *OMB Compliance Supplement*, that could have a direct and material effect on each of its major federal awards programs for the year ended September 30, 2024. The City of Fort Pierce, Florida's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City of Fort Pierce, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2024.

**Basis for Opinion on Each Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Fort Pierce, Florida and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Fort Pierce, Florida's compliance with the compliance requirements referred to above.

**Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the

requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City of Fort Pierce Florida's federal programs and state projects.

### **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Fort Pierce, Florida's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, and Government Auditing Standards, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Fort Pierce, Florida's compliance with the requirements of each major federal program and state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, Government Auditing Standards, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Fort Pierce, Florida's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Fort Pierce, Florida's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Fort Pierce, Florida's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## **Report on Internal Control Over Compliance**

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program or state project on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or as combination of deficiencies, in internal control over compliance with the type of compliance requirement of a federal program or state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*A. Bartolomeo, M. Bee, Hartley & Barred*

Certified Public Accountants  
Fort Pierce, Florida  
March 25, 2025

**I. Summary of Auditor Findings**

1. The independent certified public accountant's report expresses an unmodified opinion on the combined financial statements of the City of Fort Pierce, Florida.
2. No material weaknesses or significant deficiencies were disclosed during the audit of the financial statements.
3. No instances of non-compliance material to the financial statements were disclosed during the audit.
4. No material weaknesses were disclosed during the audit of the major federal awards programs.
5. The independent certified public accountant's report on compliance for the major federal awards expresses an unmodified opinion.
6. There were no audit findings relative to the major federal awards programs.
7. The programs tested as major programs were as follows:

Federal Programs:

CFDA Number: 21.027 Corona Virus State and Local Fiscal Recovery Funds

The threshold for distinguishing between Type A and Type B programs was \$750,000 for major federal programs.

8. The City of Fort Pierce, Florida was determined to be a low risk auditee for federal program testing pursuant to Uniform Guidance.

**II. Financial Statement Findings**

There were no financial statement findings required to be reported in accordance with Chapter 5.18 of *Government Auditing Standards*.

**III. Federal Program and State Project Findings and Questioned Costs**

- IV.** There were no audit findings that are required to be reported in accordance with CFR 200.516(a)

**V. Summary Schedule of Prior Audit Findings**

There were no prior audit findings.

Independent Accountant's Report on Compliance With Section 218.415, Florida Statutes

To the City Commission  
Fort Pierce, Florida

We have examined the City's compliance with the requirements of Section 218.415, Florida Statutes with regards to the City's investments during the year ended September 30, 2024. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied with Section 218.415, Florida Statutes, Local Government Investment Policies, for the year ended September 30, 2023, in all material respects. An examination involves performing procedures to obtain evidence about the City's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks of material noncompliance with those requirements, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the City and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
March 25, 2025

## Management Letter

To the City Commission  
City of Fort Pierce, Florida

### **Report on the Financial Statements**

We have audited the financial statements of the City of Fort Pierce, Florida, as of and for the year ended September 30, 2024, and have issued our report thereon dated March 25, 2025.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Auditor General.

### **Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 25, 2025, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit. There were no findings or recommendations noted in the preceding annual financial audit.

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements.

The City was created, established, and incorporated under the City Charter, as adopted by Laws of Florida Chapter 65-1351 and is further governed by state and local laws and regulations. The City also has two component units, the Fort Pierce Utility Authority (discretely presented) and the Community Redevelopment Agency (blended). The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority at a special election held May 30, 1972. City Ordinance No. F-399 (as amended by City Ordinances G-295, 296, and 297) defines the powers, duties and responsibilities of the Authority. City Ordinance No. H-239 created the Community Redevelopment Agency and delegated powers to the Agency in accordance with Florida Law and State Statutes Chapter 163.

### **Financial Condition**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether or not the City of Fort Pierce, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City of Fort Pierce, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the City of Fort Pierce, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

### **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the City is required to include a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the City's geographical boundaries during the fiscal year audit.

### **Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district

component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

### **Specific Special District Information – City of Ft. Pierce Community Redevelopment Agency**

The required reporting items in accordance with Section 218.39(3)(c), Florida Statutes for the City of Ft. Pierce Community Redevelopment Agency (the CRA) have been reported in the separately issued audited financial statements of the CRA.

### **Other Matters**

Section 10.554(1)(i)2, Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)3, Rules of the Auditor General, requires us to communicate noncompliance with of provisions of contracts and grant agreements or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



Certified Public Accountants

Fort Pierce, Florida

March 25, 2025

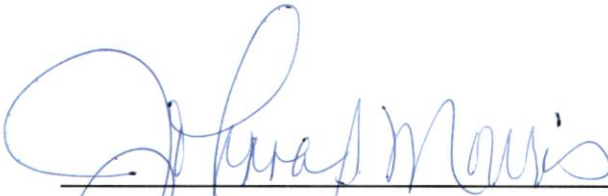


**AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared Johnna S. Morris, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Fort Pierce which is a local government entity of the State of Florida;
2. City of Fort Pierce adopted Ordinance No. L-61 implementing an impact fee; and
3. City of Fort Pierce has complied and, as of the date of this affidavit, remains in compliance with Section 163.31801, Florida Statutes.

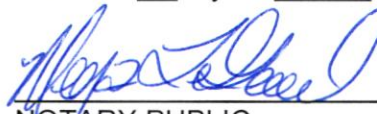
FUTHER AFFIANT SAYETH NAUGHT.

  
 \_\_\_\_\_  
 Johnna S. Morris, Director of Finance

STATE OF FLORIDA  
COUNTY OF SAINT LUCIE

SWORN TO AND SUBSCRIBED before me this 31 day of March, 2025.



  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Print Name Megan LeGrand

Personally known X or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

My Commission Expires: 9/11/2028