

## Inspire Tall Pines - Fort Pierce

Inspire Communities Annexation into City of Fort Pierce (Tall Pines)  
List of **Fort Pierce Ordinances being ignored** per the  
"PLAN submitted by/for Inspire Communities, Tall Pines 55+ MHP"

1. All Ft Pierce Streets shall be 30' wide. (Current 20' max) **Sec. 125-246 "2" (b)**
2. Walkways, not less than 4' in width SHALL be provided from each MH space to service buildings AND along one side of EACH street. **Sec. 125-246 "2" (c)**  
Currently NO WALKWAYS.
3. Garbage and trash collection is individual, if site has individual electric and water meters. (We do) **Sec. 125-246 "6" (b)**
4. Refuse has to be stored in FLYTIGHT, WATERTIGHT, RODENTPROOF containers which shall NOT be more than 200' from ANY mobile home space.  
**Sec. 125-246 "6" (c)**
5. **A centralized storage area for boats, campers, camping trailers, SHALL be provided in each mobile home park.** Minimum 160 SQF per EACH mobile home and shall be enclosed by a site obscuring fence.  
**Sec. 125-246 "11" (a) 262 Mobile homes @ 160SQF each.**  
**Must allocate = >41,920 SQF for storage per City of Fort Pierce Ordinances NOT INCLUDING RV's.**  
**City Commision may require an additional >5,280SQF for RV's.**
6. General use recreation area WILL be provided which are suitable for recreational uses and which are adequately equipped and restricted to recreational uses. **A minimum of 200sqf of recreational area for each mobile home space SHALL be provided in one or more locations within the park.** The **minimum size of EACH REQUIRED recreation area SHALL be 5,000 sqf.** Protected from streets, drives, and parking areas by curbs, guardrails , planting or other suitable devices.  
**Sec. 125-246 "11" (b) Must allocate 52,400 SQF per city of Ft Pierce Ordinances.**
7. **Suitable sight obscuring fences, walls, evergreen hedges and/or berms shall surround the mobile home park in order to visually separate the park from adjoining property, EXCEPT at an entrance and exit.** WEST ERIE has only a chain link fence. **Sec. 125-246 "11" (d)**
8. No access drive will be less than 30' wide if for two way traffic or if parking is permitted on one or both margins of the drive. **Other access drives SHALL NOT BE LESS THAN 20ft wide.** **Sec. 125-247 "2" (c)**
9. There shall be One Shower or bathtub for each sex for each 5 recreational vehicle parks or fraction thereof. 7 lavatories (toilets) and 7 showers for women. Men are required to get 7 showers and 3 lavatories, plus 3 urinals. **EACH must be no farther than 200' feet from RV space for each sex.** **Sec. 125-247 "3" (a)**

Inspire Tall Pines - Fort Pierce

I would like to first state that Inspire Communities and its parent company Apollo Global Management are not friends to any of their residents or companies/cities they work with. Inspire has a track record with 12 years in business to have a F rating in the BBB. Their parent company however has been in business for 34 years, but they also have a F rating in BBB. BBB has 13 tiers in ratings, the lowest being an F. Which basically means they don't respond to complaints by residents or partners, they haven't for 12 years and for Apollo 34 years. These are companies that DO NOT CARE about customer service and partners. They are just out to get as much money as they can, and they will purposely not change contracts with residents to get them to sign on.

One of my examples is my contract/lease with them signed on 4/01/2024. Paragraph 16 states: " This Mobile Home Park is zoned R-5MH. The zoning authority is St. Lucie County - Definite future plans for changing the use of the land comprising the Mobile Home Park or a portion thereof are not presently contemplated." I LEARNED FROM THEIR ZONING LAWYER " RODNEY Q. JARVIS" that they have been trying to change the zoning for over 2 years and even had meetings about it. - Not presently contemplating - is a lie. If I knew about them trying to put an RV section and allowing those residents to use our amenities , I'm not sure I would have invested over \$80K purchasing and renovating my mobile home.

Did you know Inspire purchased an RV park from Shusters, but the PSD (Pinewood Sanitary District) is being sued by Inspire Communities to not pay \$659K that was an agreement from Shuster for sewer replacement? Yes they are suing PSD and not Shuster, that's how they also treat governments, they don't want to pay their bills.

WGI did a document which PROUDLY states: "Additionally , as the original Tall Pines development was constructed in the 1970s per St. Lucie County Appraiser, the zoning designation allows the development to WAIVE standards NOT in compliance with current standards..." 1970's regulations NOT IN COMPLIANCE with current standards. Does this mean we will never be in compliance with current ordinances?

Inspire management has not said anything on how this would benefit current residents, cause it won't.

- a. Our development already has FPUA utilities
- b. We will have to pay MORE for sanitation, even though the lawyer states it is not door to door. CURRENT DUMPSTERS REMOVED and NEW NOT ON PLAN. Requires 200' from residents.
- c. We will have to pay higher property taxes because we would be city annexed.
- d. Our immenties are reduced.. Storage going away... BUT FT PIERCE ordinance says they should have one and it should have a sight obscuring fence and have 160 SQF per mobile home.  
(Sec. 125-246 Mobil Home Parks, (11) Additional standards. a.)  
(Sec. 125-246 (11) d. Suitable sight obscuring fence , wall, hedges, evergreen, berms, to surround park to visually separate the park from adjoining property. NOT THE CASE ON WEST ERIE (Chain link fence)
- e. Our rent is NOT going down but we have to share the existing amenities with RV residents?
  1. Share Club House
  2. Share Laundry Room
  3. Share pool
  4. Share outside grill area
  5. Share pool tables
  6. Share Bocce courts
  7. Share Pickle Ball Court
  8. Share Shuffleboard

Why would any resident approve this? It will only cost us more for less.

Sec. 125-247 Recreational vehicle parks. (City of Ft Pierce Ordinances)

Besides not having a good plan or schematic with dimensions. (And required buffers)

- A. (2) Transportation Standards (c. No access drive will be less than 30 ft wide if for two way traffic or parking is permitted on one or both margins or the drive. Other Access drives shall not be less than 20' wide.

Letter to development: ENGINEERING CONDITIONS OF APPROVAL: Provide a MINIMUM 10' landscape buffer as measured from the southern property line to the proposed 16' project access roadway.

\*\*\*\* From southern property line to fixed large building is 21' \*\*\*\*

(So even with 4ft less than ordinance requires for access road, the 10' landscape buffer for engineering approval can't happen)

Also many documents state changing our current zoning to LOW DENSITY (RL / R-1) for city of Ft Pierce. We are currently RMH-5.. How can we be designated LOW when we already have too many homes for R-5MH? Ft Pierce R-1 is less than 4 per acre average, minus the 4 acres for RV park and the requested 262 dwellings means 6.89MH per acre!!  
RV park will be  $33/4 = 8.25$  per acre.