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Richard V. Neill+▫
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Renée Marquis-Abrams*
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*Board Certified Wills, Trusts, & Estates Lawyer
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August 12, 2020

Mayor William G. Thiess
2512 Lightlewood Lane
Fort Pierce, Florida 34946

Mr. Dale Reed
2811 North Indian River Drive
Fort Pierce, FL 34946

Mr. James Grimes
3203 North Indian River Drive
Fort Pierce, FL 34946

Mr. John Langel
2511 North Indian River Drive
Fort Pierce, FL 34946

Ms. Ingrid M. Van Hekken
304 Anchor Way
Fort Pierce, FL 34946

Mr. Timothy Ritter
2513 Lightlewood Lane
Fort Pierce, Florida 34946

RE: Town of St. Lucie Village

Gentlemen and Ms. Van Hekken:

Please accept the following as our attorney's report for the August 18th meeting.

1. All Aboard/Brightline. Bill had a conference with Don West, Mark Satterlee, Patrick Dayan, and Pete Depasquale to discuss the status of County permits for the railroad crossings. His email to me after the meeting is enclosed.

Also, I received an email from Matt Dixon, the head of POLITICO's Florida bureau in regards to FDOT and senior attorney Antonio Lozada acknowledging that the general counsel had allegedly forged his (Mr. Lozada's) name to a letter we received because he probably would not want his name on the letter because "someone probably will die in connection to this Brightline in St. Lucie County". He wanted to see if we had a comment on this admission from a top FDOT attorney. Copies of our email exchange and the story are enclosed.

2. Caribee Colony/IRLWC. I received an email from Scott regarding a complaint Carl received on Caribee Colony putting in a parking lot. They had put millings in the Caribee parking lot and the driveway of the front house. A copy of the most current email chain is enclosed.

We also had concerns expressed about boat and trailer parking, copies enclosed.

Let's at least discuss these issues.

3. Cargo/shipping Containers. Ordinance 2020-4 regarding a moratorium on cargo containers is up for final reading. A public notice ran in the legal section of the newspaper on August 6 regarding the final reading of Ordinance 2020-4. A copy of the ordinance is enclosed.

Ordinance 2020-3 has been circulated for execution.

4. Business Hours/Hours for Alcohol Sales. I've revised Ordinance 2020-1 so that it addresses business hours of the businesses selling alcohol and have incorporated the hours in which noise from commercial properties is limited under the Nuisance Ordinance. A copy of the ordinance is enclosed.

5. Paving Invoice. Bill received an invoice for the NIRD paving, together with truck tickets and a 1 year warranty. Copies enclosed. You will be asked to approve payment, but I believe this is all per the contract.

6. FPUA Project. We had email inquiries from Rob Drumm and Bruno Bornino about the project. Those email chains are enclosed for your information.

7. Proposed Millage Rate; Budget Hearing Schedule. The millage rate and hearing information was approved and we have submitted the form DR-420 and DR-420MM-P. The first public hearing will be at our regular meeting in September. Please plan to be available the following Tuesday for the final hearing.

8. Insurance Renewal. You will be asked to approve an insurance renewal proposal for the 20/21 policy year. A copy of the proposal is enclosed. For your information, last year's insurance cost was $16,804.00.

9. Continuing Virtual v. In-person Meetings. The Governor has approved virtual budget/tax meetings, but there is some uncertainty on whether virtual can continue for regular meetings after this month. I will keep Bill advised.

10. 495 Peninsula Drive (Oney) - Variance Request. Mr. Oney has submitted a supplement to his variance application of July 7 which included an additional drawing with dimensions. Copies are enclosed. We are trying to schedule a meeting with the Board of Adjustment to approve/deny his application.

11. 3711 Outrigger Court (Jones) - Variance Request. We have received the filing fee and expect this matter to proceed at the same time as the Oney variance.

12. Comprehensive Plan Amendment. We are following up on the status of map revisions.

13. Zoning Queries. We received an inquiry from John Sheehan regarding mobile homes and zoning for a property on North Old Dixie Highway. A copy of my email responding to his query is enclosed.

As reported previously, Mary Fowler had inquired concerning 3233 and 3241 North Indian River Drive. This is still on my "to do list".

14. Lien Queries. We received a lien query regarding 348 Anchor Way. I prepared a lien response letter indicating that the Village is not aware of any pending liens, code violations or open permits on that property. A copy of their email and my letter are enclosed.

15. Parks MSTU/St. Lucie School. Anne Sinnott asked if a new air conditioning unit for the north classroom at the School qualify as a capital improvement and/or be able to receive funding through the Parks/MSTU funds. I asked for input on last year's work that might also be considered for reimbursement. A copy of her email and attachments are enclosed.

16. Airport. I am not aware of any Village activity on this matter.

17. Audit. You will recall that Mr. Hartley got back with us and provided a sample ordinance provision adopting minimum internal controls for a governmental district, and suggestions if there is minimum staff. We still need to consider this when we can.

Donna has also received current correspondence from Mr. Hartley, copy enclosed.

18. Northside Nursery Variances. We will plan to update you at our next physical meeting, but I can tell you that it appears the properties are not in compliance with the variances granted.

19. 2450 N. U.S. 1 (Top Notch). I've reviewed and given Scott input on the Top Notch situation. You will need to address this at some point after we return to regular meetings.

20. Codification of Zoning Amendment. I need to move this forward with Florinda.

21. Vacation Rentals. My intention remains to bring this forward when we next meet in person.

22. TNT Construction (Information Request). Ms. Kairalla is a realtor with TNT Construction, the company is requesting information regarding developmental approvals for 2018-2019, and they seem mostly concerned with residential development. I'll follow up on this item.

23. Sarasola Generator. I think that this is still under review.

24. Occupational Licenses. I am carrying forward this note that it is probably time to update and revise the governing Village ordinance.

25. North Indian River Drive Project—Lighting selection. This item was removed from the agenda, so I'll drop it.

26. Cares Act Funding Agreement. This was signed and submitted, so I'll drop this item.

27. Referrals to Special Magistrate:

    a. 4050/4058 N US 1 (Zito)
    b. 2450 N US 1 (Top Notch Marine) – is under review
    c. 3429-3463 Old Dixie (Danks) – has been given notice
    d. 3100 N. US 1 (Sarasola)

Do feel free to call if there's anything you want to discuss with me before the meeting.

With best regards.

Yours very truly,

Richard V. Neill, Jr.

RVNjr/mk
Enclosures

cc: Donna Dennis, Clerk (w/encls.)
Scott Dennis (w/encls.)
Wesley Taylor (w/encls.)
Cathy Townsend (w/encls.)

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Yours very truly,

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RVNjr/mk
Enclosures

cc: Donna Dennis, Clerk (w/encls.)
Scott Dennis (w/encls.)
Wesley Taylor (w/encls.)
Cathy Townsend (w/encls.)

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, July 20, 2020 11:41 AM
To: William Thiess
Cc: Donna Dennis; Scott Dennis; Laura Marotta
Subject: RE: Call with SLC re Virgin Ttrains

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Monday, July 20, 2020 11:27 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Scott Dennis <scott.dennis@stlucievillagefl.gov>
Subject: Call with SLC re Virgin Ttrains

Richard,

I called in to the County Engineering conference room this morning to discuss the status of County permits for the railroad crossings. Present in the conference room were Don West, Mark Satterlee, Patrick Dayan, and Pete Depasquale. My notes from this call are below.

1. **Temporary crossings or detours.** County staff understands our position that 24/7 access must be provided around every crossing closed for construction work. They agree that this should be enforced at every crossing in the County, not just the ones in the Village. Since these detours will not be gated, a flagman will be required 24/7. They will make this very clear in their comments to HSR in the permit review process.
2. **Torpey R/W Permit.** Don asked if we preferred that the County handle the right-of-way permit for Torpey Road and I said that we would prefer that. Don said that they would handle it and get back with Kyle Renz of HSR on that. I will respond to Kyle's email as well.
3. **Other safety issues.** The primary safety issue County staff is addressing on these permits is the temporary detours. Other comments are related to conformance with the County's technical specs, which could marginally be related to safety. I mentioned the lack of an exit gate on eastbound Chamberlin Boulevard and they will note this concern in their review. I also mentioned the visibility issues due to overgrown vegetation in FEC R/W to the south at St. Lucie Lane and to the north at Milton Road. Don said this could be addressed by the traffic controls associated with the signals that will be constructed at all crossings in the Village.
4. **Quiet Zones.** Don said that the County's current position is to let the trains run without quiet zones for two years before considering implementation of quiet zones. That will let the residents get accustomed to the increased train traffic and higher speeds. Pete said they anticipate some deaths along this corridor without quiet zones when Virgin trains start running through here and if quiet zones are implemented at the outset, these numbers would increase. At some point, the County will conduct workshops to discuss quiet zones and the Village and other municipalities will be invited. Don said that the City of Fort Pierce is not in favor of pursuing quiet zones, particularly in the downtown area where there is a lot of late-night pedestrian traffic.

Bill

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Sunday, July 26, 2020 11:21 AM
To: William Thiess
Cc: Laura Marotta; Donna Dennis
Subject: RE: POLITICO question

Very good. I'll have it in the report and up for discussion on the agenda.

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
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rneilljr@neillgriffin.com

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Saturday, July 25, 2020 4:31 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: RE: POLITICO question

Board discussion is fine with me. Does not appear to be time-critical.

Bill

From: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Sent: Saturday, July 25, 2020 1:18 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: FW: POLITICO question

Bill,

We got the below from POLITICO Florida and I did comment—also below—but I left it for you to consider whether the Village wanted to comment. I could also just pass it on to the Board and discuss it at a meeting.

Richard

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Fax: 772-464-2566
rneilljr@neillgriffin.com

From: Richard V. Neill, Jr.
Sent: Saturday, July 25, 2020 1:12 PM
To: 'mdixon@politico.com' <mdixon@politico.com>
Subject: FW: POLITICO question

Matt,

Thanks for your query.

As a heads up, your email was mis-directed to my father—also Richard Neill.

I will reach out to the Mayor to see if the Town of St. Lucie Village wants to comment.

One personal comment, though—the Village has long been concerned about high speed rail bisecting our small residential community which has 5 public at grade crossings, with safety being a chief concern, and we've expressed that concern for years to the Governor and the DOT and *never even had a response* during the Scott administration; so, actually getting responses from the DOT (and having District 4 this year participating in plan review of the local crossings, at least from a roadway perspective) seems to me to be a real improvement!

Okay—one more comment—I am afraid that lives will be lost as a consequence of this project. Look at the communities—high speed rail should not be going through them at ground level—it's inherently dangerous. And, my understanding is that Brightline, which is far from fully operational, is already written up as the deadliest passenger rail service in the country.

Regards,

Richard

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rneilljr@neillgriffin.com

From: Richard V. Neill <DNeill@neillgriffin.com>
Sent: Saturday, July 25, 2020 12:05 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: FW: POLITICO question

From: Matthew Dixon [mailto:mdixon@politico.com]
Sent: Friday, July 24, 2020 3:00 PM
To: Richard V. Neill
Subject: POLITICO question

Hey Richard,

My name is Matt Dixon, and I head up POLITICO's Florida bureuau.

Last month we wrote about an FDOT IG investigation involving the department's former general counsel forging signatures on a response to a letter you sent the department regarding Brightline in your capacity as attorney for the Town of St. Lucie Village.

I have finally gotten my hands on the underlying records related to that investigation. In one, FDOT senior attorney Antonio Lozada acknowledged that the generla counsel probably would not want his name on the letter because "someone probably will die in connection to this Brightline in St. Lucie County" (full quote below)." He implies that the GC did not want his signature on it for some insulation in case things go bad.

Because this is of obviously a huge issue for you and your client, wanted to see if you had a comment on this admission from a top FDOT attorney. This is the only quote that discusses that issue. It came with in context of questions about rail crossing safety.

*"I think that plays into why someone might not want their signature on this document because inevitably people commit suicide on trains, on train tracks, and s**omeone probably will die in connection to this bright line in Saint Lucie County.** And when it happens, whoever signatures on this document, this attorney from St. Lucie County in some political movement, or, you know, to get some old ball pass is going to say. 'And so, and so said, you know, really dangerous tell that to the family of X, Y, and Z.' So I had to say why someone may not want their signature on that and maybe have seemed really appealing to put the signature of someone who's no longer here. Um, but no, right....*

Matt Dixon
Bureau Chief
POLITICO Florida
850-559-8552

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A sign is seen on the Brightline train during a trip from Miami to West Palm Beach. | Joe Raedle/Getty Images

Florida transportation official accused of actively hiding public records

By **MATT DIXON** | 07/26/2020 08:00 AM EDT

TALLAHASSEE — The Florida Department of Transportation, a $10 billion agency, had a program to evade state public records laws that at least one department attorney feared

was illegal, records obtained by POLITICO show.

Antonio Lozada, a senior attorney at the agency, revealed the policy during an April interview taken as part of an inspector general investigation into forged signatures at FDOT.

The investigation into Gov. Ron DeSantis' transportation department focused on signatures forged by longtime general counsel Erik Fenniman. But the three-month probe also uncovered a scheme to conceal public records and unearthed previously unacknowledged safety concerns about Brightline, a private passenger rail service, records show.

At the heart of the inquiry was a letter to the Town of St. Lucie Village about Brightline, a private passenger rail service between West Palm Beach and Miami that has raised safety concerns. An Associated Press analysis in 2019 found that Brightline had the worst death rate of any railroad in the nation.

In a March letter addressing the town's safety worries, Fenniman forged the signature of former department attorney Latasha Jackson. Fenniman also made it look like Jackson had signed Lozada's name to a March letter to the town's attorney, investigators found.

Neither Lozada nor Jackson were involved with finalizing the letters. Jackson was no longer with the department when the March 9 letter was signed.

During an interview with investigators, Lozada said he thought Fenniman forged the signature because of controversy surrounding Brightline. He wanted to avoid the potential for blowback in the event someone was killed by one of its trains.

"Someone probably will die in connection to this Brightline in St. Lucie County," Lozada said, admitting the safety risks of a project the state has defended. "I could see why someone may not want their signature on that and maybe have seemed really appealing to put the signature of someone who is no longer here."

Lozada remains with the department, where communications director Beth Frady called his comments about Brightline "personal conjecture" and not "an official determination."

St. Lucie Village was happy to get a letter from the DeSantis administration acknowledging its concerns, said the town's lawyer, Richard Neill Jr.

"I am afraid that lives will be lost as a consequence of this project," Neill said in an email.

In his interview, Lozada also told investigators that Fenniman had created a program to stifle the generation and release of public records.

"He used an acronym, FERP, F-E-R-P. He called it the Fenniman Email Reduction Plan" Lozada told investigators, according to a recording of the interview obtained by POLITICO. "I've been in other agencies where they're like, 'Be careful with what you put in writing,' but this is different from, 'Oh, don't, you know, don't put anything in writing you wouldn't want everyone to know.'"

Fenniman did not respond to requests for comment.

Frady distanced the department from Fenniman, who had a 15-year career there, including a brief stint as acting secretary.

"The department can not speak to or explain the actions of one individual, especially when those actions, or inactions, were certainly not a directive or policy within the agency," Frady said in an email.

Fenniman told his staff that if attorneys were providing opinions on politically sensitive topics, they should put it on a USB drive, print it out, write it in a notebook and speak to others face-to-face, "without a paper trail," Lozada said. He worried that the policy violated Florida public records laws.

"My reading of [state public record laws] is that just because you're not sending an email doesn't make it not a public record," he told investigators.

He said the program was designed to stifle public records requests.

"The idea is that there is no centralized repository if we are doing handwritten notes and, um, or if we're typing something out, printing it out and not saving it or putting it on a USB drive and handing it to them," he said. "So, if there was some sort of request then, you know, things may not be found."

Lozada said he didn't always follow the policy out of concern it was illegal.

"Sometimes I flout that because I say to myself, 'I have a job to do, and I need to protect myself,'" he told investigators.

Lozada's interviews were part of an FDOT inspector general investigation into forgeries at the agency. In June, investigators concluded that Fenniman had forged the signatures of lower level attorneys in part to give political protection to top administration officials, including DeSantis and FDOT Secretary Kevin Thibault.

DeSantis and Thibault, both Republicans, told POLITICO in June they were unaware of the policy. Lozada was not a subject of the investigation. Thibault, a DeSantis appointee, was not interviewed as part of the investigation.

Fenniman was not charged with a crime in the forgeries.

The inspector general investigation was reported by POLITICO in June. Fenniman resigned shortly after the story was published.

POLITICO has been requesting the documents related to the investigation since June 25, but the department has not released them. POLITICO independently obtained a recording of Lozado's interview and other records on Friday.

The forged signatures were part of a strategy used by Fenniman to keep his name off potentially explosive or politically sensitive documents. He told investigators that if the name of a high level official, like general counsel, was tied to a controversial issue, it was more likely that the DeSantis administration could face political blow back.

"That's our philosophy on a lot of things," Fenniman said, according to a transcript of his interview with investigators. "The executive suite was called — the Secretary may work up a document and work with the governor's office and kind of get the green light on every single comma, period."

"There's an appeal process or an ability to review it and assess it, saying, 'Well, maybe our position on this can be moved,'" Fenniman said. "It helps protect the agency. It helps protect the governor."

Laura Marotta

From: Scott Dennis <scott.dennis@stlucievillagefl.gov>
Sent: Friday, August 07, 2020 5:34 PM
To: William Thiess
Cc: Ian Osking; Richard Neill; Laura Marotta; Carl Peterson
Subject: RE: Caribee Colony

I tend to agree. It was rolled to compact but it is probably still pervious.

On Aug 7, 2020 5:25 PM, William Thiess <william.thiess@stlucievillagefl.gov> wrote:

Ian and Richard,

The area where millings was put down has historically been the designated parking area for the cottages. It has been a predominately grassed area with dirt under the large tree and spaces numbered corresponding to the cottage numbers. It does get a bit messy in wet weather when there is significant traffic, particularly pulling boats on trailers in and out of there. From what I saw yesterday and was told previously by a neighbor, the grass was scraped out and cold millings were spread out to provide a more stable surface. The neighbor that called me was concerned about increased runoff. I believe millings are considered pervious by the County and other cities, as would be gravel or small rock. It would not seem that the replacement of grass with millings would create a significant runoff issue.

Bill

From: Ian Osking <IOsking@neillgriffin.com>
Sent: Friday, August 7, 2020 3:54 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>; Richard Neill <richard.neill@stlucievillagefl.gov>
Cc: Laura Marotta <LMarotta@neillgriffin.com>; Scott Dennis <scott.dennis@stlucievillagefl.gov>; Carl Peterson <carl.peterson@stlucievillagefl.gov>
Subject: RE: Caribee Colony

All,

In considering the below email and the subsequent, I would be concerning that this could be considered as expanding or improving a non-conforming use (which is not permitted under our ordinances).

My one concern, is I do not know what is there already and what is being changed. Could one of you provide some insight into what was there before and what they are doing now? Also, does anyone have any thoughts on the site plan requirement or the non-conforming use?

Of course if a permit is required for them to do something new, then no they cannot do it. If a permit is not required and if they are just repairing what is already there (even if digging it out) then we may not have a leg to stand on. (I did look at the property on google earth and I note a parking lot that was already on the property.) OF course if they are building a new parking lot, then that would clearly not be proper.

There is already a parking lot, but going from a dirt/grass parking lot to a lot with an improved surface (even if it doesn't require a permit) I think would get into the level of something that we could prohibit.

Pursuant to section 3.12.2, nonconformities can be maintained and repaired. But they cannot be expanded (meaning additions to structures the use is located in or occupancy of additional land).

If I am correct and they cannot do it, then we could cite them under the code enforcement ordinance and I believe that Carl could issue a stop work order.

Sincerely,

Ian E. Osking

Ian Eielson Osking, Esquire

Neill Griffin Marquis, PLLC

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iosking@neillgriffin.com

From: William Thiess [mailto:william.thiess@stlucievillagefl.gov]
Sent: Thursday, August 06, 2020 9:38 AM
To: Richard Neill
Cc: Ian Osking; Laura Marotta; Scott Dennis; Carl Peterson
Subject: RE: Caribee Colony

Richard,

I went by there this morning and it is definitely millings that was put down in the Caribee parking lot and the driveway of the front house. They apparently scraped the sod off and then put the millings down.

Bill

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Thursday, August 6, 2020 9:05 AM
To: Scott Dennis <scott.dennis@stlucievillagefl.gov>; William Thiess <william.thiess@stlucievillagefl.gov>; Carl Peterson <carl.peterson@stlucievillagefl.gov>
Cc: Ian Osking <IOsking@neillgriffin.com>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: RE: Caribee Colony

Scott, I'm on vacation.

I had asked if Danks needed site plan review or permit on his parking lot and I don't think that we felt that he did. But, he wasn't doing any digging.

Carl, would this normally require a permit or a site plan?

I do think that there's an issue if this work can be read as a violation of the non-conforming lot/use regulations.

Ian, can you offer any ordinance based guidance?

From: Scott Dennis <scott.dennis@stlucievillagefl.gov>
Sent: Tuesday, August 4, 2020 7:13 AM
To: Richard Neill <richard.neill@stlucievillagefl.gov>; William Thiess <william.thiess@stlucievillagefl.gov>; Carl Peterson <carl.peterson@stlucievillagefl.gov>
Subject: Caribee Colony

Good morning Richard

Carl contacted me last night regarding a complaint he received on Caribee Colony putting in a parking lot. I went by last night and they are obviously excavating the area.

The question is: if paving or just replacing with a loose material like millings or shell. The latter not requiring permits does this type of work rise to the need for a site plan review etc?

Please let me/us know.

Scott

Richard V. Neill, Jr.

From: Paul Sinnott <psinnott0@gmail.com>
Sent: Monday, July 20, 2020 2:50 PM
To: Richard V. Neill, Jr.
Subject: Re: Indian River Lagoon Cottages - vehicle/boat trailer parking

Thank you for addressing this, Richard.
The boat parked in the Indian River Lagoon property appears to be in violation of Ordinance 3.5.7 and is also a safety hazard because it blocks the view of cars entering North Indian River Drive north of Chamberlin. Typically we residents stop to check that traffic isn't coming from the north drive before entering the drive---now we can't see what is approaching because the boat is blocking our view.
Furthermore, I thought the storage of boats/trailers on "commercial" properties was prohibited based on the 2018 changes to 3.5.7.
Thank you for your consideration of these concerns.
Anne Sinnott

On Mon, Jul 20, 2020 at 10:08 AM Richard V. Neill, Jr. <RNeillJr@neillgriffin.com> wrote:
Thanks, Julie. I'll make a note related to our vacation rental ordinance. Richard

Richard V. Neill, Jr., of
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Ft. Pierce, FL 34954
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rneilljr@neillgriffin.com

-----Original Message-----
From: Julie Lounibos <julialounibos@gmail.com>
Sent: Monday, July 20, 2020 9:36 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Phil <lounibos@ufl.edu>; Fannie Howard <fanniehow@msn.com>; Janice Smith <janicesmith1957@gmail.com>; Beth Jefferson <elizabeth@truslow.org>; Paul And Anne Sinnott <psinnott0@gmail.com>
Subject: Indian River Lagoon Cottages

Hi Richard,

I'm attaching some photographs of the current situation on the Pruitt rental property including some boats, trucks and trailers parked in the yard of the house on North Indian River Drive. If it's not already, a consideration for Village ordinances might be that renters must park boats and vehicles in the designated parking areas only. One of these

boats/trucks is very near our property and is an eyesore as well as blocking some of our river view.

Julie Lounibos
3001 N Indian River Dr
Fort Pierce, Fl 34946

Sent from my iPad

ORDINANCE 2020-4

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, IMPOSING A MORATORIUM ON THE ERECTION OR THE USE OF CARGO CONTAINERS AS SHEDS OR OTHERWISE WITHIN ST. LUCIE VILLAGE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of St. Lucie Village has received one permit application and at least one other query concerning use of cargo containers for residential or accessory purposes; and

WHEREAS, Village Ordinances would not permit storage of a cargo container in residential zoning districts but do not specifically address the use of cargo containers as structures; and

WHEREAS, it appears to the Board of Aldermen of the Town of St. Lucie Village, that amending the Zoning Ordinance of the Town of St. Lucie Village to address the erection or use of cargo containers as sheds or otherwise has become necessary; and

WHEREAS, the issue is currently under consideration by St. Lucie County and the Board has concluded that it would be beneficial to see how the County addresses the issue and that other study and consideration is needed before adopting any particular regulation; and

WHEREAS, during the additional study and consideration, and in order to maintain the status quo and assure equal treatment of applicants, and to give notice, it is necessary to establish a moratorium which prevents the erection or use of cargo containers during this period; and

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village finds and declares the need to temporarily prohibit the erection or use of cargo containers as sheds or otherwise.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. That a moratorium is hereby established prohibiting the erection or use of cargo containers as sheds or otherwise within the municipal limits of the Town of St. Lucie Village.

2. That this ordinance and moratorium shall expire on the earlier of 12 months from the effective date of this ordinance or upon the effective date of an amendment to the St. Lucie Village Zoning Ordinance addressing the issue, or upon a vote of the Board of Aldermen of St. Lucie Village to end the moratorium.

3. The moratorium and ordinance may be extended by further vote of the Board of Aldermen.

4. This ordinance shall become effective immediately upon passage or as soon thereafter as is permissible by law.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this _____ day of _____, 2020.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: _____
William G. Thiess, Mayor

ATTESTED:

By:_____
Donna Dennis, Clerk

I, DONNA DENNIS, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2020-4** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this _____ day of _____, 2020.

_____

DONNA DENNIS, CLERK

ORDINANCE 2020-1

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, REGULATING THE BUSINESS HOURS OF BUSINESSES WHICH SERVE ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION TO TO REQUIRE SUCH BUSINESSES TO CLOSE AT 11:00 P.M. IN THE EVENING AND NOT TO REOPEN FOR BUSINESS UNTIL 7:00 A.M. IN THE MORNING OR 1:00 P.M. ON SUNDAYS.

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida has not previously regulated the business hours of businesses which sell alcoholic beverages within the municipal limits for on-premises consumption; and,

WHEREAS, prospective purchasers of commercial properties located within the Village's municipal limits have asked the Board of Aldermen about business hours; and,

WHEREAS, it appears to the Board of Aldermen that specifying the permitted business hours of those businesses which sell alcoholic beverages for on-premises consumption is appropriate; and,

WHEREAS, Ordinance 87-7, the "Nuisance Ordinance", limits noise on commercial properties during the hours of 11:00 p.m. to 7:00 a.m., and until 1:00 p.m. on Sunday; and,

WHEREAS, similarly limiting business hours of businesses which sell alcohol for on-premises consumption is both consistent with the residential nature of the Town of St. Lucie Village, Florida, and would

promote the health, safety and welfare of its residents and those doing business and traveling through the Town of St. Lucie Village, Florida.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. Businesses which sell alcoholic beverages for on-premises consumption within the municipal limits of the Town of St. Lucie Village, Florida, shall close at or before 11:00 p.m. in the evening and remain closed until 7:00 a.m. the following morning, except on Sundays, when the businesses shall remain closed (from 11:00 p.m. on Saturday) until 1:00 p.m. Sunday afternoon.

2. This Ordinance shall be effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this _____ day of _____, 2020.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: _____
William G. Thiess, Mayor

ATTESTED:

By:_____
Donna Dennis, Clerk

I, Donna Dennis, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2020-1** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this _____ day of _____, 2020.

_____
Donna Dennis, Clerk

INVOICE

TOMMY HAWKINS & SONS INC.
PAVING CONTRACTORS
909 BARREL AVENUE
FT. PIERCE, FL 34982
PHONE 772-464-7587 FAX 772-464-0594

JOB NAME: **St Lucie Village**

SUBMITTED TO: BILL THEIS

DATE: 8/10/2020

****

DESCRIPTION				TOTAL
General Conditions (Clean, Prep and Survey)	1 LS	$	6,500.00	$ 6,500.00
Level Existing Road to Achieve -1" below proposed elevations	270 TON	$	195.00	$ 52,650.00
Additional Asphalt used for Leveling	55 TON	$	195.00	$ 10,725.00
Overlay Indian River Drive, St lucie Lane and East end of Chamberland	6780 SY	$	10.00	$ 67,800.00
Add Road Base to East Edge of New Pavement	1 LS	$	4,200.00	$ 4,200.00

TOTAL AMOUNT DUE $ 141,875.00

****

PLEASE REMIT TO:
TOMMY HAWKINS & SONS INC.
909 BARREL AVENUE
FT. PIERCE FL. 34987

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

HOT MIX ASPHALT

THIS PETROLEUM BASED PRODUCT CONTAINS A SMALL AMOUNT OF POLYAROMATIC HYDROCARBONS.

HEALTH HAZARD: CONTACT WITH HOT MATERIAL WILL CAUSE THERMAL BURNS. EXPOSURE TO ASPHALT FUMES INCREASES SENSITIVITY TO SUNBURN.

FIRST AID PROCEDURES:

SKIN: COOL HOT MATERIAL WITH ICE OR COLD WATER. DO NOT REMOVE ASPHALT IMMEDIATELY. COVER WITH PETROLEUM JELLY AND REMOVE WHEN SOFTENED. SEEK MEDICAL ATTENTION.

EYES: FLUSH WITH RUNNING WATER FOR AT LEAST 15 MINUTES. SEEK MEDICAL ATTENTION.

RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

TEMPERATURE

PLANT	ROAD

PRODUCT

RECEIVED BY: _____
CUSTOMER

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

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RANGER CONSTRUCTION INDUSTRIES, INC.

PLANT SALES TICKET

CUSTOMER:

[illegible]

TICKET: [illegible]
[illegible]
Q.S. NUMBER:
D.O.T. NUMBER:
JOB PO:

CONDITIONS OF SALE ON REVERSE SIDE

JOB NUMBER: 36394
[illegible]
[illegible]

JOB NAME: HOWKINS OFFICE

HAULER NUMBER: TOMMY HAWKINS

DELIVERED TODAY: [illegible]

LOADS 3

TEMPERATURE

PLANT	ROAD

PRODUCT [illegible]

DELIVERED [illegible]

MIXE [illegible]

Plant: 4510 Blanke Cut Off Rd. [illegible] GROSS 54000 LBS [illegible]

Plant: Ft. Pierce, FL TARE 23020 LBS [illegible]

Plant: [illegible] NET 30980 LBS [illegible]

[illegible] BUCKLE UP

[illegible]

[illegible]

RECEIVED BY: [signature] CUSTOMER

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

THIS PETROLEUM BASED PRODUCT
POLYAROMATIC HYDROCARBONS.
HEALTH HAZARD: CONTACT WITH HOT MATERIAL WILL CAUSE THERMAL BURNS. EXPOSURE TO ASPHALT FUMES INCREASES SENSITIVITY TO SUNBURN.
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EYES: FLUSH WITH RUNNING WATER FOR AT LEAST 15 MINUTES. SEEK MEDICAL ATTENTION.
RANGER CONSTRUCTION INDUSTRIES, INC.

PLANT SALES TICKET

CUSTOMER:
[illegible]
[illegible] HAWKINS & SON, INC.
4465 S. 25TH ST.
FORT PIERCE, FL. 34982

TRUCK: [illegible]
DATE: [illegible] TIME: [illegible] AM
P.O. NUMBER:
D.O.T. NUMBER:
JOB NO: HAWKINS OFFICE

CONDITIONS OF SALE ON REVERSE SIDE

JOB NUMBER: 20394
JOB NAME: HAWKINS OFFICE
[illegible] NUMBER: [illegible]
[illegible] NUMBERS: 16
[illegible] NUMBER: HAWKINS & SON

LOADS 2

TEMPERATURE

PLANT	ROAD

DELIVERED TODAY: [illegible]

PRODUCT [illegible]

DELIVERED [illegible]

MIX: 12.5 C 45 SP15-13417B

Plant: 4510 Blades Cut Off Rd. Unit 3	GROSS	[illegible] LBS	[illegible]	[illegible]
Plant: Ft. Pierce, FL	TARE	25060 LBS	[illegible]	[illegible]
Blades Pit [illegible]	NET	[illegible] LBS	[illegible]	[illegible]

[illegible]

RECEIVED BY: [signature] CUSTOMER

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

THIS PETROLEUM BASE
POLYAROMATIC HYDROCARBONS.
HEALTH HAZARD: CONTACT WITH HOT MATERIAL WILL CAUSE THERMAL BURNS, EXPOSURE TO ASPHALT FUMES INCREASES SENSITIVITY TO SUNBURN.
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EYES: FLUSH WITH RUNNING WATER FOR AT LEAST 15 MINUTES. SEEK MEDICAL ATTENTION.
RANGER CONSTRUCTION INDUSTRIES, INC.

PLANT SALES TICKET

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

TARE

NET

DRIVER:

RECEIVED BY:

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

HOT MIX ASPHALT

THIS PETROLEUM BASED PRODUCT CONTAINS A SMALL AMOUNT OF POLYAROMATIC HYDROCARBONS.

HEALTH HAZARD: CONTACT WITH HOT MATERIAL WILL CAUSE THERMAL BURNS. EXPOSURE TO ASPHALT FUMES INCREASES SENSITIVITY TO SUNBURN.

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EYES: FLUSH WITH RUNNING WATER FOR AT LEAST 15 MINUTES. SEEK MEDICAL ATTENTION.

RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

Job NO:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

DELIVERED TODAY

DELIVERED TO

Mix 12.5 E AR SP15-134178

Truck Ken Broder Cos Div Inc. GROSS

Plant No. Pompano, FL TARE

Truck DOT # 8-2614 NET

DRIVER:
FOR:
DELIVERED BY: PW BUCKLE UP
DELIVERED TO: PW BUCKLE UP

RECEIVED BY:

CUSTOMER

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

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EYES: FLUSH WITH RUNNING WATER FOR AT LEAST 15 MINUTES. SEEK MEDICAL ATTENTION.

RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

[illegible]
[illegible] HAWKINS & ASSN. INC.
1660 S. 25TH. ST.
FORT PIERCE, FL. 34982

TICKET: 355349
5/10/2020 [illegible]
P.O. NUMBER:
DRIVER NUMBER:
Job PO: HAWKINS OFFICE

CONDITIONS OF SALE ON REVERSE SIDE

JOB NUMBER: 25794 JOB NAME: HAWKINS OFFICE
PHASE NUMBER: 3
[illegible]
HAULER NUMBER: HOWKINGS & SONS

LOADS

DELIVERED TODAY: [illegible]

PRODUCT	#	TEMPERATURE PLANT	TEMPERATURE ROAD
	12.5 C 4E		
Mix:	12.5 C 4E SP15-13417B		

DELIVERED Y-T-D: [illegible]

Weight:	4510 Blades Cut Off Rd. ARDSE	GROSS	56550 Lbs	[illegible]
Plant:	FL. Pierce, FL	TARE	14840 Lbs	14.87 [illegible]
Plant:	FDOT # 9-0614	NET	41640 Lbs	20.82 [illegible]

DRIVER:
TOP:
SILTBUMASTER: FP ASPHALT PLANT

RECEIVED BY: _____
CUSTOMER

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

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RANGER CONSTRUCTION INDUSTRIES, INC.

PLANT SALES TICKET

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

RECEIVED BY:

CUSTOMER

P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

CONTRACTOR:

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

RECEIVED BY:

HOT MIX ASPHALT

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HEALTH HAZARD: CONTACT WITH HOT MATERIAL WILL CAUSE THERMAL BURNS. EXPOSURE TO ASPHALT FUMES INCREASES SENSITIVITY TO SUNBURN.

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EYES: FLUSH WITH RUNNING WATER FOR AT LEAST 15 MINUTES. SEEK MEDICAL ATTENTION.

RANGER CONSTRUCTION INDUSTRIES, INC.

CONDITIONS OF SALE ON REVERSE SIDE

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

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RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

TARE

NET

RECEIVED BY:

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

CUSTOMER:

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RANGER CONSTRUCTION INDUSTRIES, INC.

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

RECEIVED BY:

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

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RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

RECEIVED BY:

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

CUSTOMER:

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RANGER CONSTRUCTION INDUSTRIES, INC.

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

DELIVERED TODAY

DELIVERED

ORDER

RECEIVED BY:

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15066 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

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RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

TEMPERATURE

PLANT	ROAD

PRODUCT

RECEIVED BY:

RANGER CONSTRUCTION INDUSTRIES, INC.
P.O. Box 15065 • 101 Sansbury's Way at Southern Blvd.
West Palm Beach, Florida 33416-5065
Telephone (561) 793-9400

PLANT SALES TICKET

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RANGER CONSTRUCTION INDUSTRIES, INC.

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE

PLANT	ROAD

RECEIVED BY: _____

RANGER CONSTRUCTION INDUSTRIES, INC.
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West Palm Beach, Florida 33416-5065
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RANGER CONSTRUCTION INDUSTRIES, INC.

PLANT SALES TICKET

CUSTOMER:

CONDITIONS OF SALE ON REVERSE SIDE

LOADS

PRODUCT

TEMPERATURE	
PLANT	ROAD

RECEIVED BY: _____

RANGER OFFICE

2096691

Ticket Number	5130
DATE: 7/29/2020	TIME: 9:37 AM

SOLD TO:	CUSTOMER NO.	DELIVERED TO:
Tomlin Hawkins & Sons Inc [illegible] Avenue Port Orange FL [illegible]	[illegible] JOB ORDER NUMBER [illegible]	[illegible] point

TRUCK INFORMATION			MATERIAL LOADED				PLANT NO.
NUMBER	LOADS TODAY	MATERIAL TODAY	SILO or SPEC	CODE	PRODUCT NAME	MATERIAL SOLD TODAY	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible] 12.5 TLC Comb	[illegible]	OPERATOR

WEIGHT IN: [illegible]			COMMENTS/DIRECTIONS:	CASH SALE	
GROSS	TARE	NET		PRICE PER UNIT	$
[illegible]	[illegible]	[illegible]		MATERIAL COST	$

TOMMY HAWKINS & SONS, INC.
PAVING CONTRACTORS
909 BARREL AVENUE
FT. PIERCE, FL 34982
PHONE (772) 464-7587 FAX (772) 464-0594

WARRANTY

This warranty applies to the porject know as ST LUCIE VILLAGE

located at the address of St Lucie Lane, Indian River Drive and East End of Chamberlain

I, Ronald Buchmeyer hereby certify that the asphalt overlay above referenced project have been completed in compliance with approved plans, specifications and permits, change orders ands/or field directives. All materials and workmanship are fully guaranteed and warranteed for a period on one (1) year from the date of acceptance by St Lucie Village as shown below. Any defective materials or workmanship will be repaired at no expense to the Village of defects documented during the warranty period

Signature: Ronald Buchmeyer **Date:** 8/10/20

Title: Vice President

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, August 11, 2020 2:05 PM
To: Laura Marotta
Subject: FW: Underground electric timeline for NIRD south of Chamberlin

From: bruno bornino <bbornino@msn.com>
Sent: Tuesday, August 11, 2020 10:56 AM
To: Michael Chidgey <mchidgey@fpua.com>; Bill Thiess <bbthiess@gmail.com>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Adele King <adeleking@ftpiercecommercialrealestate.com>
Subject: Re: Underground electric timeline for NIRD south of Chamberlin

Thank you.

Bruno Bornino
2601 NIRD.

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Michael Chidgey <mchidgey@fpua.com>
Sent: Tuesday, August 11, 2020 4:29:23 AM
To: Bill Thiess <bbthiess@gmail.com>
Cc: 'bruno bornino' <bbornino@msn.com>; 'Richard V. Neill, Jr.' <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>
Subject: RE: Underground electric timeline for NIRD south of Chamberlin

Good morning,

As the services are currently underground fed from an existing pad mounted transformer the outage should be minimal. Hopefully a quick 15 minute outage. There are unknowns as they have to tie existing facilities to new, but I'm confident we can keep disruptions to a minimum.

Thanks,

Michael Chidgey
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
mchidgey@fpua.com
772.466.1600 ext. 6459

From: Bill Thiess <bbthiess@gmail.com>
Sent: Monday, August 10, 2020 5:19 PM
To: Michael Chidgey <mchidgey@fpua.com>
Cc: 'bruno bornino' <bbornino@msn.com>; 'Richard V. Neill, Jr.' <RNeillJr@neillgriffin.com>; Donna Dennis

<donna.dennis@stlucievillagefl.gov>
Subject: RE: Underground electric timeline for NIRD south of Chamberlin

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

The question below regarding duration of outage comes from 2601 NIRD. I believe there are eight units there and the owner, Bruno Bornino, wants to keep them informed. Can you address?

A "Reply All" will work.

Bill

From: bruno bornino <bbornino@msn.com>
Sent: Monday, August 10, 2020 3:25 PM
To: bruno bornino <bbornino@msn.com>; Bill Thiess <bbthiess@gmail.com>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Re: Underground electric timeline for NIRD south of Chamberlin

Donna,
Please confirm how long the disconnect will be. My tenants want to know that information.

Thanks,

Bruno Bornino

From: bruno bornino <bbornino@msn.com>
Sent: Monday, August 10, 2020 12:22 PM
To: Adele King <adeleking@ftpiercecommercialrealestate.com>; Robin Bornino <robbie.lynn2@gmail.com>
Subject: Fw: Underground electric timeline for NIRD south of Chamberlin

Adele,
Please forward to Tenants. Because we were already underground to the pole, I would expect the outage to last no more than a few hours.

B

Subject: Underground electric timeline for NIRD south of Chamberlin

Dear Village People,

For the residents south of Chamberlin on the Drive, following is an update Mayor Thiess received from FPUA.....

Our contractor provided us this timeline for the remainder of the project.

Loc 48- Loc 32 from 8/13 - 8/19 – House and dock services at 2621, 2601, 2605, 2607, 2609, 2611, 2627, 2701, 2705, 2707 and 2709 N. IRD.
Loc 32- Loc 20 from 8/20 - 8/26 – House and dock services at 2713, 2801, 2811, 2815, 2821 and 2825.
Loc 20- Loc 1 from 8/27 - 9/4 - House and dock services at 2925, 2927, 2928, 2929, 2931 and 2933.

They will be working from the South end of the project. Could you send this out in an email to the residents? We will be hanging door knockers and reaching out to everyone we can as we go, but would like to provide notice every way we can!

Please let me know if you have any questions.

Regards,

Donna

Donna Dennis

Clerk

St. Lucie Village, FL

772-466-6900

Laura Marotta

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Wednesday, August 12, 2020 9:02 AM
To: Laura Marotta
Subject: FW: Underground electric timeline for NIRD south of Chamberlin

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Monday, August 10, 2020 5:12 PM
To: rob drumm <robdrumm2000@yahoo.com>
Cc: Richard Neill <richard.neill@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>
Subject: RE: Underground electric timeline for NIRD south of Chamberlin

Rob,

The remainder of the project entails switching the power over from the overhead lines and pole-mounted transformers to the underground lines and pad-mount transformers. There will be other incidental work such as removing the overhead lines and poles. The poles cannot be removed until Comcast gets their lines off, and that is a continuing negotiation.

Bill

From: rob drumm <robdrumm2000@yahoo.com>
Sent: Monday, August 10, 2020 4:41 PM
To: Donna Dennis <donna.dennis@stlucievillagefl.gov>
Cc: William Thiess <william.thiess@stlucievillagefl.gov>; Richard Neill <richard.neill@stlucievillagefl.gov>
Subject: Re: Underground electric timeline for NIRD south of Chamberlin

Does anyone have any idea what the "remainder of project" entails?

On Monday, August 10, 2020, 03:04:33 PM EDT, Donna Dennis <donna.dennis@stlucievillagefl.gov> wrote:

Dear Village People,

For the residents south of Chamberlin on the Drive, following is an update Mayor Thiess received from FPUA.....

Our contractor provided us this timeline for the remainder of the project.

Loc 48- Loc 32 from 8/13 - 8/19 – House and dock services at 2621, 2601, 2605, 2607, 2609, 2611, 2627, 2701, 2705, 2707 and 2709 N. IRD.
Loc 32- Loc 20 from 8/20 - 8/26 – House and dock services at 2713, 2801, 2811, 2815, 2821 and 2825.
Loc 20- Loc 1 from 8/27 - 9/4 - House and dock services at 2925, 2927, 2928, 2929, 2931 and 2933.

They will be working from the South end of the project. Could you send this out in an email to the residents? We will be hanging door knockers and reaching out to everyone we can as we go, but would like to provide notice every way we can!

Please let me know if you have any questions.

Regards,

Donna

Donna Dennis

Clerk

St. Lucie Village, FL

772-466-6900

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Monday, August 10, 2020 8:46 AM
To: Laura Marotta
Subject: FW: FPUA

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

From: Michael Chidgey <mchidgey@fpua.com>
Sent: Monday, August 10, 2020 7:33 AM
To: Bill Thiess <bbthiess@gmail.com>; 'rob drumm' <robdrumm2000@yahoo.com>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Scott Dennis <scott.dennis@stlucievillagefl.gov>; Larry Lammers <lammers@fpua.com>
Subject: RE: FPUA

Good morning,

I apologize for you having to find out about the project in this manner. Over the past couple of years FPUA made several attempts to contact residents including: mailed letters, door to door visits, and a board meeting. After the second round of letters FPUA felt there was enough support to proceed with the project.

If you require any further information, please do not hesitate to contact me.

Thank you,

Michael Chidgey
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
mchidgey@fpua.com
772.466.1600 ext. 6459

From: Bill Thiess <bbthiess@gmail.com>
Sent: Sunday, August 9, 2020 9:16 AM
To: 'rob drumm' <robdrumm2000@yahoo.com>
Cc: 'Richard V. Neill, Jr.' <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Scott Dennis <scott.dennis@stlucievillagefl.gov>; Larry Lammers <lammers@fpua.com>; Michael Chidgey <mchidgey@fpua.com>
Subject: RE: FPUA

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rob,

The Village is not directly involved in this project and definitely not involved in the communication between FPUA and its customers. FPUA did have representatives come to a Village Board meeting in February to describe the project and answer questions from the Board. FPUA provided some information to the Board at that meeting including a letter giving an overview of the project, five drawings showing easements that needed to be acquired, and two plan drawing sheets showing locations of existing and proposed facilities. The letter did state that each resident would be assessed $1,500 for construction of the underground facilities, but we were not provided with a list of properties served, nor were we told that the Village Board had any responsibilities for financial support of the project or for communicating with the affected residents. I can provide you with copies of these documents once I receive copies of the drawings from FPUA.

I copied the FPUA persons in charge of this project so that they may respond to your concern regarding lack of communication.

Bill

From: rob drumm <robdrumm2000@yahoo.com>
Sent: Saturday, August 8, 2020 6:54 PM
To: Bill Thiess <bbthiess@gmail.com>
Subject: Re: FPUA

If you consider sending a invoice communicating, I suppose they have. They haven't sent any information as to what they are doing or when they will be doing whatever they plan to do. I would like to see the information they have sent to the Village. There is more work to follow and we are much interested in that before another invoice arrives.

We are relieve you are feeling better.

On Saturday, August 8, 2020, 06:30:01 PM EDT, Bill Thiess <bbthiess@gmail.com> wrote:

Rob,

Yes, I was aware of that. Has FPUA been communicating that with you? They should have been since the start of the project.

Bill

From: rob drumm <robdrumm2000@yahoo.com>
Sent: Saturday, August 8, 2020 2:26 PM
To: Bill Thiess <bbthiess@gmail.com>
Subject: FPUA

Mr. Mayor,

Did you have prior knowledge that we were to invoiced regarding FPUA burying their cable?

FMIT FLORIDA MUNICIPAL INSURANCE TRUST

*Protecting the **Communities** We Call **Home***

RENEWAL QUOTE FOR 2020-2021

Town of St. Lucie Village

FMIT 0522

Coverage		Deductible	Limit	Premium
General/Professional Liability		$0	$1,000,000	$8,160
Automobile Liability		$0	$1,000,000	$518
Automobile Physical Damage		Per Schedule		$161
Property		$500	$807,742	$7,551
Workers' Compensation		$0	Total Payroll	
Experience Modification	1.00	10/1/20	$58,783	$1,506
TOTAL FMIT PREMIUM				**$17,896**

*Includes: Drug Free Credit: No
Safety Credit: No

Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or Policies will apply.

August 3, 2020

Blaine & LaDonna Oney

495 Peninsula Drive

Ft Pierce, Florida 34946

Re: Supplement to July 7, 2020 Variance Request

To Whom It May Concern,

It has been brought to my attention by Mr. Richard Neill that I may have inadvertently left out some pertinent information in my Request for Variance dated July 7, 2020. Please consider this letter as well as my revised Partial Survey as additional variance requested. Additional dimensions have been added and/or changed on the attached drawing (REVISED 7/7/2020). Disregard first drawing submitted. The boundary & topographic Survey by Arnold Surveying remains unchanged.

East side (Intercoastal Waterway): Potentially the pool may be relocated East and North from its current location as well as pavers or some similar pool decking. I have shown the new pool to be located approximately 10' from the East side of the seawall cap. Pool decking will extend closer to the seawall cap to provide access around that side of the pool. In reference Sect.9.2.0(B, C, D&E) of 1995-Zoning-Ordinance, the property directly South (across canal) at 480 River Prado, Ft Pierce, Fl. has pool decking that extends to the East side of the seawall cap (bulkhead line). The pool there appears to be approximately 10' or so from that same bulkhead location. Other canal front and waterway properties have pools that are closer than 25' setback with several as close as 10' or closer to the bulkhead line. The dimension from the East bulkhead line to the N.E. corner of the balcony is approximately 30'.

Thank you for your consideration of this Variance Request as well as the Requests dated July 7, 2020.

Respectfully,

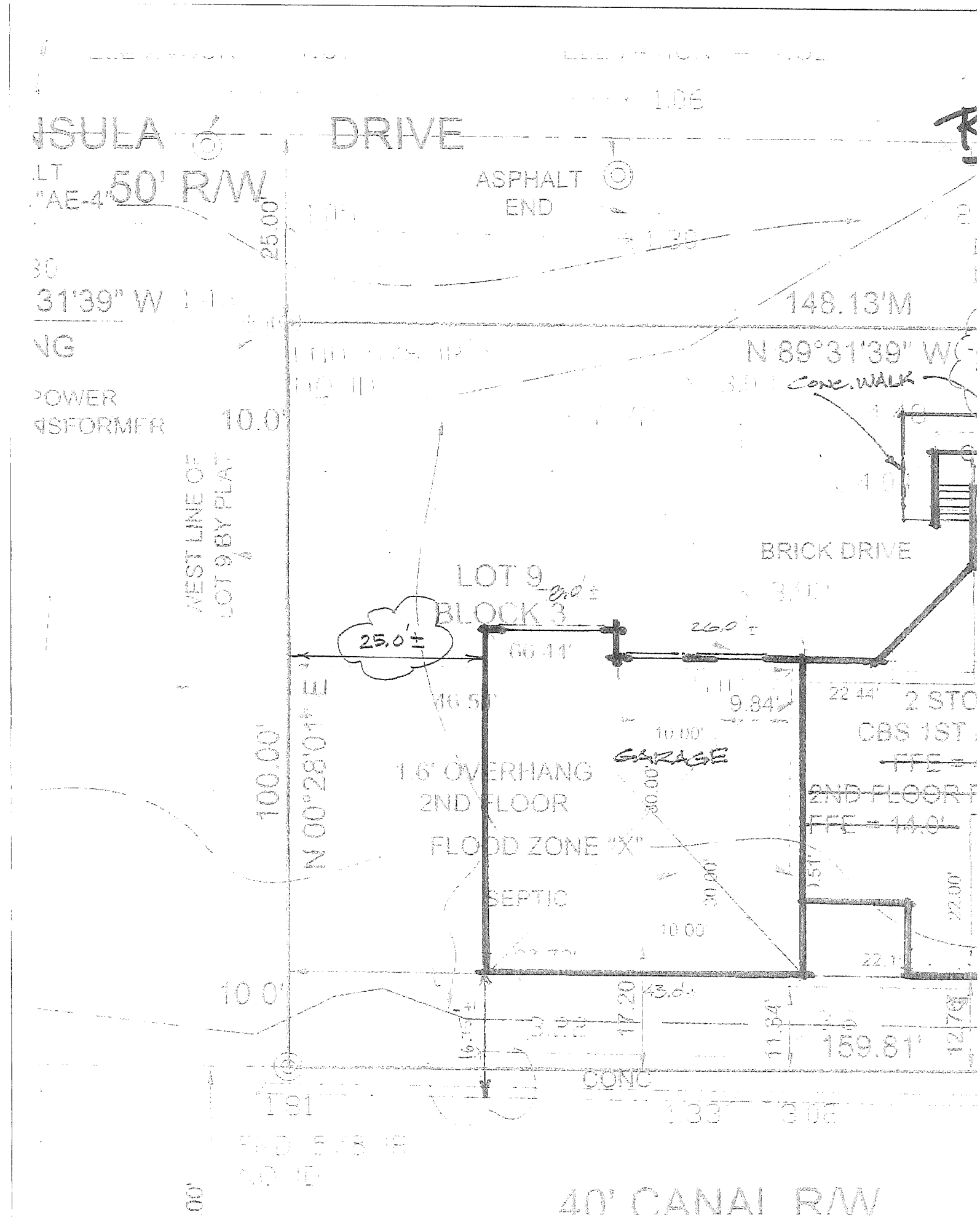
Blaine Oney

Blaine Oney

Attachments (1)

4

08/06/2020


DRIVE
50' R/W
ASPHALT
END
148.13'M
N 69°31'39" W
CONC. WALK
POWER
10.0'
WEST LINE OF
LOT 9 BY PLAT
BRICK DRIVE
LOT 9
BLOCK 3
25.0'±
26.0'±
66.41'
9.84'
22.44'
2 STO
CBS 1ST
100.00'
N 00°28'10" E
10.00'
GARAGE
1.6' OVERHANG
2ND FLOOR
FLOOD ZONE "X"
SEPTIC
30.00'
10.00'
22.00'
10.0'
159.61'
CONC
40' CANAL R/W

REVISED 7/7/2020

FLOOD ZONE "VE-6"

DROP INLET

FND 5/8 IR NO ID

11.66'M

STEPS

WELL

30.0'±

75.00'

1ST. FLOOR STORAGE/MECH. BELOW STAIRS

LANDING ABOVE

44.91'

BALCONY ABOVE

2ND FLOOR BALCONY

LOT 10 BLOCK

PROPOSED POOL

10.0'±

60.72'

25.43'

59.26'

POOL DECK

COVERED PATIO

40.0'±

SHOWER

N 89°31'39" W

SEAWALL

FLOOD ZONE "AE-5"

SEAWALL

INDIAN RIVER (OPEN WATER)

MEAN HIGH WATER LINE LOCATED AT EDGE OF SEAWALL

Laura Marotta

From:	Richard V. Neill, Jr.
Sent:	Wednesday, August 12, 2020 9:15 AM
To:	Laura Marotta
Subject:	FW: St Lucie village -- Merino mobile home inquiry
Attachments:	Section 3.12.9 Class A Mobile Home.pdf; Mobile Home-Class A-definition.pdf; Section 3 - re R-1 and R-2 zoning.pdf; Lot Size Dimension Table.pdf; Permitted Use Table.pdf

From: Richard V. Neill, Jr.
Sent: Thursday, July 30, 2020 4:38 PM
To: 'johnlsheehan@bellsouth.net' <johnlsheehan@bellsouth.net>
Cc: William Thiess (william.thiess@stlucievillagefl.gov) <william.thiess@stlucievillagefl.gov>; 'Donna Dennis' <donna.dennis@stlucievillagefl.gov>; Carl Peterson <carl.peterson@stlucievillagefl.gov>
Subject: FW: St Lucie village -- Merino mobile home inquiry

John,

Here's that email I referenced, with the 2 original exhibits, which you can share with the prospective purchaser on the mobile home question.

I did also add a couple of additional excerpts from the Zoning Ordinance re the zoning district, lot size/dimensions, and permitted uses.

The entire zoning ordinance and all amendments are posted online at the Village's website: stlucievillagefl.gov

Hope that this helps.

Regards,

Richard

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

From: Richard V. Neill, Jr.
Sent: Tuesday, May 19, 2020 2:25 PM
To: 'creel1074@ymail.com' <creel1074@ymail.com>
Cc: Carl Peterson <carl.peterson@stlucievillagefl.gov>; William Thiess (william.thiess@stlucievillagefl.gov) <william.thiess@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>; 'Scott Dennis' <scott.dennis@stlucievillagefl.gov>
Subject: St Lucie village -- Merino mobile home inquiry

Mr. Merino,

You had contacted me last week about the triangle shaped property on Old Dixie Highway just north of Crystal Water. It's a .72 acre parcel, according to Property Appraiser.

The zoning of that property is R-2. You asked if you could put a mobile home on it. I have consulted with the Building Official and conclude that you can use a mobile home as a single family dwelling in that zoning district, **but only on certain conditions**.

First, it has to be a Class "A" Mobile Home under the Village Zoning ordinance definitions (see attached) and, second, it must be approved by the Board of Aldermen in accordance with the provisions of Section 3.12.9 of the Zoning Ordinance, also attached.

In order to know if you can put any particular mobile home on the property, you would have to make application and get approval that the Board accepts it as a single family dwelling. I would strongly suggest that you not to buy any mobile home until you have gotten an OK from the Board on that specific mobile home.

Sincerely,

Richard V. Neill, Jr.
Town Attorney
Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2556
richard.neill@stlucievillagefl.gov

Laura Marotta

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Friday, July 31, 2020 3:39 PM
To: Laura Marotta
Subject: FW: Request for (City): 348 ANCHOR WAY - Order ID: 889283
Attachments: rptOp1City_UCPA.pdf

Importance: High

From: Danielle Hogue <d.hogue@mlshoa.com> **On Behalf Of** Jordan LP
Sent: Thursday, July 30, 2020 7:51 AM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Request for (City): 348 ANCHOR WAY - Order ID: 889283

Please see attached request and send all responses back to JORDANLP@MLSHOA.COM

Property Address: 348 ANCHOR WAY PORT ST. LUCIE 34946
Folio: 1421-802-0023-000-/5
Subdivision: RIVER WOODS
Seller: HANCOCK, MARY E. AND ROBERT
Closing Date: 8/28/2020

Thank you,
Processing Department

Clear Choice Tax and Lien Search
6574 N. State Rd. 7 #421 Coconut Creek, FL 33073
Phone: 954-597-7141
Fax: 239-231-1373

Law Offices
NEILL GRIFFIN MARQUIS, PLLC
311 South Second Street
Suite 200
Fort Pierce, FL 34950

Richard V. Neill+▫
Richard V. Neill, Jr. +☆
Renée Marquis-Abrams*
Ian Eielson Osking
Brandon M. Hale

*Board Certified Wills, Trusts, & Estates Lawyer
☆Certified Circuit Civil/County Court Mediator
+ Board Certified Civil Trial Lawyer
▫ Of Counsel

Mailing Address:
Post Office Box 1270
Fort Pierce, FL 34954-1270
Telephone: (772) 464-8200
Fax: (772)464-2566

August 7, 2020

Sent via email to JORDANLP@MLSHOA.COM

Mr. Jordan LP
Clear Choice Tax and Lien Search
6574 N. State Rd. 7 #421
Coconut Creek, FL 33073

Re: Town of St. Lucie Village
348 Anchor Way -- (Mary and Robert Hancock)
Parcel No.: 1421-802-0023-000-/5

Dear Jordan,

I am town attorney for St. Lucie Village.

I am advised that there are no pending liens, code violations or open permits. I am writing to confirm that.

I would also caution that the Village's advice in this regard does not mean that there are no code violations but that the Village is not aware of any.

Please contact FPUA for any specifics on electric or garbage.

Very truly yours,

/s/ Richard V. Neill, Jr.

Richard V. Neill, Jr.

RVNjr/lam

Cc: William G. Thiess, Mayor
Donna Dennis, Clerk
Carl Peterson, Building Official

Laura Marotta

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Wednesday, August 12, 2020 10:50 AM
To: Laura Marotta
Subject: FW: St. Lucie School north classroom ac unit needs to be replaced -- last year's work
Attachments: Summary and financial report of Capital Improvement Projects completed at the St. Lucie School in summer and fall of 2019-final.docx; SLV School Capital Improvements.xlsx

From: Paul Sinnott <psinnott0@gmail.com>
Sent: Friday, July 31, 2020 3:05 PM
To: Richard Neill <richard.neill@stlucievillagefl.gov>
Cc: William Thiess <william.thiess@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>; Tom Jefferson <thomasnjefferson@yahoo.com>
Subject: Re: St. Lucie School north classroom ac unit needs to be replaced -- last year's work

Hello, All Please see the two attachments, which include a summary of Capital Improvement Projects at the St. Lucie School in 2109 and a spreadsheet of labor and materials costs for the school. Please let me know if I can be of further assistance,
Anne

On Thu, Jul 30, 2020 at 9:54 AM Richard Neill <richard.neill@stlucievillagefl.gov> wrote:

I'll follow up on this, Bill. Anne did indicate that she would gather papers. Richard

Richard V. Neill, Jr.

Town Attorney

Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC

Post Office Box 1270

Ft. Pierce, FL 34954

Telephone: 772-464-8200

Fax: 772-464-2556

richard.neill@stlucievillagefl.gov

Please Note: Florida has a very broad public records laws. Most written communications to or from myself of Village officials regarding Village business are public records available to the public and media upon request. It is the policy of St. Lucie Village that all Village records shall be open for personal inspection, examination and/or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the senderby reply e-mail and delete all materials from all computers.

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Tuesday, July 28, 2020 12:52 PM
To: Richard Neill <richard.neill@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>; Paul Sinnott <psinnott0@gmail.com>
Subject: RE: St. Lucie School north classroom ac unit needs to be replaced -- last year's work

Richard,

I am all in on funding all eligible expenses from the MSTU fund.

Bill

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Tuesday, July 28, 2020 10:20 AM
To: Paul Sinnott <psinnott0@gmail.com>; William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: RE: St. Lucie School north classroom ac unit needs to be replaced -- last year's work

Anne and Bill,

Following up on Bill's earlier comment, I think that replacing/upgrading AC unit could qualify for use of MSTU funds.

Also, I am sorry to be so out of touch, but did the work that was going on last year get completed? If so, I'm assuming it was paid from general funds—so, should we be looking at reimbursement from the MSTU? If so, probably need to work up a list relating the payments made and the associated work, and work that into a budget Parks MSTU Budget to authorize reimbursement.

Hope that you all are feeling well.

Regards,

Richard

Richard V. Neill, Jr.

Town Attorney

Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC

Post Office Box 1270

Ft. Pierce, FL 34954

Telephone: 772-464-8200

Fax: 772-464-2556

richard.neill@stlucievillagefl.gov

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From: Paul Sinnott <psinnott0@gmail.com>
Sent: Saturday, July 25, 2020 8:06 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard Neill <richard.neill@stlucievillagefl.gov>
Subject: Re: St. Lucie School north classroom ac unit needs to be replaced.

Thanks for your assistance. One of our board members has also suggested we seek an estimate from another village resident/ company owner Blackwell AC ,in addition to the three you mentioned.

I hope to have this assessment and bid/proposal process completed by this week.

Anne

On Sat, Jul 25, 2020 at 7:14 PM William Thiess <william.thiess@stlucievillagefl.gov> wrote:

There are at least 3 qualified vendors with roots in the Village: Grimes, Seacoast, and Custom Air Systems

From: Paul Sinnott <psinnott0@gmail.com>
Sent: Saturday, July 25, 2020 6:07 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard Neill <richard.neill@stlucievillagefl.gov>
Subject: Re: St. Lucie School north classroom ac unit needs to be replaced.

Thank you, Bill, for the Village's thoughtful consideration of this school need. We most certainly will seek a new high energy unit and any possible manufacturer or FPUA applicable rebate.

Anne

On Sat, Jul 25, 2020 at 12:20 PM William Thiess <william.thiess@stlucievillagefl.gov> wrote:

Perhaps if the old inefficient unit is replaced with a new high-efficiency unit, that should qualify as a capital improvement.

Bill

From: Paul Sinnott <psinnott0@gmail.com>
Sent: Friday, July 24, 2020 1:53 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard Neill <richard.neill@stlucievillagefl.gov>
Subject: St. Lucie School north classroom ac unit needs to be replaced.

Hello, All. I hope you are taking good care of yourselves, especially you, Bill.

The 12-year old air conditioning unit of the north classroom needs to be replaced rather than the board continue to sink money into costly repairs. (The current estimated cost to replace the air handler motor is $1, 020 and last year we spent $900 replacing this same unit's condenser fan motor.)

Would a new air conditioning unit qualify as a capital improvement/ and or be able to receive funding through the Parks/MSTU funds?

Thank you for a reply. The school will seek out new air conditioner unit replacement estimates from at least three companies.

Anne Sinnott

St. Lucie School Capital Improvement projects
completed in the summer and fall of 2019

The following (below) capital improvements were made at the St. Lucie School, 2501 North Old Dixie Hwy, St. Lucie Village, FL 34946 in 2019, for the safety, security, improved use, and preservation of the school. Gary Brophy of Jensen Beach did most all the work and on occasion had an assistant with him. I was the project manager.

All project work listed below has been divided into school work areas. Attached is a spreadsheet of the labor and materials costs for these projects which totaled $14,440.47. Further financial documentation, such as receipts, bank statements, and some photos of construction work is available if you need it. Please let me know if you require additional information.

Anne Sinnott, St. Lucie Village School Board member

*Removed Northwest Hall Leaking "door to nowhere."

Removed exterior door

Fixed outdoor leak and constructed exterior siding around the old door area and installed an interior wall and drywall to replace the door.

*Finished Men's Bathroom Project

Installed new pipe and poured new concrete subfloor floor around toilet stall to replace broken subfloor

Prepped flooring and Installed new tiles in both stalls.

Assembled and installed urinal valves.

Replaced broken toilet

Reinstalled toilets and urinals

Reinstalled, bolted, and secured stall partitions

Updated and installed new plumbing connections

Patched and painted ceiling. Installed LED lighting

Installed bead board walls to upper and lower walls

Ripped, hung and painted molding and baseboards

Upgraded men's bathroom to comply with these ADA codes:

- Installed two new sinks and valves
- Hung mirror over sinks
- Covered handicapped sink plumbing with ADA insulator.
- Hung full length mirror on door
- Installed new door handles

*Completed Women's Bathroom Projects

- Constructed new ceiling to replace hazardous, deteriorated one.
- Replaced toilet
- Installed new valves/faucets

Upgraded women's bathroom to comply with these ADA codes:

- Installed new door handles
- Installed full length mirror on door

*Gazebo Cook shed Area

Removed rusted fluorescent lighting from gazebo/cook shed. Replaced with outdoor fans with LED lighting.

Upgraded electric work in the cook shed, replaced lighting, rewired electric with proper conduit, installed new boxes

*Various Indoor Storage Closets Construction

Installed firewall board in electric panels in southeast closet (to meet fire codes)

Repaired closet walls, ceiling, and flooring in storage closet by the kitchen. Installed ceiling in northeast corner, installed plywood floor board, flooring and threshold

Repaired parts of closet wall in cleaning materials closet-- installed plywood, and taped off drywall gaps

*Outdoor Shed Construction

Encapsulated rusted, hazardous, double doors with outdoor board

*Miscellaneous School Capital Improvements

Weatherproofed front red door—both top and sides by constructed plywood and placing weather-stripping at openings.

Removed, reconstructed and reinstalled north classroom wooden window

Date	Detail	Materials $	Labor $
7/8/2019	Home Depot, Electrical, lighting, fans for	402.75	
	Gazebo cook shed check #1270		
7/11/2019	Gary Brophy for Gazebo cook shed construction		500.00
	work 25 hours check #1273		
8/2/2019	Gary Brophy for window construction and social		150.00
	hall electric work 6 hours		
8/5/2019	Home Depot, Toilets, drywall and closets	323.40	
	materials		
8/6/2019	Gary Brophy toilets installation and closet		300.00
	construction 12 hours		
8/21/2019	Gary Brophy closets construction work		
	20 hours check #1274		500.00
8/22/2019	Home Depot, closet materials check #1275	190.78	
9/30/2019	Home Depot, supplies for removing hall door	207.37	
	and building wall		
10/3/2019	Gary Brophy and assistant removal of door		1,200.00
	interior and exterior work 35 hours		
10/14/2019	Home Depot, men's bathroom construction	527.39	
	materials check #1280		
10/17/2019	Home Depot, men's bathroom materials	313.46	
	and supplies check #1282		
10/18/2019	Sherwin Williams, paint for hall wall and	384.65	
	bathroom check #1283		
10/18/2019	Gary Brophy and assistant for demolition,		900.00
	plumbing, cosnstruction 36 hours check #1284		
10/21/2019	The Plummery, plumbing fixtures check#1285	100.00	
10/23/2019	East Coast Lumber, piping, pvc fittings,	75.20	
	cement mix check #1286		
10/23/2019	Home Depot, sinks, tiles for men's bathroom	428.61	
	construction check #1287		
10/24/2019	Tyler Blum assistant to Gary Brohpy-- men's		97.50
	bathroom project check #1288		
10/25/2019	East Coast Lumber, corner boards, plumbing	53.07	
	items, thin set check #1289		
10/25/2019	Gary Brophy, plumbing, floor work in men's		1,200.00
	bathroom 35 hours check #1290		
10/26/2019	Home Depot, tiles for bahtroom stalls	270.7	
	check #1292		
10/28/2019	East Coast Lumber, door handles, grout, tiling	121.83	
	needs check #1293		
10/29/2019	East Coast Lumber toilet installation needs	33.76	
	men's bathroom check # 1294		
10/29/2019	East Coast Lumber flanges, wiring	27.34	
10/30/2019	The Plummery, plumbing fixtures	345.00	
10/31//2019	East Coast Lumber toilet stall re-installation	31.08	

10/31/2019	Gary Brophy, men's bathroom completion		1,500.00
	check #1295		
11/7/2019	Gary Brophy, outside weatherproofing work		475.00
	check #094		
11/7/2019	Tyler Blum assistant to Gary Brohpy, caulking of		330.00
	patio windows 22 hours check #095		
11/15/2019	Home Depot, material for repair of rusted		
	shed door	87.69	
11/15/2019	Gary Brophy, repair of shed door, patching		600.00
	and reparis of termite areas check # 099		
11/22/2019	Gary Brophy, carpentry & cook shed repairs		1,100.00
	44 hours check #1321		
11/27/2019	Gary Brophy, women's bathroom		175.00
	7 hours check # 1322		
12/10/2019E	East Coast Lumber, materials for women's bath-	188.89	
	room ceiling construction check# 1323		
12/13/2019	Gary Brophy, repairs and construction of		1,050.00
	women's bathroom ceiling, etc. check #1324		
12/17/2019	Gary Brophy, finish caulking bathroom.		250.00
	install lighting check #1325		
TOTALS		4,112.97	**10,327.50**
TOTAL	$14,440.47		

**

when no check number is listed, it is because checks weren't avaialble, so I wrote check on my personal account and was later reimbursed for the expenditure from school board account by Treasurer Tom Jefferson.

Town of St. Lucie Village
P.O. BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466-6900

November 21, 2019

Honorable Mayor
Town of St. Lucie Village
Port St. Lucie, Florida

We are pleased to confirm our understanding of the services we are to provide for the Town of St. Lucie Village, for the years ended September 30, 2019 and subsequent years as mutually agreed upon. We will audit the basic financial statements of the Town as of and for the year ended September 30, 2019 and subsequent years as mutually agreed upon. Also, the document we submit to you will include the following additional information that will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis.

Audit Objectives

The objective of our audit is the expression of an opinion as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the additional information referred to in the first paragraph when considered in relation to the financial statements taken as a whole. The objective also includes reporting on:

- Internal control related to the financial statements and compliance with laws, regulations, and the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

The report on internal control and compliance will include a statement that the report is intended for the information and use of the management, specific legislative or regulatory bodies, federal awarding agencies if applicable.

Our audit will be conducted in accordance with generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of accounting records and other procedures we consider necessary to enable us to express such an opinion and to render the required reports. If our opinion on the financial statements is other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the

Designated as a Historic District on National Register of Historic Places on Dec. 1, 1989

audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

Management Responsibilities

Management is responsible for establishing and maintaining internal control and for compliance with the provisions of contracts, agreements, and grants. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of the controls. The objectives of internal control are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorizations and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles, and that federal award programs and state projects are managed in compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making all financial records and related information available to us. We understand that you will provide us with such information required for our audit and that you are responsible for the accuracy and completeness of that information. We will advise you about appropriate accounting principles and their application and will assist in the preparation of your financial statements if requested, but the responsibility for the financial statements remains with you. That responsibility includes the establishment and maintenance of adequate records and effective internal control over financial reporting and compliance, the selection and application of accounting principles, and the safeguarding of assets.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. Because of the concept of reasonable assurance and because we will not perform a detailed examination of all transactions, there is a risk that material errors, fraud, other illegal acts, or noncompliance may exist and not be detected by us. In addition, an audit is not designed to detect errors, fraud, or other illegal acts that are immaterial to the financial statements. However, we will inform you of any material errors and any fraud that comes to our attention. We will also inform you of any other illegal acts that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to matters that might arise during any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from

you about the financial statements and related matters.

Audit Procedure - Internal Controls

In planning and performing our audit, we will consider the internal control sufficient to plan the audit in order to determine the nature, timing, and extent of our auditing procedures for the purpose of expressing our opinions on the Town's financial statements.

We will obtain an understanding of the design of the relevant controls and whether they have been placed in operation, and we will assess control risk. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Tests of controls relative to the financial statements are required only if control risk is assessed below the maximum level. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards.*

An audit is not designed to provide assurance on internal control or to identify reportable conditions. However, we will inform the appropriate level of management of any matters involving internal control and its operation that we consider to be reportable conditions under standards established by the American Institute of Certified Public Accountants. Reportable conditions involve matters coming to our attention relating to significant deficiencies in the design or operation of the internal control that, in our judgment, could adversely affect the entity's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial statements.

Audit Procedure - Compliance

Our audit will be conducted in accordance with the standards referred to in the section titled Audit Objectives. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town's compliance with applicable laws and regulations and the provisions of contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards.*

Audit Administration, Fees, and Other

The audit documentation for this engagement is the property of DiBartolomeo, McBee, Hartley & Barnes, P.A. and constitutes confidential information. However, we may be requested to make certain audit documentation available to Federal or State Agencies pursuant to authority given to them by law or regulation. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon

request, we may provide photocopies of selected audit documentation to them or they may intend, or decide, to distribute the photocopies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of three years after the date the auditors' report is issued. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, typing, postage, travel, copies, etc.) except that we agree that our gross fee, including expenses, will not exceed the Town's annual budget amount of $7,800, as stated currently in its annual budget for the year ended September 30, 2019. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the Town and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of the Town of St. Lucie Village.

By: William G. Thiess
William G. Thiess, Mayor

Date: 7/30/20