

July 22, 2014

Head of Schools  
Caterina Angelone

*Via E-Mail Only*

Upper School  
Assistant Principal  
Joseph Noel

Lower School  
Assistant Principal  
Mandy Doss

Board of Trustees  
Executive Board  
The Rev. Fr. John Liebler  
Gerda Fletcher  
Charles Armstrong  
Michelle Lineal

Trustees  
Susan Carver  
David Gates  
Shawn Merschorf  
Alan McGregor  
Ginny Mooney  
William Stoddard  
Horace Webb

Gregory O. Brewer  
The Right Reverend  
Bishop of Central Florida

City of Fort Pierce  
Attention: Mr. Kori Benton, Historic Preservation Officer  
100 N. U.S. 1  
Fort Pierce, Florida 34954-1480

Re: St. Andrews Episcopal Academy  
Abandonment of Right-of-Way  
Boston Avenue Extension – East of Indian River Drive

Dear Mr. Benton:

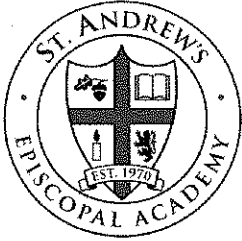
In conjunction with the application for Abandonment of Boston Avenue Right-of-Way East of South Indian River Drive, please find enclosed electronic copies of the following:

1. A new appraisal as of July 11, 2014, of the Boston Avenue Right-of-Way Located East of Indian River Drive, that includes all the property which is the subject of the abandonment request.
2. An appraisal of The Proposed Public Access Parcel located at the Southern Terminus of Melody Lane which the applicant offers to convey to the City in exchange for the City's abandonment and vacation of the City's interest in the Boston Avenue Extension.
3. An artist's rendering of proposed improvements to the Proposed Public Access Parcel.

In exchange for the City's approval of the requested abandonment of Boston Avenue, we propose two alternatives for the City's consideration:

Option 1. The applicant would pay the City \$170,000, the full value of the Right-of-Way requested to be abandoned; or

Option 2. The applicant would convey to the City the Proposed Public Access Parcel along the Indian River, as is more specifically shown on the survey included at page 22 of the enclosed appraisal for this Parcel (the "Parcel"). In addition to conveyance of the Parcel, the applicant would agree to improve the Parcel substantially as shown on the enclosed artist's rendering, concurrent with the development of the applicant's property, and upon receipt of any necessary approvals and permits from the City. These improvements include paving, benches, decorative light posts (power to be supplied by City), landscaping and a central elevated base where the City could place a sculpture or other art feature if the City desires. The combined value of the Parcel (\$60,000) and the



cost of the design and installation of the improvements and the artist's rendering (estimated at approximately \$100,000) are estimated to be very near the value of the land that is requested to be vacated.


Under either option, maintenance of the seawall would be the responsibility of the property owner on whose property the seawall is located.

While the applicant is willing to go with either Option, we believe that Option 2 offers potential benefits to the City for future use that exceed its monetary value. It provides a public access point adjacent to property already in the public domain (Melody Lane and the existing County parking lot) and is located near the City's proposed fishing pier. The Proposed Public Access will also connect with the pedestrian sidewalk along the south side of Melody Lane as shown on the proposed concept plan for St. Andrews Episcopal Academy, thereby providing safer access from South Indian River Drive to the City's fishing pier. It also enhances the opportunity for future public/private collaboration to bring events to the school's adjacent athletic field.

We thank the City for its consideration of our application and the options outlined above.

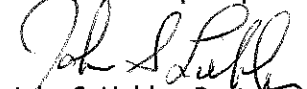
Very truly yours,

St. Andrew's Episcopal Academy, Inc.

  
Caterina Angelone, Head of School

Concurrence:

St. Andrew's Episcopal Church

  
John S. Liebler, Rector

Enclosures

cc: The Reverend Father John Liebler