

**BOARD OF  
COUNTY  
COMMISSIONERS**



**COUNTY  
ATTORNEY**

Daniel S. McIntyre

Heather Young  
Katherine Davis Barbieri

ASSISTANT COUNTY ATTORNEY  
ASSISTANT COUNTY ATTORNEY

September 18, 2014

Robert Bradshaw  
City Manager  
City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954



Dear Robert:

I am enclosing a copy of an agenda memorandum prepared by County staff concerning two lots the County owns near the City's Porpoise Beach property. As you can see from the memorandum one of the options discussed was a possible exchange of property with an adjoining land owner that would result in the conveyance of the adjoining landowner's property (conveyed to the County in the exchange) by the County to the City (with a possible reverter clause in the event the property is not used for a public purpose). The County's expectation would be that the City would use the property to construct additional facilities to improve the City's Porpoise Beach access.

Please advise if the City is interested in the proposed exchange as outlined. Please note that the Board has not made any decisions as to which option to choose. If the City is not interested in the exchange concept that would eliminate that option for consideration.

If you have any questions please let me know. County staff looks forward to meeting with you and your staff to discuss this and other issues.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel S. McIntyre".

Daniel S. McIntyre  
County Attorney

DSM/sb.

Copy: Board of County Commissioners  
Deputy County Administrator  
Parks, Recreation & Facilities Director  
Property Acquisitions Manager  
R. Schwerer, Esq.



ITEM NO. (ID # 2345)

DATE: 09/16/2014

AGENDA REQUEST

\*REGULAR AGENDA\COUNTY ATTORNEY

**TO:** Board of County Commissioners

**PRESENTED BY:** Daniel S. McIntyre, County Attorney

**SUBMITTED BY:** County Attorney

**SUBJECT:** Porpoise Beach Property Options (Parcel ID 2401-502-0006-000-0)

**BACKGROUND:**

The purpose of placing this item on the agenda is to allow the Board to discuss and consider options regarding County-owned beach property that is located near the Porpoise Beach Access. The beach access is approximately sixty (60') wide and is currently maintained by the City of Fort Pierce. The Porpoise Beach Access and the County owned property are shown on the attached map. The County obtained the property it owns by Warranty Deed dated September 8, 1967. The 2014 assessed value of the County's property is \$491,000.00. A copy of the deed is attached.

The owners of the property between the County owned property and the Porpoise Beach Access have expressed an interest in conveying their property to the County in exchange for the County's conveyance of the County property. The property proposed to be conveyed to the County is shown on the attached map in fuchsia. The 2014 assessed value of this property is \$389,200.00. A copy of a memorandum from the Environmental Resource Department that discusses the environmental characteristics of the various parcels is attached.

The options for the property are as follows: 1) Do nothing and the property would simply remain in a natural state as it exists today, 2) Sell the County owned property, reserving a Perpetual Easement for future Fort Pierce Beach Nourishment projects, and use the proceeds of the sale to fund a County capital project, and 3) Exchange the property with the neighbor, reserving a Perpetual Easement for future Fort Pierce Beach Nourishment projects.

If the Board determines to approve a proposed exchange, the County could convey/donate the property acquired by the County in the exchange to the City of Fort Pierce for use by the City to expand the Porpoise Beach Access. Under Florida law (Section 125.37, Florida Statutes), the County must hold a public hearing and adopt a resolution before exchanging County property. An issue to consider for the exchange option is the ability of the City of Fort Pierce to fund improvements of the donated property. City management has indicated that the project is not currently funded or in any future capital improvement plans. Consequently, it is uncertain when the donated property would be improved.

A copy of an email from Richard Bouchard, Coastal Engineer, is also attached regarding the shoreline as it relates to the County's beach management activities. Also attached is a copy of a memorandum from the

County's Parks, Recreation & Facilities Director providing a possible use of the funds in the event the Board determines to sell the County owned property.

**PREVIOUS ACTION:**

N/A

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends that the Board authorize staff to have an appraisal conducted of the County-owned parcel and then depending on the appraisal amount advertise the sale of Parcel ID 2401-502-0006-000-0 pursuant to the competitive bid process.

**COMMISSION ACTION:**

**Coordination/Signatures**



Daniel S. McIntyre, County Attorney

9/11/2014



Bob Bentkofsky, Deputy County Administrator

9/10/2014

# South Beach Lot Exchange



Owner: 408 S Ocean Dr Owners Assoc, Inc.  
PCID 2401-502-0004-000-6  
0.30 acres

Owner: St Lucie County  
PCID 2401-502-0006-000-0  
0.43 acres  
2014 Assessed Value \$491,000

Owner: Drew K. Russ  
PCID 2401-502-0008-000-4  
0.18 acres  
2014 Assessed Value \$188,700



Owner: Drew K. Russ  
PCID 2401-502-0009-000-1  
0.18 acres  
2014 Assessed Value \$200,500

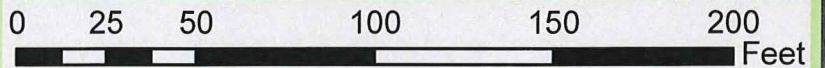
Porpoise Beach  
Access  
0.26 acres

110 ft +/-

105 ft +/-

60 ft +/-

-  County Owned Parcel
-  Privately Owned Parcel



**PROPERTY RECORD CARD**

St Lucie County Record: 1 of 1  
 Property Identification

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: TBD  
 Sec/Town/Range: 01 :35S :40E  
 Map ID: 24/01B  
 Zoning: R4A

ParcelID: 2401-502-0006-000-0  
 Account #: 14870  
 Use Type: COUNTIES  
 City/Cnty: Fort Pierce



**Ownership and Mailing**  
 Owner: St Lucie County  
 Address: 2300 Virginia Ave  
 Fort Pierce FL 34982-5632

**Legal Description**  
 PALM HAVEN S/D-UNIT 1- BLK 1 LOTS 6 AND 7-PB 37-2- (OR 168-483)

**Sales Information**

Date	Price	Code	Deed
1/1/1900		0	

**Assessment 2014**

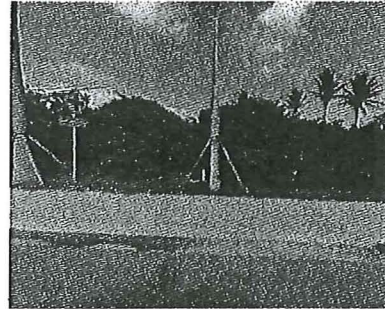
2014 TRIM:	491000
Assessed:	491000
Ag.Credit:	0
Exempt:	491000
Taxable:	0
Taxes:	0

**Total Land and Building**

Land Value:	491000	Acres: 0.43
Building Value:	0	
Finished Area:	0	SqFt

**BUILDING INFORMATION**

No Sketch  
 Available



**Exterior Features**

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

**Interior Features**

BedRooms:	-	Electric:	-	PrmIntWall:	-
FullBath:	-	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	-	HeatFuel:	-	Prm.Flors:	-
%A/C:	-	%Heated:	-	%Sprinkled:	-

**Special Features and Yard Items**

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	Land Information		Measure	Depth	
							No.	Use Type	Type		
							1	8600-COUNTIES	OF -Front Ft	107	150

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

159906

WARRANTY DEED  
GRANTOR'S FORM NO. 61 (REV.)

Manufactured and for sale by The H. B. W. D. Drew Company  
Jacksonville, Florida

This Warranty Deed Made the 8th day of September A. D. 19 67 by

John L. Carson, Jr. and Nancy G. Carson, his wife  
hereinafter called the grantors to ST. LUCIE COUNTY, a political subdivision of the  
State of Florida

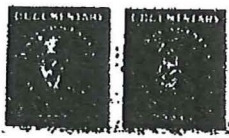
whose postoffice address is P. O. Box 700, Fort Pierce, Florida  
hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

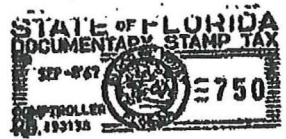
**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, re-  
mits, releases, conveys and confirms unto the grantees, all that certain land situate in St. Lucie  
County, Florida, viz:

Lots 6 and 7, Block 1, of Palm Haven S/D, Unit  
One, according to the revised plat thereof as  
recorded in Plat Book 8, page 44, of the public  
records of St. Lucie County, Florida

7.50  
2.75



ST. LUCIE  
COUNTY



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-  
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 1966

In Witness Whereof, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in our presence:

*Ralph B. Wilson*  
*Martha W. Rogers*

*John L. Carson, Jr.*  
*Nancy G. Carson*

STATE OF Florida  
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly  
authorized in the State aforesaid and in the County aforesaid to take  
acknowledgments, personally appeared

John L. Carson, Jr. and  
Nancy G. Carson, his wife

to be the persons described in and who executed the  
aforesaid instrument and they acknowledged before me that they

WITNESS my hand and official seal in the County and  
State last aforesaid this  
September 8th, A. D. 19 67

*Martha W. Rogers*

Notary Public, State of Florida  
My Commission Expires May 30, 1968  
Bonded by Transamerica Insurance Co. 4/30/69

SPACE BELOW FOR RECORDERS USE

FILED AND RECORDED  
ST. LUCIE COUNTY, FLA.  
RECORD VERIFIED  
159906  
'67 SEP 8 PH 2:11  
*R. Roberts*  
JOSEPH FORTRAS  
CLERK CIRCUIT COURT

O R 168 PAGE 483



**PROPERTY RECORD CARD**

Drew K Russ Record: 1 of 1  
 Property Identification

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: 480 S OCEAN DR  
 Sec/Town/Range: 01 :35S :40E  
 Map ID: 24/01B  
 Zoning: R4A

ParcelID: 2401-502-0008-000-4  
 Account #: 14871  
 Use Type: Vac Res  
 City/Cnty: Fort Pierce



**Ownership and Mailing**

Owner: Drew K Russ  
 Address: 4025 Lawnview Ave  
 Pittsburgh PA 15227

**Legal Description**

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 8 LESS THAT PART LYG E  
 OF LI IN PL BK PB 37-2- (0.18AC- 7,875 SF) (  
More...)

**Sales Information**

Date	Price	Code	Deed
8/20/2012	300000	0312	SP
9/8/2011	100	0112	CT
6/15/2004	1150000	00	WD
5/24/2002	540000	00	WD
10/1/1986	167500	00	CV
1/1/1982	195000	00	CV

Book/Page
3425 / 0398
3323 / 0679
2026 / 0354
1532 / 0165
0517 / 1282
0369 / 0221

**Assessment 2013**

2013 Final:	187600
Assessed:	187600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	5993.65

**Total Land and Building**

Land Value:	187600	Acres: 0.18
Building Value:	0	
Finished Area:	0	SqFt

**BUILDING INFORMATION**

No Sketch  
 Available



**Exterior Features**

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

**Interior Features**

BedRooms:	-	Electric:	-	PmIntWall:	-
FullBath:	-	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	-	HeatFuel:	-	Pm.Flors:	-
%A/C:	-	%Heated:	-	%Sprinkled:	-

**Special Features and Yard Items**

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
							1	0000-Vac Res	OF -Front Ft	52.5	150

**Land Information**

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

**PROPERTY RECORD CARD**

Drew K Russ Record: 1 of 1  
**Property Identification**

<<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: S OCEAN DR  
 Sec/Town/Range: 01:35S:40E  
 Map ID: 24/01B  
 Zoning: R4A

ParcelID: 2401-502-0009-000-1  
 Account #: 176554  
 Use Type: Vac Res  
 City/Cnty: Fort Pierce



**Ownership and Mailing**

Owner: Drew K Russ  
 Address: 4025 Lawnview Ave  
 Pittsburgh PA 15227

**Legal Description**

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 9-LESS THAT PART LYG E  
 OF LI IN PL BK 37-2- (0.18AC- 7,875 SF) (OR

More...

**Sales Information**

Date	Price	Code	Deed
8/20/2012	300000	0312	SP

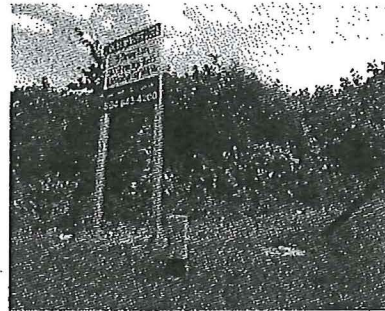
Book/Page  
 3425 / 0398

**Assessment 2013**  
 2013 Final: 187600  
 Assessed: 187600  
 Ag.Credit: 0  
 Exempt:  
 Taxable:  
 Taxes: 5993.65

**Total Land and Building**  
 Land Value: 187600 Acres: 0.18  
 Building Value: 0  
 Finished Area: 0 SqFt

**BUILDING INFORMATION**

No Sketch  
 Available



**Exterior Features**

View: -	RoofCover: -	RoofStruct: -
ExtType: -	YearBlt: -	Frame: -
Grade: -	EffYrBlt: -	PrimeWall: -
StoryHght: -	No.Units: -	SecWall: -

**Interior Features**

BedRooms: 0	Electric: -	PmIntWall: -
FullBath: 0	HeatType: -	AvgHt/Ft: -
1/2Bath: 0	HeatFuel: -	Pm.Flors: -
%A/C: 0	%Heated: 0	%Sprinkled: 0

**Special Features and Yard Items**

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
							1	0000-Vac Res	OF -Front Ft	52.5	150

**Land Information**

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Prepared By  
And Return to:  
Andrea J. Fowler, Esq.  
The Rosenthal Law Firm, P.A.  
4798 New Broad Street, Suite 310  
Orlando, FL 32814

**COPY**  
For Recording Purposes Only  
**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (this "Deed") is made and executed the 30<sup>th</sup> day of August, 2012, by **BRANCH BANKING AND TRUST COMPANY** ("Grantor"), whose post office address is 2501 20<sup>th</sup> Place South, Birmingham, Alabama 35223, in favor of **DREW K. RUSS, a single man** ("Grantee"), whose post office address is 4025 Lawnview Avenue, Pittsburgh, Pennsylvania 15227.

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land located in St. Lucie County, Florida and more particularly described as follows (the "Property"):

**Lots 8 and 9, Block 1 of REVISED PLAT OF PALM HAVEN SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page(s) 44, of the Public Records of St. Lucie County, Florida / LESS that portion lying East of line described in Plat Book 14, Page 48, of the Public Records of St. Lucie County, Florida**

Tax Identification Number 2401-502-0008-000/4

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by or through Grantor, but against none other.

**COPY**

For Recording Purposes Only

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

**COOPY**

**BRANCH BANKING AND TRUST COMPANY**

By: Stanley E. Weir, Senior Vice President

Lisa DeSimone  
Print Name: Lisa DeSimone

Arta Muller  
Print Name: Arta Muller

STATE OF ALABAMA  
COUNTY OF JEFFERSON

The foregoing special warranty deed was acknowledged before me this 27<sup>th</sup> day of August, 2012, by Stanley E. Weir, as Senior Vice President of Branch Banking and Trust Company on behalf of the bank. He is personally known to me or has produced as identification.

**COOPY**

Sylvia Renee Hancock  
(Signature of Notary Public)

(Typed name of Notary Public) **SYLVIA RENEE HANCOCK**  
Notary Public, State of Alabama My Commission Expires November 30, 2014  
Commission No. & Expiration



**COOPY**



## Environmental Resources Department

### Memorandum

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**TO:** Dan McIntyre, County Attorney/Interim County Administrator

**THROUGH:** Mark Satterlee, Planning & Development Services Director/Interim ERD Director

**FROM:** Amy Griffin, Environmental Regulations Manager

**DATE:** September 4, 2014

**SUBJECT:** South Beach Land Swap

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#### **Background**

Environmental Resources staff inspected Fort Pierce's Porpoise Beach Access property, the privately owned property abutting north of the beach access and the County owned property north of that land (see attached map).

#### **Findings**

The City of Fort Pierce owns and manages the Porpoise Beach Access which is approximately 0.26 acres and currently consists of 4 parking spaces and a covered sitting area/dune walk over. A narrow strip of tall seagrapes exists to the east of the covered structure and the eastern face of the dune consists of sea oats exhibiting a small degree of disturbance from foot traffic due to the removal of the ropes along the path. No listed plant or animal species were observed.

According to the Property Appraiser website, the two lots immediately north of the Porpoise Beach Access are both owned by Drew K. Russ, total 0.36 acres and the 2014 assessed value for the two parcels combined is \$389,200. It appears that a house previously existed on this property. A short concrete wall and a small amount of other infrastructure still exist. The site is disturbed has a mix of areas with no vegetation and areas with low herbaceous vegetation. The western face of the dune appears to have been cleared of understory and is experiencing some erosion. The top of the dune has a narrow strip of tall seagrapes and eastern face of the dune consists of a solid cover of sea oats. No listed plant or animal species were observed.

The 0.43 acres north of the Drew parcels are owned by St. Lucie County. According to the Property Appraiser website the 2014 Assessed Value is \$491,000. The parcel is heavily vegetated with mostly mature seagrapes with an estimated 15 to 25% coverage of non-native and nuisance-native plants. The eastern face of the dune consists of a solid cover of sea oats. It is evident that this area has acted as a sand trap and exhibits absolutely no erosion. No listed plant or animal species were observed and no evidence of rat or snake infestation was observed.

Please let me know if you need any additional information.

**JoAnn Riley**

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**To:** Richard Bouchard  
**Subject:** County Lots along Ft. Pierce Beach

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**From:** Richard Bouchard  
**Sent:** Wednesday, August 20, 2014 1:04 PM  
**To:** JoAnn Riley  
**Subject:** County Lots along Ft. Pierce Beach

Good afternoon JoAnn,

On a few occasions over the past several years there have been inquiries from the public about purchasing or trading for County-owned beachfront property along Ft. Pierce Beach. I would like to provide you with some additional information regarding this shoreline as it relates to the County's beach management activities.

1. The shoreline immediately south of Ft. Pierce Inlet is part of a federal shore protection project which has seen numerous beach nourishment projects to combat the continual erosion primarily caused by Ft. Pierce Inlet. The County and their Consultant in concert with the U.S. Army Corps of Engineers completed a design document report in 2002 (report excerpt attached) to evaluate the potential use of nearshore structures to improve project performance. This study considers the location (see excerpt) of four shore perpendicular structures (T1, T3, T4 and T5) that are proposed to be attached to the shoreline in front of public lands in order to minimize disruption in front of private property. A sixth structure (W6), proposed as shore parallel and not intended to be attached to the adjacent shoreline, is also located in front of a public owned lot near the Porpoise Beach access.  
Structure T1 – Seaway Drive (City of Ft. Pierce)  
Structure T3 – St. Lucie Court (City of Ft. Pierce)  
Structure T4 – St. Lucie County Erosion District Lot (2401-501-0020-000/1)  
Structure T5 – St. Lucie County Erosion District Lot (2401-501-0025-000/6)  
Structure W6 – St. Lucie County Lot near Porpoise Beach Access (2401-502-0006-000/0)  
It should be noted that this preliminary study is most likely several years away from moving forward.
2. In order to accommodate heavy equipment and machinery for the Ft. Pierce Beach Nourishment project, adequate staging area(s) and beach accesses are required. Project costs are typically lower when these areas are identified on the construction plans and are available for use by the Contractor. Although the County's vacant lots have not been used for this purpose thus far, they could play an important role in future nourishment projects.
3. Prior to construction of the 1999 beach nourishment project, St. Lucie County Erosion District secured perpetual easements from all of the Ft. Pierce beachfront property owners within the federal project area as required by the U.S. Army Corps of Engineers (Corps). The primary purpose of these easements was to allow construction activities associated with beach nourishment to occur on private property between the Erosion Control Line and the upland the dune. It doesn't appear there were any requirements to provide easements along public property. Should any public beachfront property within the Ft. Pierce beach project area change hands to the private sector then we should require that property to also carry that same perpetual easement with it.

Regards,  
Richard Bouchard, P.E.  
St. Lucie County - Sr. Coastal Engineer  
Office: (772) 462-1710

**Ft. Pierce Shore Protection Project  
Design Documentation Report**

Prepared for:  
U.S. Army Corps of Engineers, Jacksonville District

Prepared by:  
Taylor Engineering, Inc.  
9000 Cypress Green Drive  
Jacksonville, FL 32256  
904/731-7040

C2001-021

weir groin. Label B7 indicates a nearshore breakwater. Structures T1 to T5 are the primary stabilization structures. Structure W6 and structure B7 act as transitional structures. The final design reflects an iterative process, dictated by the above-mentioned design considerations. Other designs, ranging from several less intrusive structures to a few large intrusive structures were also developed, but seven structures proved most suitable and cost-effective. Reiterating, the locations, numbers, types, and geometries of the structures were determined from considerations of longshore sediment transport potential, nearshore hardbottom, breaking wave angles, downdrift impacts, public shorefront property, storm impacts, and costs. Table 7.6 summarizes all individual structure dimensions measured at 0 ft-NGVD. Subsections 7.2.5 to 7.2.7 includes a further discussion of specific structural design details.

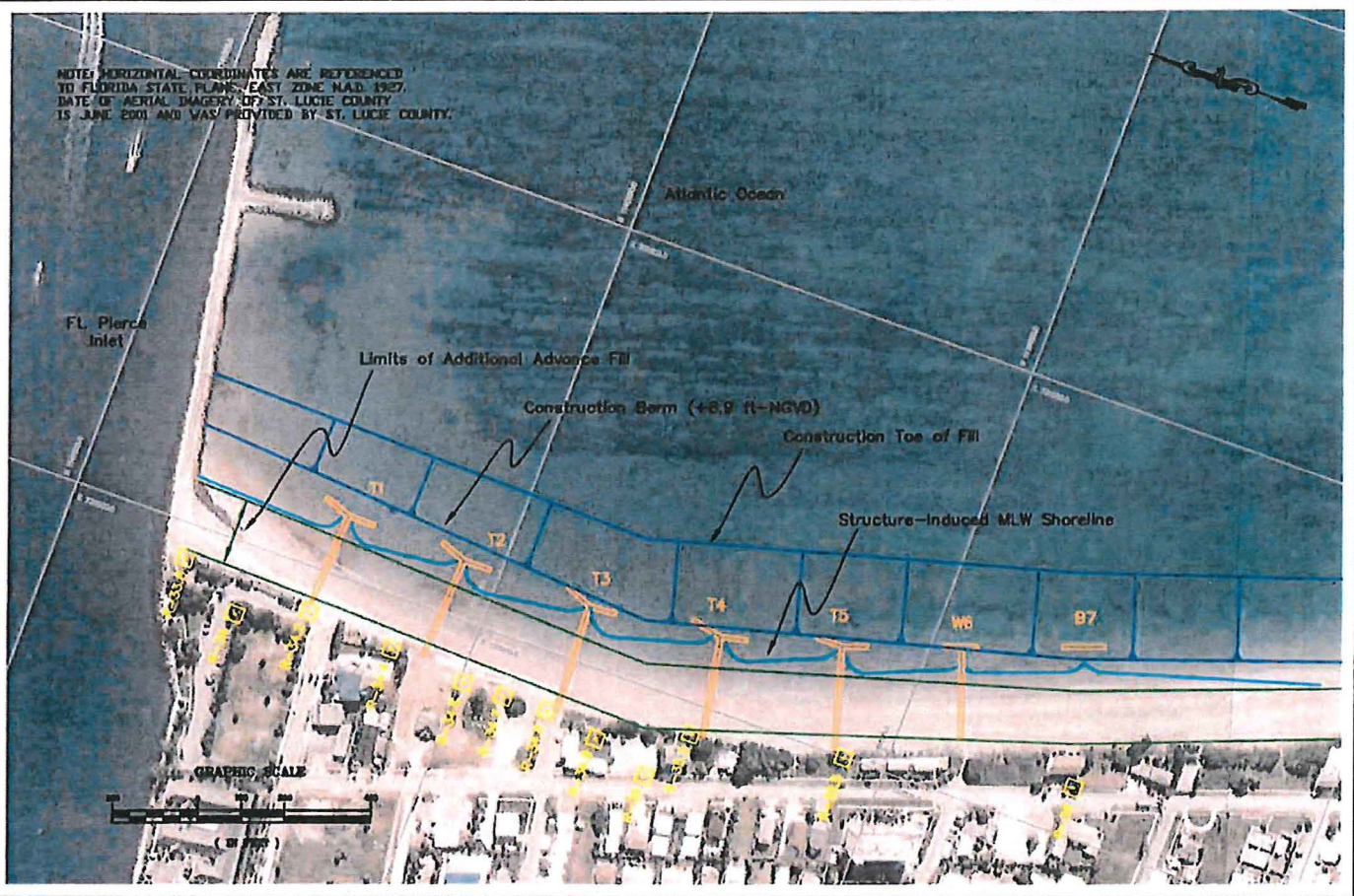
**Table 7.6 Individual Structure Dimensions (lengths measured at 0-ft NGVD)**

Structure	Head Length, H (ft)	Stem Length, S (ft)
T1	130	224
T2	130	250
T3	130	269
T4	140	247
T5	120	247
W6	78	225
B7	100	-
Total Structure Length (Head Plus Stem) = 2,290 ft		
Shore-Parallel Coverage (Head Only) = 38%		

Gradients in longshore sediment transport potential, and when applicable, public shorefront property dictated the longshore locations in the final T-head groin design. Figure 7.11 shows these design elements superimposed on the final design. As illustrated in the figure, structures T2, T4, and T6 align with the maximum points of the three primary accelerating longshore sediment transport regions. The stems on structures T1, T3, T4, and T5 lie on public shorefront property. Structure B7 lies at the southern end of a decelerating sediment transport region.

The equilibrium toe of fill and design MHW shoreline dictate the cross-shore locations of the T-head groins. Similar to Figure 7.7, Figure 7.12 shows the final T-head groin design superimposed on the equilibrium toe of fill and design MHW shoreline. The footprints of all seven structures lie landward of

NOTE: HORIZONTAL COORDINATES ARE REFERENCED TO FLORIDA STATE PLANS, EAST ZONE NAD, 1987. DATE OF AERIAL IMAGERY OF ST. LUCIE COUNTY IS JUNE 2001 AND WAS PROVIDED BY ST. LUCIE COUNTY.



**TAYLOR ENGINEERING INC.**  
 9000 CYPRESS GREEN DRIVE, SUITE 200  
 JACKSONVILLE, FLORIDA 32256

**Ft. Pierce Beach: Structure Layout and Configuration**

PROJECT	
DRAWN BY	
CHECK	
DATE	Sept, 2002



**Parks, Recreation & Facilities  
Department  
MEMORANDUM**

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**TO:** Daniel S. McIntyre, County Administrator  
**FROM:** Edward R. Matthews, Director Parks, Recreation, & Facilities  
**DATE:** August 21, 2014  
**SUBJECT:** South Beach Land Swap – AKA Porpoise Beach

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As requested, I have looked at the proposed South Beach land swap and considered alternatives beneficial to the residents of the County.

**Facts:**

Approximate value of County parcel \$500,000.

Approximate value of the two Drew parcels \$375,000.

**Options:**

1. Do nothing, continue to maintain property.
2. County pays survey and appraisal fees. County swaps parcels and gives the Drew parcel to the City of Fort Pierce expanding their ocean front holding and Porpoise Beach Ocean access.
3. County puts parcel on the market for full value and identifies a beneficial use for the proceeds of the property sale.

If option 3 is chosen - Use of sale proceeds:

- Identify an immediate or future need for beach access or expansion on County property, or other beneficial County use.

Property identified: Isabella Beach, Public benefit – Located on South Beach, directly across A1A from Bear Point Sanctuary.

- Currently no public beach access.
- Close to Fort Pierce growing population and planned development area.
- Well defined access road in existence.
- Directly across A1A from Bear Point Sanctuary maintained by Mosquito Control.

Funds allocation: \$500,000 +/-

- Improve the entrance and grade the road leading to a dune side parking area.
- Develop parking area with graded coquina base.
- Construct shade shelter with picnic tables.
- Construct beach access over dune – ADA accessible.

Environmental Benefits:

- Historically known as “appliance beach” due to the dumping of household appliances behind the dune line for many years. Automobile tires and other debris have also been deposited on-site.
- County conducts systematic removal of debris making a visible an environmental improvement on the ocean front while expanding public access.

Operational Benefits:

- Isabella beach is currently used as a staging area for Mosquito Impoundment materials such as coquina stone and maintenance equipment. The development of Isabella Beach for ocean access would make the coquina readily available for road and parking lot maintenance in addition to its current use in impound area, the development of a well on-site would make the cleaning of Mosquito Control equipment feasible while providing water for future restroom facilities.