



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

TO: Nick Mimms, City Manager

FROM: Rebecca Grohall, Planning Director

RE: Indian River Villas Update

DATE: June 2, 2016

On Monday, March 21, 2016, the City Commission considered an granted approval for a Conditional Use Development with New Construction and Design Review, and a Zoning Atlas Amendment, to to construct a multi-family development at 401/411 S. Indian River Drive. The application was approved with the following conditions:

1. The City clarify the bulkhead line regulations.
2. The property is deeded to separate the west side from the east side of 401 & 411 S Indian River Drive.
3. Provide easements for all FPUA utilities.
4. City adopts a resolution that authorizes a Quit Claim Deed for the property requested in the abandonment application.

For Condition 1 – the City Engineer, Jack Andrews, met with the applicant and determined the bulkhead line as it corresponds to the vegetation line and approved that portion of the application. See attached email dated 5/26/16.

For Conditions 2, 3 and 4: Upon completion of title work showing the City as the fee simple property owner, Staff has initiated surplus property process. The Resolution declaring surplus property is scheduled for the 6/6 meeting. Staff is working with the project engineer for the lot split and the easement. The surplus property is targeted for completion at July 18th meeting (see attached email dated 5/27/16).

c: Jim Messer, City Attorney
Linda Cox, City Clerk



Re: Seawall for Indian River Villas

Jack Andrews to: Rick Reed

05/26/2016 10:43 AM

Cc: Jodah Bittle, Joe Foglia, mabinanti, "Stoddard, William P. PhD PE",
Nicholas Mimms, Rebecca Grohall

History: This message has been forwarded.

Sender	Date	Subject

Gentlemen,

As discussed at our meeting this morning regarding the above project and the bulkhead lines as established by Ordinance No. D-185 please find the following determinations:

- The bulkhead line as described by Area 1 in Ordinance No. D-185 is established by a beginning point lying 25' east off of the existing (present day) vegetative line and running northwesterly to the north line of Citrus Avenue.
- This department is in agreement with the existing vegetative line as shown by the survey prepared by Charles H. Blanchard dated 9/17/15 and revised 10/05/15, 10/21/15 and 11/24/15.
- The bulkhead line will be established 25' east of this described vegetative line.
- The proposed seawall as shown by the approved site plan will be constructed west of this established bulkhead line fulfilling the requirements of the ordinance.
- Submittal of an application for Disposal Site Permit will be required at time of building permit review.

Thank you for the opportunity to meet and clarify the bulkhead requirements of the city. If you have additional questions, please contact this office.

Sincerely,

Jack Andrews, P.E.
City Engineer
City of Fort Pierce

Rick Reed	Jodah, Thanks, will see you then.	05/23/2016 03:08:00 PM
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From: Rick Reed <rbr0969@aol.com>
 To: Jodah Bittle <jbittle@sbsengineers.com>
 Cc: Jack Andrews <JAndrews@city-ftpierce.com>, Joe Foglia <jf33067@aol.com>, "Stoddard, William P. PhD PE" <wstoddard@sbsengineers.com>, mabinanti@comcast.net
 Date: 05/23/2016 03:08 PM
 Subject: Re: Seawall for Indian River Villas

Jodah,

Thanks, will see you then.

Rick Reed
772-240-9784
Sent from my iPad

On May 23, 2016, at 2:03 PM, Jodah Bittle <jbittle@sbsengineers.com> wrote:

Jack,

Thank you for taking my call. We have scheduled a meeting for Thursday morning (May 26th) at 9:00 am. I have copied everyone who will be attending the meeting. See you then.

Jodah B. Bittle, P.E.

Email: jbittle@sbsengineers.com
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201
Vero Beach, FL 32960
Phone: (772) 770-9622
Fax: (772) 770-9496

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Indian River Villas

Rick Reed

to:

Rebecca Grohall

05/27/2016 03:16 PM

Cc:

Clarissa Davis, Linda Cox, Joe Foglia, mabinanti

Hide Details

From: Rick Reed <rbr0969@icloud.com>

To: Rebecca Grohall <RGrohall@City-FtPierce.Com>

Cc: Clarissa Davis <CDavis@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Joe Foglia <jf33067@aol.com>, mabinanti@comcast.net

Rebecca,

Looks fine and I will pass it on to Mike and Joe. Have a great long weekend!!!

Thanks,

Rick Reed

772-240-9784

Sent from my iPad

On May 27, 2016, at 3:00 PM, Rebecca Grohall <RGrohall@City-FtPierce.Com> wrote:

Rick -

Please share this email with your team.

When we met, we proposed the following schedule and all parties present agreed to*:

June 6th - City Commission agenda item - Resolution to declare the requested property as surplus property following the Charter, part 13.

June 7th - Advertising submitted to the Press Journal / TC Palm (usually includes 4 days lead time prior to actually printing in paper)

June 11/18th - Advertising is run twice, appearing in the paper as required

June 10: RFP is issued seeking qualified proposals for the land

June 22: RFP closes at 3:00 PM and all proposals must be received, Purchasing Department to make preliminary review to ensure proposals are complete

June 24: Staff meet and review proposals, develop recommendation

July 5th - City Commission agenda item - Recommendation made to award the RFP to the successful proposer/also City to advertise the award pursuant to Charter

July 18th - City Commission agenda item - Resolution approving a quit claim deed for the successful proposer

*Please note that this timeline is subject to City Commission , and might be subject to some minor modifications based on conversations with the Procurement Department.

To that end, I have prepared a resolution declaring the parcel to be surplus property for the June 6th Agenda.

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