

From: [Terry Coley](#)
To: [Miriam Garcia](#)
Subject: Re: 1204 Ave E - Surplus Property.
Date: Friday, February 14, 2025 2:07:54 PM
Attachments: [image005.png](#)
[image004.png](#)
[image003.png](#)
[image002.png](#)
[image001.png](#)

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Yes , six months Should be sufficient

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On Friday, February 14, 2025, 1:21 PM, Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Hi Mr. Coley,

Thank you for the update.

How much additional time beyond December 28, 2024, do you need to meet Timeline A listed below? Instead of requesting a 90-day extension, would you prefer to request an additional six months, setting the new deadline to June 28, 2025? I can modify the request submitted to the City Attorney accordingly.

Excerpt from Development Agreement:

A. Applications for Approvals and Building Permits

Grantee shall apply for any and all required approvals, building permits, and all other permits, in a manner consistent with the applicable jurisdiction, within six months of the conveyance of title to the Real Property. Grantee shall use all best efforts and due diligence in submitting all proper documentation for any and all required approvals, building permits, and other permits.

Please let me know how you would like to proceed.

Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
City Manager's Office • City of Fort Pierce
100 N U.S. 1 Fort Pierce, FL 34950
772-467-3786 • mgarcia@cityoffortpierce.com

From: Terry Coley <telco_inv@yahoo.com>
Sent: Friday, February 14, 2025 11:03 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: Re: 1204 Ave E - Surplus Property.

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Good Morning Miriam there is no way that I will be able to submit the permit application before March 28, 2025 I just found out that the combine Lots was complete on Monday I just order a survey for the parcel once I receive that then my architect can proceed with the architectural drawing which still have to be approved by the planning department and the historical preservation committee.

On Thursday, February 13, 2025 at 09:52:45 AM EST, Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Good morning, Mr. Coley,

I received your voicemail and apologize that the request for an extension was not presented at Tuesday's meeting. I also regret not informing you in advance.

The City Attorney's office is still reviewing the amendment and resolution, which prevented us from presenting it. At this time, I do not have an estimated timeline for when the amendment will go before the City Commission.

Once the amendment is approved by the City Attorney, I will send it to you for your review and approval before adding it to the agenda.

We will aim to present it at the April 7th meeting.

I reviewed the property appraiser records and see that the lots have been combined. Could you provide an update on the status of your project? How soon do you anticipate submitting a permit application?

Initially, I requested a 90-day extension, setting the deadline for building permit submission to March 28, 2025. Do you anticipate being able to meet this deadline, or will you need additional time to fulfill this requirement?

Please let me know how you'd like to proceed.

Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
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From: Terry Coley <telco_inv@yahoo.com>
Sent: Tuesday, January 7, 2025 5:00 PM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: Re: 1204 Ave E - Surplus Property.

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I think we should be good but I still haven't heard from the property appraisal yet.

On Tuesday, January 7, 2025 at 04:34:54 PM EST, Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Good afternoon, Mr. Coley,

Happy New Year!

At the February FPRA meeting, we plan to present the resolution and the amendment to the agreement.

To address the requirement outlined in your development agreement, **how many additional days should we request from December 28th?**

Would 90 days be sufficient? This would give you a deadline of March 28, 2025.

Excerpt from Development Agreement:

A. Applications for Approvals and Building Permits

Grantee shall apply for any and all required approvals, building permits, and all other permits, in the manner consistent with the applicable jurisdiction, within 6 months of the conveyance of title to the Real Property to Grantee. Grantee shall use all best efforts and due diligence in submitting all proper documentation for any and all required approvals, building permits, and all other permits.

Please provide a response so that we can submit the dates to the City Attorney's office.

Thank you for your guidance on this matter.

Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
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From: Terry Coley <telco_inv@yahoo.com>
Sent: Friday, December 20, 2024 11:36 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: Re: 1204 Ave E - Surplus Property.

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She told me to check in two weeks.

On Friday, December 20, 2024 at 11:30:16 AM EST, Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Thank you for your response.

Did they provide you an estimated time? I have to prepare the resolution and amendment to the agreement for the City Attorney to review before we can present it to the FPRA Board.

How much additional time do you need to submit an application for permitting? 90 Days from December 28th or more?

Kindest regards,



Miriam Garcia, FRA-RP
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From: Terry Coley <telco_inv@yahoo.com>
Sent: Friday, December 20, 2024 11:08 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: Re: 1204 Ave E - Surplus Property.

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Good Morning Miriam I just spoke with property appraisal office and the process is not complete yet but I have met with the planning department and they approved that I can build two quadruplex on the combine lots. But I can't move forward until that process is

complete so I can get the survey done once I have that I can move forward.

On Friday, December 20, 2024 at 09:57:40 AM EST, Miriam Garcia
<mgarcia@cityoffortpierce.com> wrote:

Good morning, Mr. Coley,

I hope you're doing well. I wanted to follow up regarding the appraisal—has it come back yet to join the lots? Additionally, will you be able to submit the permit application for this property by December 28, 2024?

If not, we will need to request an extension from the FPRA Board in January. Please provide me with an update on your progress when you have a chance.

Thank you for your attention to this matter.

Kindest regards,



Miriam Garcia, FRA-RP
Redevelopment Specialist
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From: Terry Coley <telco_inv@yahoo.com>
Sent: Tuesday, November 12, 2024 8:56 AM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>

Subject: Re: 1204 Ave E - Surplus Property.

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I'm waiting on the property appraisal to Join Lot, 1204 with the lot 1200 Avenue E I'm gonna combine the two lots and build two quadruplex

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, November 12, 2024, 2:10 PM, Miriam Garcia
<mgarcia@cityoffortpierce.com> wrote:

Good morning, Mr. Coley,

I'm reaching out to check on the status of the Surplus Property at 1204 Avenue E. The first milestone for your development timeline is due on December 28, 2024, and I wanted to get an update from you on your progress.

A. APPLICATIONS FOR APPROVALS AND BUILDING PERMITS

Grantee shall apply for any and all required approvals, building permits, and all other permits, in the manner consistent with the applicable jurisdiction, within 6 months of the conveyance of title to the Real Property to Grantee. Grantee shall use all best efforts and due diligence in submitting all proper documentation for any and all required approvals, building permits, and all other permits.

Please let me know if you have any questions.

Kindest regards,

Miriam Garcia, FRA-RP



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