

Miriam Garcia

From: jmcvey mcveystudio.com <jmcvey@mcveystudio.com>
Sent: Tuesday, January 28, 2025 4:56 AM
To: Miriam Garcia
Subject: RE: 604 S 6th St - Surplus Property
Attachments: 604 S 6th St - Sale Agreement FINAL_ext request-01.pdf; 604_Timeline_r2_2024_0220.pdf; 2025_0128_in-progress plans.pdf; 604_Timeline_r3_2025_0128.pdf

City of Fort Pierce

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Good Morning Ms Garcia,

Please find attached timeline revision with updated design and construction durations, as well as previous timeline for reference. I have also included some progress plans and renderings; however I will have a more complete package once I receive drawings from Consultants. Basically, I have added 90 days to design phase to allow for additional time for Consultants to complete the documents for the City submittal. I have consolidated and shifted pre-construction activities and plan-check review to be in line, sequentially after submittal. This time was never accounted for in the original development agreement and needs to be accounted for as this is an important phase and will take time to get pricing from various sources. And lastly, I have saved off 2 months from the construction schedule. I think this is more realistic and will get me to where I need to be.

- Deed issued on 6/28/2024 (+107 days or 3.5 months) past original projected schedule end date of 3/13/2024
- Current design phase increased from 195 days to 285 (+90)
- Shifted City review and pre-construction activities out to better align with sequencing process (+195)
- Reduced original construction duration from time of permit issue from 420 days to 365 days (14 months to 12 months (-60))
- **Overall schedule adjustment +7.5 months or 225 days**

Best Regards,

Joejohn

Joejohn McVey

Principal, mcveystudio design, LLC.

Mobile: 310-895-5590

Email: jmcvey@mcveystudio.com

www.mcveystudio.com



From: Miriam Garcia <mgarcia@cityoffortpierce.com>
Sent: Wednesday, January 22, 2025 9:52 AM
To: jmcvey mcveystudio.com <jmcvey@mcveystudio.com>
Subject: RE: 604 S 6th St - Surplus Property

Good afternoon, Mr. McVey,

I hope this email finds you well.

I'm following up to discuss the development of 604 S 6th Street. During our last phone conversation, you mentioned the possibility of requesting an amendment to the agreement to adjust the timelines.

Please let me know how you would like to proceed by sending your extension request so we can coordinate with the City Attorney to draft the necessary amendment and resolution for review and approval by the City Commission.

Thank you, and I look forward to your response.

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: Miriam Garcia
Sent: Wednesday, January 8, 2025 7:55 AM
To: jmcvey mcveystudio.com <jmcvey@mcveystudio.com>
Subject: RE: 604 S 6th St - Surplus Property

Good Morning Mr. McVey,

Happy New Year!

I hope this email finds you well. I'm reaching out to confirm whether you'll be able to submit the permit application for 604 S 6th Street by the deadline of **January 9, 2025**. If this deadline cannot be met, we will need to request an extension from the FPRA Board at their February meeting.

Could you please provide an update on your progress? Additionally, if an extension is necessary, we will need to present a resolution and an amendment to the agreement at the February FPRA meeting. How many additional days would you require beyond January 9, 2025? Would an extension of 90 days suffice?

Excerpt from the 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 195 calendar days 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 respond at your earliest convenience so we can submit the request to the City Attorney's office if necessary.

Thank you for your prompt attention to this matter

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: jmcvey mcveystudio.com <jmcvey@mcveystudio.com>

Sent: Tuesday, November 26, 2024 1:10 PM

To: Miriam Garcia <mgarcia@cityoffortpierce.com>

Subject: Re: 604 S 6th St - Surplus Property

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Thank you, have a great Thanksgiving as well.

Joejohn McVey
mcveystudio design

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T. 310-895-5590
E. jmcvey@mcveystudio.com

On Nov 26, 2024, at 4:25 AM, Miriam Garcia <mgarcia@cityoffortpierce.com> wrote:

Hello Mr. McVey,

Thank you for the update.

Have a Happy Thanksgiving!

Kindest regards,

<image001.png>

Miriam Garcia, FRA-RP
Redevelopment Specialist
City Manager's Office • City of Fort Pierce

100 N U.S. 1 Fort Pierce, FL 34950
Office: 772-467-3786

mgarcia@cityoffortpierce.com

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From: jmcvey mcveystudio.com <jmcvey@mcveystudio.com>
Sent: Friday, November 22, 2024 3:47 PM
To: Miriam Garcia <mgarcia@cityoffortpierce.com>
Subject: Re: 604 S 6th St - Surplus Property

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Good afternoon Ms Garcia,

Hope you are well. Thank you for checking in. I am still working on preparing the design drawings for City submission. It has been going a bit slower than I would like but I am still shooting to submit to City in January. I will give you an update in the coming weeks.

Thank you and have a good Thanksgiving.

Joejohn

Joejohn McVey
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E. jmcvey@mcveystudio.com

On Nov 20, 2024, at 11:55 AM, Miriam Garcia
<mgarcia@cityoffortpierce.com> wrote:

Good afternoon, Mr. McVey,

I'm reaching out to check on the status of the Surplus Property at 604 S 6th Street. The first milestone for your development timeline (listed below) is due on January 9, 2026, 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 195 days 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 or if there is anything that I can do to assist you in this process.

Kindest regards,

<image001.png>

Miriam Garcia, FRA-RP
Redevelopment Specialist
City Manager's Office • City of Fort Pierce

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Office: 772-467-3786

mgarcia@cityoffortpierce.com

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