

Bunwin, Inc.

111 Orange Ave. Suite 300

Fort Pierce, FL 34950

To: City Clerk for submission in the official submittal package for the proposed Conditional Use agenda on June 1, 2026.

Submitted by: Steven Tarr, Property Owner (510 Orange Ave.)

Re: 510 Orange Ave. Legacy Scholars School – PZCON2025-00010

Summary of Events (Details below): The Applicant began the Conditional Use for the school over 12 months ago. Approximately \$1 million will be spent to improve a building that has been vacant for 25 years in a neighborhood of old buildings, none of which can meet current code requirements. During that time, in spite of support by both adjacent neighbors, the applicant has responded to every staff request only to find that the goalposts keep being moved back by an overzealous staff. Please read the timeline of facts below.

Conditional Use Request

12-month Timeline of Events

Material Facts For Quasi-judicial Hearing on June 1, 2026

May 28, 2025 – Pre-Application Meeting with Planning Department

The email below summarizes the pre-application meeting where the applicant spelled out their plans to the Planning Department. The email is optimistic and no adverse responses occurred nor were any obstacles mentioned, including any negative issue with the Orange Avenue drop off location.

Bryan Vargas <bryanvargas1990@gmail.com>
to Eric, me

Wed, May 28, 2025, 5:30 PM ☆ ☺ ↶ ⋮

Hey guys. We had our pre application meeting today.

It went well they agreed to have us submit all the required docs and meet in front of the council. Working with Mike on all the requirements they asked for. Big thing we need right now is a survey to include our parking lot the neighbor at 500 orange and the playground. Second is we need to get in writing from the owner at 500 orange that he agrees to the plans and allows us to use his parking. These were pivotal points for them. Please let me know how you can help with the survey and maybe communicating with the neighbor next door. Thanks
We are working on the narrative they asked for and a few other things with the church for the playground.

Bryan Vargas

Allstate Insurance Company

Agency Owner

Cell : 786-287-3207

Also, on May 28, 2025, the owner next door at 500 Orange Ave. (Stan) agrees to join our parking lots to allow the drop off/pick ups to occur.

July 15, 2025 – Upon requirement from the City, even though no new construction, a survey is completed at a cost of \$4,000.

August 15, 2025 – The plans with survey are uploaded to the Planning Department (see email below).

Michael Menard <mmenard@architectonicinc.com>
to Bryan, Legacy, me

Aug 15, 2025, 4:01PM ☆ (

The plans have been uploaded to the city with the application attached is the invoice for the site photometric plan, landscape plan, application and submittal time
I will send another bill once I pay the city fees (once the fees are determined by the city) and I will keep you up to date on the process as I get informed as to meeting dates etc....

Michael Menard

Principal

Architectonic Inc

772-460-7751 | Ft. Pierce
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September 4, 2025 – Email for the Planning Department regarding projected timing of approval (below).

From: Alicia Rosenthal <arosenthal@cityoffortpierce.com>
Sent: Thursday, September 4, 2025 2:41 PM
To: Michael Menard <mmenard@architectonicinc.com>
Subject: RE: 510 Orange Ave

Thanks for paying so quickly!

1. TRC – September 18 – 10 AM
2. Planning Board – October 13 – 2 PM – (If no comments need to be addressed)
3. City Commission – Typically 2nd Monday of the month following the Planning Board meeting

All the dates will be added to the portal by the project planner.

September 18, 2025 – TRC Meeting where only the Engineering Department issued a denial to move forward. Other departments either had no comment or had conditions.

October 1, 2025 – Being frustrated with the lack of communication, we tried to get Mr. Chess involved for help (below).

hovenre@gmail.com
to rchess, Mark, Tracy ▾

Wed, Oct 1, 2025, 8:14 AM ☆ ☺ ↶ ⋮

Hi Mark,

I don't really have a specific engineering question. I would like to express my disappointment with the Engineering Department in not being more helpful, cooperative and accommodating, particularly for a large high profile building that has sat vacant for 20 years. The addition of roadblocks and costly drawings, causing delays without offering helpful solutions, is not being business friendly and is adverse to improving the City.

I look forward to a meeting with Mr. Chess and you (and/or Tracy) asap to try to move this project forward before we lose this opportunity.

Thank you,
Steve Tarr
561-762-3732

October 3, 2025 – Engineering Department finally forwards their comments from the TRC Meeting, including requiring use of the Avenue A drop off, not using Orange Ave.

October 7, 2025 – Neighbor First Methodist Church agrees to allow drop off/pick up on Avenue A.

October 10, 2025 – Submit a new drop off plan to Planning.

October 14, 2025 – Meet with Chris and Vennis at City Hall (Kev is out of the country) to discuss outstanding issues they have.

October 17, 2025 – Revised plans received by Planning Department (below).

Vennis Gilmore <vgilmore@cityoffortpierce.com>
to Planning, Tracy, Mark, Selena, Venetia, Michael, me, Bryan, Legacy ▾

Fri, Oct 17, 2025, 11:55 AM ☆ ☺ ↶ ⋮

Good Morning,

Your resubmittal has been received. Again, projects are only moved forward and supported to the Planning Board when there are no denials and outstanding issues prior to the next available Planning Board agenda deadline. I will route your resubmittal to all review agencies today. Thank you.

Best Regards,

October 23, 2025 – A new agreement with First Methodist Church is signed.

October 30, 2025 – We all meet with Mr. Chess at City Hall. He invites the other departments.

October 30, 2025 – Email to Mr. Chess following the meeting (below).

hovenre@gmail.com

Thu, Oct 30, 2025, 1:39 PM ☆ 😊 ↶ ⋮

to Richard ▾

Hi Mr. Chess,

Thank you for meeting with us today regarding the Legacy Scholars School. As a follow-up, please note that my prospective tenant had already submitted exactly what was requested from them at the TRC meeting. It was obvious in the meeting today that the Engineering Department representatives had not bothered to read the submitted plans (sent weeks ago) nor the detailed narrative which emphasized safety. The inefficiency of that department (for several years) is common conversation to all major property owners and business owners. Their lack of professionalism to even reply to applicants is commonplace also. The argument that they are so busy falls on deaf ears.

I look forward to discussing certain issues with you at a future date. The culture in City Hall needs an overhaul to focus on serving all the residents (not just the selected few). That has not, and does not, happen. I had this discussion with Bradshaw many years ago and subsequently, when Mimms took over. Neither of them made any effort to improve city hall efficiency, and thus, we still have a city of blight and crime.

As a major property owner, I can speak for many of us that have invested millions of dollars to try to improve the city. We need a leader that has the vision to see what this city should be, not keeping the status quo. I hope you are that person.

Thanks,
Steve Tarr

November 4, 2025 – Engineering now requires a full traffic study, not just a traffic statement as per the TRC recommendations read. The traffic study is scheduled and \$4,000 more.

December 16, 2026 – Meeting with Engineering at City Hall to discuss procedure.

February 17, 2026 – The completed traffic study is received.

February 24, 2026 - The completed traffic study and revised plans are submitted to Planning.

March 20, 2026 – After no reply from Planning for weeks, we receive an email from Vennis (below).

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>

Sent: Friday, March 20, 2026 12:55 PM

To: Michael Menard <mmenard@architectonicinc.com>

Subject: 510 Orange Avenue

Importance: High

Hi Mike,

What is the best phone number to reach you? From Engineering's last review it seems that we just need few minor things clarified and addressed thing this item can moved forward. I think if you get this back as soon as possible (like by next week, the earlier the better). Please give me a call and provide me your direct contact information; just in case I may not be at my desk. Thank you.

Best Regards,

Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

April 2, 2026 – Engineering allows us to go to Planning Board agenda.

April 13, 2026 – Planning Board approves unanimously; however, one board member raises concerns and adds additional conditions.

April 15, 2026 – Revised plans addressing the new conditions are hand delivered to Vennis. He informs us that the City Attorney must review prior to moving forward.

April 22, 2026 – New documents are drafted and executed by the Church and submitted to Planning addressing the outstanding issues. Again, it requires City Attorney review.

April 24, 2026 – The City Attorney has not elaborated on the issues she has a problem with (see below).

Kevin Freeman
to me, Christopher, Vennis ▾

Fri, Apr 24, 10:44 AM

Hi Steve,

Yes - legal is reviewing as the item will be going to City Commission and the Mayor will ultimately sign-off on any approval. Standard process for items.

Best

[Kev Freeman | Planning Director | City of Fort Pierce](#)

Planning Department

Phone: 772.467.3730

100 North U.S. 1 Fort Pierce, FL 34950

April 29, 2026 – Still waiting on City Attorney (see below).

Michael Menard
to Bryan, me, Legacy ▾

Apr 29, 2026,

Spoke to Vennis yesterday and he is waiting on the final approval from the attorney
And will let us know when it is scheduled for commission

Michael Menard
Principal

Architectonic Inc

772-460-7751 | Ft. Pierce
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 [Ft. Pierce Office](#)
[Satellite Beach Office](#)

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April 30, 2026 – Response from Vennis.

From: **Michael Menard** <mmenard@architectonicinc.com>
Date: Thu, Apr 30, 2026, 9:29 AM
Subject: Legacy
To: S Tarr <hovenre@gmail.com>, Bryan Vargas <bryanvargas1990@gmail.com>, Legacy Consortium <legacyconsortiumllc@gmail.com>

I just spoke with Vennis and the attorney has issues with the parking agreement and the back up plan

Vennis is going to get with the attorney to get some notes as to what they are looking for once I get that I will forward so you can update the lease and back up plan

Michael Menard

Principal

May 7, 2026 – We request this matter to be moved on to the Commission agenda with or without staff approval.

May 19, 2026 – We attempt to communicate with Vennis to resolve some issues prior to June 1. His response is to not accommodate us further (below).

Vennis Gilmore Tue, May 19, 10:52 AM (2 days ago) ☆ ☺ ↶ ⋮
to me, Michael, Legacy, Bryan ▾
Hi All,

The matter was at hand was a technical issue because FPUA did not update their review in the system for it to move forward (only in the system) not to City Commission. We removed our required for resubmittal requests when it was requested that the application move forward without any resubmittals and a recommendation of denial. At this point, the discussion will be between the applicant and the City Commission because the agenda item has been submitted. I'm not sure what other issue that you are speaking of. If you have any questions, please feel free to contact me.

Best Regards,

Vennis Gilmore | Historic Preservation Officer/Senior Planner | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

May 21, 2026 – Our team prepares to present at the quasi-judicial hearing on June 1, 2026.