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AUG 07 2017

INDIAN RIVER COUNTY APPLICATION  
FOR COMMITTEE APPOINTMENT

BOARD OF COUNTY  
COMMISSION

Name: Stephen R. Melchiori

Date: 08/07/17

Full Name: Stephen R. Melchiori

Email Address: srm5127@gmail.com

Street Address (No P.O. Boxes): 6408 55th Square, Vero Beach, FL 32967

Home Phone:

Work Phone: 772.473.0393

Cell Phone: 772.473.0393

How long have you been a resident of Indian River County? 37 years

Are you a full or part time resident? Check one: Full Time  Part Time

Please list current employer or business. If retired, please list any business experience that may be applicable to the committee.

Rubicon Consulting, LLC  
I have been involved in the civil engineering/land surveying/land development business in Indian River County for over 35 years.

Please list any licenses you presently hold:

Florida Professional Surveyor and Mapper, License Number 5127  
Florida Community Association Manager, License Number CAM39715

Please list any organization of which you are currently a member:

Please list any other committees or boards you currently sit on:

Continued on next page

Place a check mark next to the committee(s) you would like to serve on:

AFFORDABLE HOUSING ADVISORY COMMITTEE	<input type="checkbox"/>
AGRICULTURE ADVISORY COMMITTEE	<input type="checkbox"/>
BEACH & SHORE PRESERVATION ADVISORY COMMITTEE	<input type="checkbox"/>
CHILDREN'S SERVICES ADVISORY COMMITTEE	<input type="checkbox"/>
CODE ENFORCEMENT BOARD	<input type="checkbox"/>
COMMUNITY DEVELOPMENT BLOCK GRANT	<input type="checkbox"/>
CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS	<input type="checkbox"/>
DEVELOPMENT REVIEW AND PERMIT PROCESS ADVISORY COMMITTEE	<input checked="" type="checkbox"/>
ECONOMIC DEVELOPMENT COUNCIL	<input type="checkbox"/>
ENVIRONMENTAL CONTROL HEARING BOARD	<input type="checkbox"/>
MPO BICYCLE ADVISORY COMMITTEE	<input type="checkbox"/>
MPO CITIZEN ADVISORY COMMITTEE	<input type="checkbox"/>
PLANNING & ZONING COMMISSION	<input type="checkbox"/>
SCHOOL PLANNING CITIZEN OVERSIGHT COMMITTEE	<input type="checkbox"/>
TOURIST DEVELOPMENT COUNCIL	<input type="checkbox"/>
TRANSPORTATION DISADVANTAGED LOCAL COORDINATING BOARD	<input type="checkbox"/>
TREASURE COAST REGIONAL PLANNING COUNCIL – COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY	<input type="checkbox"/>

Please print and return the completed application, along with a current resume, to the Board of County Commission office, 1801 27th Street, Vero Beach, FL. 32960, or by fax at 772-770-5334. Please note: All applications are kept on file for 6 months.

[Print](#)

# **Stephen R. Melchiori, P.S.M., CAM**

6408 55<sup>th</sup> Square  
Vero Beach, Florida 32967  
Cell (772) 473-0393  
SRM5127@gmail.com

## **EDUCATION:**

Michigan State University, Bachelor of Science, Industrial Arts Education

## **REGISTRATION:**

Professional Surveyor and Mapper, Florida #5127  
Community Association Manager, Florida #39715

## **POSITION:**

Project/Construction/Property Manager

## **PROFESSIONAL EXPERIENCE:**

Over thirty years in the fields of civil engineering, surveying and construction. Responsibilities include the coordination of the planning, permitting and construction of numerous residential and commercial projects in addition to working with various governmental agencies on the expansion of public roadways and utility services. Consulted on several land use related court proceedings. President, Pointe West Master Property Owners Association, Board Member, Collier Club Homeowners Association. Property Manager, Pointe West Master Property Owners Association, Collier Club Homeowners Association. Proficient in Microsoft Office and AutoCAD.

## **CAREER GOALS AND ACCOMPLISHMENTS:**

Established solid working relationships with federal, state and local permitting agencies.  
Acquire necessary land use including Comprehensive Lands Use Plan amendments, zoning, and development approvals.  
Coordinate the acquisition of all necessary permits, surveys, engineering plans and specifications.  
Negotiate and obtain any local, state and federal mitigation requirements.  
Prepared detailed project cost estimates and development budgets.  
Locate qualified vendors, bid and negotiate contracts with subcontractors.  
Supervise all phases of site development including infrastructure, recreation and common facilities, including golf courses, tennis centers and support structures.  
Coordinate the planning and construction of several commercial structures.  
Track project budgets approve and process pay requests.  
Secure all final approvals, releases and sign-offs.  
Provided testimony and consultation on land use related court proceedings.  
Property Manager, Pointe West Master Property Owners Association  
Property Manager, Collier Club Property Owners Association

## **REPRESENTATIVE PROJECTS:**

### **Pointe West PD:**

A Traditional Neighborhood Design, Planned Residential Development with 198,000 s/f of commercial space, assisted care facility, 18-hole championship golf course and over 1,100 single and multi-family residential units. Coordinated all acquisition surveys, zoning and land use changes. Obtained all development permits, developed construction documents and supervised all surveying and engineering for the golf course and site infrastructure.

### **John's Island:**

3,000 plus unit residential community developed by Lost Tree Village Corporation, located between the Atlantic Ocean and Indian River. Project includes three eighteen-hole championship golf courses, tennis center, golf and beach club. Project engineer for numerous phases of the development including single family, multi-family, golf course, tennis center, Gem Island Bridge and causeway, seawalls, canals, docks and other site related improvements. Private consultant now acting as director of development overseeing all permitting and land use activities.

### **Lost Tree Preserve:**

453 unit Planned Residential Development. Project manager in charge of all land use approvals. Coordinate final engineering, surveying, permitting, and mitigation requirements. Develop construction budgets and schedules.

### **Collier Club PD:**

440 unit Planned Residential Development. Coordinated all acquisition surveys, zoning and land use changes. Obtained all development permits, developed construction documents and supervised all surveying and engineering for site infrastructure.

### **Orchid Island Golf and Beach Club:**

400 plus unit residential development located between the Atlantic Ocean and Indian River. Project includes an eighteen-hole Arnold Palmer championship golf course, tennis center and beach club. Coordinated acquisition surveys. Obtained development permits, developed construction documents and schedules. Supervised surveying and engineering for the golf course, tennis facility, site infrastructure and clubhouse.

### **Indian River County 10" Force Main:**

Owner's representative in charge of engineering, surveying and construction of a Developers Agreement Master Plan Force Main. Coordinate with County utility department, project engineer and contractor. Process and approve all vendor pay requests.

### **Indian River County 12<sup>th</sup> Street, 16<sup>th</sup> Street 74<sup>th</sup> Avenue roadway improvements:**

Owner's representative in charge of engineering, surveying and construction of approximately three miles of County roadways. Coordinate with County public works and utility departments, project engineer and contractor. Process and approve all vendor pay requests.

### **Indian River Marina:**

Project manager, upgrade of the facility, reconstruction of the seawall, replacement of fuel tanks and dispensers, new floating dock system with utility services, dry storage rack replacement, update submerged land lease with the State of Florida and undated site plan.

**Additional Related Projects:**

The Moorings – Club Facilities Renovations  
Indian Trails - Residential Community  
Marbrisa - Residential Community  
Ocean Colony - Residential Community  
Mariner Village - Residential Community  
Bermuda Bay - Residential Community  
High Pines - Residential Community  
Ocean Pearl - Residential Community  
Stonebridge - Residential Community  
Grand Harbor - Residential Community  
Gracewood - Residential Community  
Ballentrae Golf & Yacht Club - Residential Community  
Bald Rock - Residential Community  
Arbor Trace – Residential Community  
Hammock Lakes – Residential Community  
58th Avenue 6" Force Main Extension - County Utilities Department  
4th Street 12" Water Main Extension - County Utilities Department  
16<sup>th</sup> Street Master Plan Water Main Extension - County Utilities Department  
First Street SW Roadway Improvements - County Public Works Department  
First Street SW Water Main and Force Main - County Utilities Department

**EMPLOYMENT HISTORY:**

2015 – Present     Project Manager, Lost Tree Village Corporation

2013 - 2015        Project Manager, Dickerson of Florida, Inc. 66<sup>th</sup> Av. Roadway Project

2012 - 2013,       Property Manager, Pointe West Master Property Owners Association

2012 - 2013,       Property Manager, Collier Club Homeowners Association

1992 - Present,    OnSite Management Group, Inc., Principal, Project Manager

1995 - Present,    Lost Tree Village Corporation, Consultant, Director of Development

1987 - 1992,       McQueen and Associates, Inc., Consulting Engineers and Surveyors, Vice  
President, Project Manager

1981 - 1987,       Lloyd and Associates, Inc., Consulting Engineers and Surveyors, Project  
Manager

1977 - 1981,       Industrial Arts Teacher, Millington, MI – Vero Beach, FL