



Office of

Consent 12/13/2022

**INDIAN RIVER COUNTY
ATTORNEY**

Dylan Reingold, County Attorney
William K. DeBaal, Deputy County Attorney
Susan J. Prado, Assistant County Attorney

MEMORANDUM

TO: Board of County Commissioners

THROUGH: Richard B. Szpyrka, P.E. Public Works Director and
Sean C. Lieske, Director, Utility Services

FROM: William K. DeBaal, Deputy County Attorney

DATE: December 6, 2022

SUBJECT: Memorandum of Understanding with Bridge MP Partners, LLC for Former
Bristol Bay Site

Background:

Bridge MP Partners, LLC (Bridge Partners) is a Florida based company that has applied to build a Publix Shopping Plaza on the former Bristol Bay development commercial parcel located just east of U.S. Highway 1 on State Road 510. Original plans for Bristol Bay called for a mix of commercial and residential uses, with the commercial uses located along State Road 510 and the residential uses to the south and west. The site is currently vacant except for a welcoming arch at the entrance of the residentially zoned property. Various developers have made utility improvements on the property but those improvements were installed long ago and never finished, so no as-built drawings were ever submitted to the County that would have depicted the location of the utilities. Staff has a general idea where the utility lines are located and some may be in working order but the condition of other lines is unknown.

The existing easements were created by WCI Communities (WCI) via Declaration and Resolution in 2006. The WCI development then stalled, and various developers attempted to revive the project without success. Bridge Partners now wishes to eliminate some of the existing easements and will create new easements to serve the proposed Publix and other commercial buildings. The attached Memorandum of Understanding gives Bridge Partners permission to enter on to and work in the existing easements and requires them to dedicate any new utility/stormwater easements to the County. Any new utility easements must be approved in advance by the County and any new stormwater easements must be approved in advance by the County and, if needed, the Florida Department of Environmental Protection. Once the easements have been identified and established, Bridge Partners will dedicate the easements in favor of the County and execute a bill of sale for the utility equipment contained in the easements to the County.

Funding: There is no expense of County funds associated with this Memorandum of Understanding.

December 8, 2022

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Recommendation: Staff recommends the Board of County Commissioners approve the Memorandum of Understanding with Bridge MP Partners, LLC and authorize the Chairman to execute the Memorandum on behalf of the Board.

Attachments: Memorandum of Understanding between Bridge MP Partners, LLC and Indian River County, Florida

cc: Bruce D. Barkett, Esquire
