
Fw: Kings Landing December 2025 Written Progress Update

From Sara Hedges <shedges@cityoffortpierce.com>

Date Tue 12/30/2025 3:28 PM

To Linda Hudson <LHudson@cityoffortpierce.com>; Curtis Johnson <cjohnson@cityoffortpierce.com>; Arnold Gaines <againes@cityoffortpierce.com>; Michael Broderick <mbroderick@cityoffortpierce.com>

Cc Richard Chess <rchess@cityoffortpierce.com>; Linda Cox <lcox@cityoffortpierce.com>; Shyanne Harnage <sharnage@cityoffortpierce.com>

Madam Mayor and Commissioners -

Please see the below update from Bill Ware.

Thank you.

Sara

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From: Bill Ware <bware@liveoakcontracting.com>

Sent: Tuesday, December 30, 2025 2:35:33 PM

To: Sara Hedges <shedges@cityoffortpierce.com>; City Manager <citymanager_dl@cityoffortpierce.com>

Cc: Paul Bertozzi <paulb@liveoakcontracting.com>

Subject: RE: Kings Landing April 2025 Written Progress Update

City of Fort Pierce

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Good afternoon Ms. Hedges and Mr. Chess.

Hope you and families had a safe, memorable and blessed Christmas.

Our December report follows:

Continued development of our civil plans nearing completion.

Continued coordination with the City contractor on the Indian River Drive improvement project.

Continued collaborative discussion, including an in-person meeting, with Mr. Chess and Ms. Shyanne Harnage on our top floor of the hotel and its proposed convention/meeting/banquet uses, and outdoor lounge and bar.

Architectural contracts have been reviewed, modified and will be signed to commence in January.

Legal services agreement is signed and condominium document creation process has commenced.

Please advise of any questions.

Wishing you both, the Mayor and the City Commissioners and families a safe, healthy and productive new year!

Bill

From: Bill Ware

Sent: Sunday, November 30, 2025 9:22 PM

To: 'Sara Hedges' <shedges@cityoffortpierce.com>; 'citymanager_dl@cityoffortpierce.com' <citymanager_dl@cityoffortpierce.com>

Cc: Paul Bertozzi <paulb@liveoakcontracting.com>

Subject: RE: Kings Landing April 2025 Written Progress Update

Good evening Ms. Hedges and Mr. Chess.

Hope you and families had an enjoyable and blessed Thanksgiving!

Our November activity included the following:

Continued development of our civil plans and communicating and coordinating with the City and its contractor on the schedule of and improvements to be made to Indian River Drive.

Continued development of the top floor of the hotel for a convention/meeting and outdoor lounge area. Please see updated plan attached. We are proceeding with this plan for final Franchise approval from Marriott. I will be following up with Mr. Chess and Shyanne Harnage to schedule our next meeting and visit on the City's financial collaboration with us on this space.

Architectural contracts are received and under final review for approval. The next phase of architectural services will commence next week.

A proposal for legal creation of all of the required condominium related documents is received, approved and will likewise be commenced next week.

Please advise of any questions.

I appreciate it. Thanks.

Bill

From: Bill Ware

Sent: Thursday, October 30, 2025 10:29 AM

To: 'Sara Hedges' <shedges@cityoffortpierce.com>; 'citymanager_dl@cityoffortpierce.com' <citymanager_dl@cityoffortpierce.com>

Cc: Paul Bertozzi <paulb@liveoakcontracting.com>

Subject: RE: Kings Landing April 2025 Written Progress Update

Good morning Ms. Hedges and Mr. Chess.

Hope all is well...

Our October activity included continued development of our civil plans and further vetting of the method and means of constructing our parking garage structure. Continuance of architecture plans pend resolve of this structure type.

We continued working on the remaining title item and believe we now have it resolved. We are awaiting receipt of the final documentation for review and approval.

The Marriott Franchise approval was delayed due to the introduction of the possibility of a top floor convention/meeting/outdoor lounge area. The decision was ultimately made to complete the approval with a placeholder for this space to be determined. Accordingly, we anticipate receiving our approval in the month of November.

Please advise of any questions.

I appreciate it. Thanks.

Bill

From: Bill Ware
Sent: Tuesday, September 30, 2025 7:40 AM
To: 'Sara Hedges' <shedges@cityoffortpierce.com>; 'citymanager_dl@cityoffortpierce.com' <citymanager_dl@cityoffortpierce.com>
Cc: Paul Bertozzi <paulb@liveoakcontracting.com>
Subject: RE: Kings Landing April 2025 Written Progress Update

Good morning Ms. Hedges and Mr. Chess.

Please see our September monthly update below.

Please advise of any questions.

I appreciate it. Thanks.

Bill

We received final approval of our amended site plan with a unanimous vote by the City Commission on

Monday September 15.

Our team continues to progress with the City on resolving the lone item on title with the FDEP. I anticipate this being fully resolved in the month of October.

Our team continues to progress with civil engineering and architectural programming.

Our anticipated September Marriott franchise approval moved to their October scheduled meeting due to the introduction of a possible convention space on the top floor of the hotel and Marriott's requirements thereof.

I had productive in person meetings with Mr. Chess and Shyanne Harnage and Mayor Hudson, respectively.

I continue to work with Pete Tesch and team on updates to our incentive package.

Please advise of any questions.

Thank you.

From: Bill Ware

Sent: Friday, August 29, 2025 7:45 AM

To: 'Sara Hedges' <shedges@cityoffortpierce.com>; 'citymanager_dl@cityoffortpierce.com' <citymanager_dl@cityoffortpierce.com>

Cc: Paul Bertozzi <paulb@liveoakcontracting.com>

Subject: RE: Kings Landing April 2025 Written Progress Update

Good morning Ms. Hedges and Mr. Chess.

I provide our August monthly update below.

Please advise of any questions.

I appreciate it. Thanks.

Bill

Our team has worked together with the City and FPUA on resolving title items. We are down to one and am confident this will likewise be satisfactorily resolved.

Mr. Chess and I had another call and continued productive discussions on the possibility of a collaboration to add a convention space in King's Landing.

St. Lucie County EDC and I are working to update the approved incentive package for Kings Landing.

I received the attached letter from Joe Collier in connection with his update on the Marriott franchise agreement processing and approval.

We look forward to our September 2 City Commission meeting.

From: Bill Ware
Sent: Thursday, July 31, 2025 7:00 AM
To: 'Sara Hedges' <shedges@cityoffortpierce.com>; 'citymanager_dl@cityoffortpierce.com' <citymanager_dl@cityoffortpierce.com>
Cc: Paul Bertozzi <paulb@liveoakcontracting.com>
Subject: RE: Kings Landing April 2025 Written Progress Update

Good morning Ms. Hedges and Mr. Chess.

Please see my July 2025 Written Progress Update below.

I am pleased to report that we successfully received approvals of our Amended Site Plan Application from both the Planning and Zoning Board and the Historic Preservation Board on 7.14.25 and 7.28.25, respectively.

Our team continues to finalize the site plan details from minor comments received from Engineering. I anticipate resubmitting the updated plan back to Planning and Engineering next week. It is our intent to finalize the site plan in a manner timely to position us for a September City Commission final hearing and approval.

Mainsail continues to finalize the Franchise application process with Marriott. We likewise anticipate a final approval from Marriott in September.

Conversation continues with Mr. Chess on a possible collaboration for a convention/banquet/meeting space in King's Landing. Our next conversation is scheduled for Thursday 8.7.25

Please advise of any questions.

Very truly yours,

Bill

From: Bill Ware

Sent: Sunday, June 29, 2025 7:07 PM

To: Sara Hedges <shedges@cityoffortpierce.com>; citymanager_dl@cityoffortpierce.com

Cc: Paul Bertozzi <paulb@liveoakcontracting.com>

Subject: RE: Kings Landing April 2025 Written Progress Update

Good afternoon Ms. Hedges and Mr. Chess.

Please see my June 2025 Written Progress Update below.

I am pleased to report my team (architect, civil engineer, contractor) and I attended our scheduled TRC meeting on June 26. It was a productive and encouraging meeting, with no comments from Planning, and a few minor comments from Engineering that we will immediately address. We will resubmit the site plan when updated accordingly.

I scheduled and had the pleasure of meeting with Mr. Chess in his conference room later in the day on June 26. It likewise was productive and supportive. We discussed Kings Landing, including the prospect of a collaboration for a convention/meeting space in our proposed three story building adjacent the Hotel and amenity space on Indian River Drive.

Continued conversations will ensue on this as we both acknowledged it is deemed merit-worthy.

Architectural and civil design continue. The Marriott Franchise Application process continues.

It is anticipated that both the Site Plan Amendment and Marriott approvals be received in or before September 2025.

Please advise of any questions.

Very truly yours,

Bill

From: Bill Ware <bware@liveoakcontracting.com>
Sent: Friday, May 30, 2025 9:27 AM
To: Sara Hedges <shedges@cityoffortpierce.com>; citymanager_dl@cityoffortpierce.com
Cc: Paul Bertozzi <paulb@liveoakcontracting.com>
Subject: Re: Kings Landing April 2025 Written Progress Update

Good morning Ms. Hedges and Mr. Chess.

Happy Friday!!!

Please see my May 2025 Written Progress Update below.

I am pleased to confirm that, pursuant to paragraph 3 of the Third Amendment, we submitted the Application for a site plan amendment on Tuesday May 27, prior to the stated deadline of May 31. We look forward to working with the City throughout the review and approval process.

In response to a request from the City Commission, we installed mesh on the fencing surrounding our development site this week.

I held meetings and/or otherwise corresponded with our architect, civil engineer and contractor in furthering our design efforts; and with Brooke Harris on our residential condominium programming.

I had enjoyable and productive visits with the following:

Commissioner Curtis Johnson at the Blue Bird Bistro and the pleasure of meeting and visiting with its owner Mr. Darryl Bey.

Commissioner Mike Broderick at the Pelican Yacht Club and the pleasure of meeting and visiting with its General Manager Jim Alexiou and a couple of its Board members.

City Marina Manager Dean Kubitschek and Marina Operations Manager Kyle Kauffmann

Dr. Tim Moore, President, and Michael Hageloh, Executive VP of Strategic Initiatives

Please advise of any questions.

Very truly yours,

Bill

From: Bill Ware

Sent: Wednesday, April 30, 2025 5:59 PM

To: Sara Hedges <shedges@cityoffortpierce.com>; citymanager_dl@cityoffortpierce.com
<citymanager_dl@cityoffortpierce.com>

Cc: Paul Bertozzi <paulb@liveoakcontracting.com>

Subject: Kings Landing April 2025 Written Progress Update

Good afternoon Ms. Hedges and Mr. Chess.

Pursuant to Paragraph 5 of the Second Amendment to the Amended and Restated Agreement for Development of King's Landing,

this email shall serve to provide our April 2025 Written Progress Update.

The Third Amendment to the Amended and Restated Agreement for Development of King's Landing was presented for approval

in the City Commission Meeting on April 7, 2025. Following a period of continued open and transparent discussion with all Commissioners,

the Third Amendment received unanimous approval.

The City Commission approved Third Amendment was then presented to the FPRA board on April 8, 2025. Having vetted this document the night before,

the FPRA likewise unanimously granted its approval.

We are most grateful for the time, interest and courtesies extended by all parties working to come to terms in an agreement that is mutually fair and equitable.

The Third Amendment to Amended and Restated Agreement for Development of King's Landing was recorded on April 10, 2025, and is now the governing

document proceeding forward. We are focused on finalizing an Amended Site Plan Application submittal on or before May 31, 2025 in keeping with the terms of the Third Amendment.

On the morning of April 7, 2025, I submitted via email an initial Progress Set of architectural plans, including a modified site plan. The modified site plan was the product of several

prior meetings with Mr. Freeman and team from all departments and the FPUA wherein we discussed and collaborated on my direction and path forward.

A meeting was held with Mr. Freeman and team and FPUA in the afternoon on April 7, 2025 to review this updated site plan to ensure the design captured the items previously

discussed and headed in the right direction. The meeting went very well and the plan direction was endorsed.

On April 28, 2025, I submitted via email an updated Progress Set of the architectural plans. In a separate email, I also submitted an Amended Site Plan from our civil engineer that, as

updates continue, will ultimately serve as the Amended Site Plan document being submitted for formal approval on or before May 31, 2025.

Mainsail Lodging and Development continues to monitor the processing of its submitted Franchise Agreement Application with Marriott Corporation; and review

the progress set of architectural plans and amended site plan as they develop. I have a meeting with Mainsail in their office in Tampa on May 7, 2025 to further our collaborative

efforts and partnership.

At the request of the City Commission, I am coordinating the install of mesh fencing around the development site. This fencing should be installed in May 2025.

Please advise of any questions or comments. I am always available to you, the City Commissioners, and Mr. Freeman and team with whom I continue to work.

Very truly yours,

Bill



BILL WARE

DEVELOPMENT MANAGER

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