

NOTICE

There will be a Meeting of the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY (CRA) on Monday, November 28, 2016, at 6:00 p.m., at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

AGENDA

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL AND DETERMINATION OF QUORUM**
3. **PLEDGE OF ALLEGIANCE**
4. **OATH OF OFFICE FOR VICE CHAIRMAN AND BOARD MEMBERS**
5. **ADDITIONS AND DELETIONS TO THE AGENDA AND APPROVAL OF THE AGENDA**
6. **APPROVAL OF CONSENT AGENDA**
 - a) **APPROVAL OF MINUTES – October 24, 2016**
 - b) **SOUTHERN GROVE CDD NO. 1 TRANSFERRED REVENUE SUMMARY REPORT FOR FISCAL YEAR 2015-16**
7. **PUBLIC TO BE HEARD**
8. **RIVERWALK BOARDWALK AND WESTMORELAND PARK PROJECT PRELIMINARY SITE PLAN PRESENTATION AND DISCUSSION**
9. **OTHER ISSUES BY BOARD MEMBERS**
10. **ADJOURN**

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decisions involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence of said meeting upon which any appeal is to be based.

NOTICE: Public and Press are invited to review all the backup for Meetings. Copies are available in the City Clerk's Office and the Communication Department on Thursday, Friday, and Monday before Meetings. On Meeting nights a copy of backup material is available in the Reception Area for public review. PLEASE LEAVE THE AGENDA BACKUP MATERIAL IN GOOD ORDER FOR OTHERS TO REVIEW.

NOTICE: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the lectern in the Council Chambers, at the Reception Desk in City Hall lobby, and in the City Clerk's office.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.

SPCRA102416

**CITY OF PORT ST. LUCIE
SPECIAL COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
OCTOBER 24, 2016**

A Special Meeting of THE COMMUNITY REDEVELOPMENT AGENCY (CRA) of the City of Port St. Lucie was called to order by Chairman Oravec on October 24, 2016, at 6:05 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

1. MEETING CALLED TO ORDER

2. ROLL CALL

Members Present: Chairman Gregory J. Oravec
Vice Chair Linda Bartz
Michelle Lee Berger
Ronald E. Bowen
Shannon M. Martin

Others Present: Patricia Roebling, Executive Director
O. Reginald Osenton, City Attorney
Bridget Kean, CRA Director
Edwin M. Fry, Jr., Finance Director/Treasurer
Jolien Caraballo, Councilwoman-Elect
Joel Dramis, Building Code Administrator
Jesus Merejo, Utilities Director/Interim Assistant City
Manager
Renee Major, Risk Management Director
Stephanie Morgan, Councilwoman-Elect
Karen A. Phillips, City Clerk
Patti Tobin, Planning and Zoning Director
April C. Stoncius, Deputy City Clerk Supervisor

3. PLEDGE OF ALLEGIANCE

Chairman Oravec led the assembly in the Pledge of Allegiance.

4. ADDITIONS AND DELETIONS TO THE AGENDA AND APPROVAL OF THE AGENDA

Chairman Oravec asked, "Are there any additions or deletions to the Agenda?" There being none, Ms. Martin **moved** to approve the Agenda. Vice Chair Bartz **seconded** the motion. There being no discussion, the City Clerk restated the motion as follows: for approval of the Agenda. The motion **passed unanimously** by roll call vote.

5. APPROVAL OF CONSENT AGENDA

a) APPROVAL OF MINUTES – SEPTEMBER 26, 2016

Ms. Berger **moved** to approve the Consent Agenda. Vice Chair Bartz **seconded** the motion. There being no discussion, the City Clerk restated the motion as follows: for approval of the Consent Agenda. The motion **passed unanimously** by roll call vote.

6. PUBLIC TO BE HEARD

There was nothing heard under this item.

7. APPROVAL OF GRANT AGREEMENT – SPECIAL CATEGORY GRANT AGREEMENT #SC725 BETWEEN THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY AND THE STATE OF FLORIDA, DEPARTMENT OF STATE.

The CRA Director said, "The item you have before you tonight is a grant agreement between the Community Redevelopment Agency and the State of Florida under their Division of Historic Resources. That division offers a Special Category Grant to provide funding to assist local, regional, and state-wide efforts to preserve significant historic structures and archaeological sites, and also to promote the knowledge and appreciation of the history of Florida. These grants are awarded, annually, and are to assist in acquisitions of historic properties, rehabilitation, and preservation. For Fiscal Year 2016/2017, the Agency was awarded a special category matching grant in the amount of \$350,000 and is in the Fiscal Year 2016/2017, General Appropriations Act. The grant is to relocate two historic structures. They are the Peacock House that was built circa in about 1912, and the Peacock Lodge that was built circa 1951. (**Clerk's Note:** At this time, a PowerPoint was shown.) These are structures that are identified on the Florida Master Site File, and that is the State of Florida's official inventory of historic and cultural resources. The structures are located on land that is in western Port St. Lucie. It was once part of the Peacock Fruit and Cattle Company. The structures are located on 46 acres that were annexed into the City in 2006. It was to be developed at that time as a mixed use project. It was going to include 20 acres of Multi-Family and 20 acres of Commercial, as well as approximately six acres of open space. That project never materialized and the land was later purchased by the Verano Development Company. It is going to be added to the final phase of the Verano Master Plan Community. They do not have plans to incorporate these structures into their site. The structures will be demolished when they get ready to begin the final phase."

The CRA Director continued, "The grant that was awarded to the Agency does pertain to the funding of the relocation of the structure. That cost will include the actual relocation from the existing location to the Westmoreland properties and a foundation. Following that, in future years, the Agency will have to apply for additional Special Category Grants from the Division of Historic Resources, which will pertain to the rehabilitation of these structures before they can be open to the public. This grant

application was prepared with assistance from the American Institute of Architects, Treasure Coast Chapter. They have architects that have experience in historic structures. They did a preliminary inspection of the properties and also did the measurements. Based on their estimates, the probable cost to rehabilitate the historic Peacock House, which is shown in these pictures, is probably going to be close to about \$250,000 that is going to include electrical, air conditioning, as well as if we go that route, trying to provide ADA compliance. There is some leeway under the historic preservation that if you are going to change the structure to provide ADA, it may not be necessary. It may limit what we can then do with that property. The lodge itself is not going to require as much rehabilitation. It is basically one floor and is easy to get into. That cost will be around \$200,000. This is going to come from additional grants, going through the same program, and also looking for other grants to rehabilitate it. When you see historic structures around Stuart or Fort Pierce, it is the same process that they have gone through. Sometimes, you can be going back multiple years for grants.”

The CRA Director stated, “This is one of two grants that the City was awarded in the 2016/2017 Annual Appropriations Act. The other grant is the grant with the DEO that was already approved. The grant agreement has already been signed. It was a local initiative grant to do the design work for the boardwalk extension, as well as the development of the Westmoreland properties. The Westmoreland properties are basically the properties that are south of Port St. Lucie Boulevard and south of the Bridge Plaza. It consists of the Botanical Gardens, ten acres of vacant land, and 13 acres of conservation land. It also goes back to a grant that was in 2002, that was a partnership between the City of Port St. Lucie, St. Lucie County, and the Trust for Public Land under the Florida Community’s Trust Program to obtain ownership of those properties. Within that deal, the City was able to use the northern parcel, the 20 acres, for a Botanical Gardens and some preservation land. The 13 acres to the south is reserved for conservation and the ten acres in the middle is a developable tract. The idea for relocation of the structures came about with the plans that we now have for the extension of the Riverwalk Boardwalk and the development of those Westmoreland properties. This is a slide that identifies the history of the Westmoreland properties and it goes back to the Pruitt Fishing Camp. In 1981, that ten-acre middle parcel was going to be developed. We also have a partnership to purchase the other properties. This shows the land, at the time of the grant, in 2003. We move forward to 2007 to 2010, the property was going to be sold, that middle tract. In 2010, the City decided to keep the parcel for public use. In 2014, staff was directed to come up with a design plan for the boardwalk, so we partnered with the American Institute of Architects, Treasure Coast Chapter to help us with a design for that plan, as well as the extension of the boardwalk.”

The CRA Director continued, “The guiding principles that we received at the time, as you know, were don’t overdevelop the site, add the area’s history into the design, and that does include early settlers trying to get back to the fish camp, natural areas, and a component that has to do with the Native American aspects of the history of the river, as a place for fishing and hunting. Also, that future development should complement the river and the surrounding uses. We did hold a public charrette on March 13, 2015. As

part of the design, the idea of relocating the historic structures was a major component of that project. We did work with the architects, and they had small cutouts of what the historic structures would look like. People relocated them on a map of the property and came up with their other ideas. It resulted in a Master Site Plan from the American Institute of Architects, Treasure Coast Chapter that the CRA Board reviewed in August. In October, it was approved as a concept by the Council. With the relocation of these historic structures, it is going to be limited to just moving a few structures. It is quite expensive to relocate and rehab these historic structures. The idea is that we will try to keep these properties; the Peacock structures will basically create that historic component out of this project. The American Institute of Architects, Treasure Coast Chapter shows how they use that Peacock House as an entrance to the park. The Conceptual Plan was approved in October of 2015. We have the Local Initiative Grant that is already in place. We have a contract that is now in effect. It was just signed on September 12th and it is with Culpepper & Terpening, Inc. They are sub-consultants to do the design, engineering, and Site Plan work for the ten-acre Westmoreland property, the 13-acre conservation tract, and the extension of the boardwalk. We do anticipate construction of the boardwalk will begin in the winter of 2018. I have the team here today, Mr. Matthes from Culpepper & Terpening, Inc., Mr. Garrett from Lucido & Associates, and Mr. Zrallack from Ardaman. They will be working on the projects, if you have any questions. I recommend approval of the grant. It is consistent with the direction we've been given by Council. We were successful in applying for a grant and receiving it. It is a matching grant and is for \$350,000. It is going to require an additional \$175,000 that can be cash, as well as in-kind services. When you get a historical grant, it does require that you have a match." Chair Oravec commented, "Thank you, ma'am."

Ms. Berger **moved** to approve Item 7, Grant Agreement. Ms. Martin **seconded** the motion. Chair Oravec said, "I wanted to ask for the Board's thoughts on project management and outcomes. Under this proposal, under Attachment D, we are going to put about \$150,000 worth of cash into just moving the structures, but they are not going to be ready for public use. If we go off of the estimates that Ms. Kean's been working on, that is another \$500,000, so we are in for \$650,000 on the estimate to get these buildings ready without a timeline. I want to go along with the Board on approving this, but I think I've been pretty consistent in raising concerns about the total expenditure of the historic structure versus a new structure that doesn't have any of the issues, and also the timeline. Moving these buildings is an important milestone, but what is our goal for actually opening them up? I'd really like to have that be part of our narrative and our conversation with the public. Just moving them and then having yellow tape around them or having them locked is not really getting us to where we want to go, I think. That is just how I feel, so I wanted to share with the Board and get your thoughts."

Ms. Martin said, "I think that is a fair question. I would say that we need to do what we can to streamline every process possible to get them open as soon as possible. We are going to need to get some more information from staff on how long that would take. I think Ms. Kean mentioned with the ADA, there are a couple of ways to go about it. I'd be interested to see what that process looks like, so we could have a discussion about what is important and make sure we are following the law. If you go to some of the

historic structures in Fort Pierce, some rooms are cordoned off and you can't go into them. There are obviously ADA reasons attached to that, so maybe we need to have a little bit bigger picture before we can figure out what that timeline is. I'd like to have it." Chair Oravec asked, "Do you think that is fair?" Ms. Martin replied, "Oh, yeah." Chair Oravec inquired, "Would it be a consensus to get that information as it progresses?" Ms. Martin responded, "Sure." Chair Oravec commented, "Thank you."

Ms. Berger stated, "We had this discussion at a Workshop or someplace, but I remember thinking and saying out loud that if we had to prioritize, I'd prefer the house over the lodge, from a historic purpose. Circa 1912, is very meaningful; circa 1950 is kind of around the corner is some neighborhoods. We do have a bunch of houses that are from the 50's within our City. It is important to take those first steps and make sure we get that historic piece there and situated, especially the home, and set it up in a way that is going to be for historical purposes. That has been the intent. If not, if we don't save our history, if don't capture our history, who will? I agree with you that there has to be a ceiling and cap, as we move forward. I recognize that this is all grant money, but it takes so long to get the grant money. To your point, Mayor, that means we will have a building sitting there waiting to be enjoyed. There is an opportunity to put money into it up front, is what some people would say, and get it back. You really can't do that with grants, you have to show the need and then be able to put it to use right away. It is almost like we need to be writing those grants now." The CRA Director said, "That is our intention to start, once we are in 2017; we are going to try for the next Special Category Grant that opens about April or May. It would be for the next two fiscal years. Once you can show that we have a contract or an RFP out to relocate it, our next step is to get the funding to help with rehabilitation."

Chair Oravec said, "That would be great. While you are working on this, and I know some architects have planned to provide in-kind services and can't be an architect of record in-kind, but they can help with scoping and the project timeline. At the end of the day, if we create a situation where there are these structures there and the boardwalk is permitted and maybe under construction, it will be very frustrating for the public, as we can't communicate when it will actually open." The CRA Director stated, "There is a possibility for donations. You can also ask for donations, so that is something that is in there, too, for maybe a previous property owner or a current property owner." Chair Oravec remarked, "It is not top secret." The CRA Director said, "Those are things that I've included in this, basically." Chair Oravec pointed out, "You would never want to commit your Board, but it is at least theoretically possible. I know in the City of Delray Beach, they have an agreement with a non-profit, the Delray Beach Historical Society. They rent their campus, which has three or four historic structures. They require the fundraising effort for the capital development of it. When there was an agreement between the city and the not-for-profit partner, part of the mutual consideration was that the not-for-profit raise hundreds of thousands of dollars, and even was the driver of some grant applications, that maybe the city couldn't access by itself, or at least the amount of profit augmented it, and they were able to do it as a team. It would be like the Friends of the Botanical Gardens, but bringing in capital dollars, in addition to operating dollars. I know of some agreements like that." The CRA Director said, "That is the

intention, to not just look for grants, but also wherever else we can get funding. We can give people, in return, a plaque or something that identifies that they contributed to the project.”

Ms. Martin said, “I think that we have a good team to design it. They know the City well, they know staff and us, and what our expectations are, so I’m really confident in their abilities to get this done.” Chair Oravec stated, “Thank you. Certainly, Mr. Garrett has been a part of that campus for a while.” Ms. Berger said, “They bring a lot of pride, themselves, to the project.” Ms. Martin commented, “Absolutely.” Vice Chair Bartz stated, “Our City is such a new City, being incorporated when it was. I appreciate your comments, Ms. Berger. If we don’t save the history, who will? It is better to start doing it now then later. Thank you for what you brought to the table.” Ms. Berger commented, “Thank you.” Ms. Martin remarked, “I agree with that.”

There being no further discussion, the City Clerk restated the motion as follows: for approval of Item 7, the Grant Agreement. The motion **passed unanimously** by roll call vote. The CRA Director said, “Thank you very much.”

8. OTHER ISSUES BY BOARD MEMBERS

There was nothing heard under this item.

9. ADJOURN

There being no further business, the meeting adjourned at 6:25 p.m.

Karen A. Phillips, City Clerk

April C. Stoncius, Deputy City Clerk Supervisor

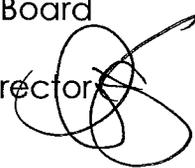


CITY OF PORT ST LUCIE

COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

Agenda Item #: 6 (b)
Meeting Date: 11/28/16

TO: Community Redevelopment Agency Board

THRU: Patricia Roebing, Interim Executive Director 

FROM: Bridget Kean, CRA Director **BK**

Agenda Item: CRA Motion: Southern Grove CDD No. 1 Transferred Revenue Summary Report for Fiscal Year 2015-16

Submittal Date: 11/18/2016

STRATEGIC PLAN LINK: This item is consistent with Goals 2020, Goal 1: Financially Sound City, Goal 2: Growing the Local Economy, and Goal 3: Balanced and Responsible Sustainable Growth.

BACKGROUND: In 2014, the City and Community Redevelopment Agency (the "Agency") entered into an Interlocal Agreement with the Southern Grove Community Development District No. 1 (the "SG CDD No. 1") that provides for SG CDD No. 1 to assist the City and CRA in the execution of the redevelopment plan for the Southern Grove CRA District. Under the terms of the Agreement, the City and CRA are required to transfer 95 percent of the tax increment revenue that is generated in Southern Grove to SG CDD No. 1 to be used to help cover the costs of the special assessments payments on qualified properties. At the end of each fiscal year, SG CDD No. 1 is required to provide the City and Agency with a report that identifies the transferred revenue received, the annual credit amounts determined for each property, and the plan payments that were made.

In 2012, the CRA was expanded to include the area known as Southern Grove due to poor economic conditions in Southern Grove that resulted from the downturn in the economy in the late 2000s, the bankruptcy of the original master developer, and the high carrying costs of the special assessments on the properties. The redevelopment plan allows for the authorization of incentive programs including the use of the tax increment revenue generated in Southern Grove to help defray the costs of the special assessments. In the Southern Grove

CRA District, the Agency collects fifty (50) percent of the tax increment revenue contribution from contributing taxing authorities.

ANALYSIS: In Fiscal Year 2015/16, the transferred revenue amount was \$10,408.57. SGCDD#1 identified two parcels that qualified for a share of the SAD distribution as shown in the attached report. The recipients are as follows:

- St. Lucie Hospitality/Tradition for Parcel 9A, SG Plat Number 6. Subdivided into four lots as SG Plat #15. Homewood Suites is located on Lot 3 and a Recovery Sports Grill has been approved for Lot 2.
- Tradition Health, LLC, for Parcel 1, Southern Grove Plat Number 12. Subdivided into three lots as SG Plat 19. Lot 1 is the existing Tradition Health Park Building One. Lot 2 is the Tradition Health Park Building Two that is currently under construction. Lot 3 is reserved for future development.

The calculations are based on the change in the taxable value from 2012 to report year for qualified properties.

FINANCIAL INFORMATION: N/A.

LEGAL INFORMATION: N/A

STAFF RECOMMENDATION: Staff has reviewed the report in consultation with the Finance Department and recommends approval.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: N/A

REQUESTED MEETING DATE: 11/28/2016

LOCATION OF PROJECT: N/A

ATTACHMENTS: TIF Summary report prepared by Alan Mishlove of Fishkind and Associates, Inc., on behalf of the SGCDD No. 1 and copy of an email from Mr. Mishlove explaining his methodology.

*All the attached items have been sent to the City Clerk. Any items not provided in the City Council packets are available upon request from the City Clerk.

This instrument prepared by:

Alan Mishlove
Fishkind & Associates, Inc.
12051 Corporate Blvd
Orlando, FL 32817
407-382-3256

Pursuant to the Interlocal Agreement among The Port St. Lucie Community Redevelopment Agency, The City of Port St. Lucie, The Southern Grove Community Development District No. 1, signed on April 28, 2014 and recorded in File #3952115 05/07/2014 at 02:11 PM, OR Book 3628 Page 2887-2900 Doc Type: AGR, and pursuant to Section 4.b.vi, Southern Grove Community Development District No. 1 submits the following summary report:

Southern Grove CDD No. 1
For the Year Oct 1, 2015 through September 30, 2016

TIF SUMMARY REPORT

(A) the Transferred Revenue received	\$10,408.57
(B) the Annual Credit Amounts determined	\$10,408.57
(C) the Plan Payments made	\$10,408.57
(D) any Excess Revenue retained in or expended from the District	\$0.00

Recipient Awards

Recipient	Location	Amount
SL Hospitality/Tradition	10301 SW Innovation Way	\$1,641.74
Trad Health LLC	10080 SW Innovation Way	\$8,766.83
Total		\$10,408.57

Alan Mishlove
Senior District Accountant
Fishkind & Associates, Inc.
12051 Corporate Blvd., Orlando, FL 32817
O.407.382.3256 F.407.382.3254
Orlando – Port St. Lucie

Bridget Kean

From: Alan Mishlove <alanm@fishkind.com>
Sent: Thursday, November 17, 2016 11:43 AM
To: Bridget Kean
Subject: 2016 Filing 2012-2015 Tax Roll.xlsx
Attachments: 2016 Filing 2012-2015 Tax Roll.xlsx

Hi Bridget, please see the attached file. On the T 2012-2015 tab I have all the data from Ed Fry's spreadsheet in the 2012 Column. You will see that this spreadsheet matches Ed's spreadsheet figures. We identified two parcels that qualified for a share of the SAD distribution.

The Mann parcel was replatted. You can view my calculation for determining a 2012 base Net Tax Value for the resulting parcels on the Replat Calc tab.

The St Lucie Hospitality parcel replat does not show up until 2016, so the 2015 tax bill was used to determine the 2015 Tax Value.

As I said in our meeting, the methodology is as follows:

- ID qualified parcels

- Print off Tax Bill, use TC's Tax Value

- Calculate change in Tax Value from 2012 to Report Year

- Allocate SAD payment from City of PSL to qualified parcels based on the qualified parcel's percent of the total change

Let me know if you have other questions. Have fun at the meeting, I will not be there.

Alan

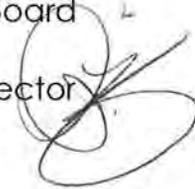


CITY OF PORT ST LUCIE

COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

Agenda Item #: 8
Meeting Date: 11/28/16

TO: Community Redevelopment Agency Board

THRU: Patricia Roebling, Interim Executive Director 

FROM: Bridget Kean, CRA Director BK

Agenda Item: CRA Discussion: Riverwalk Boardwalk and Westmoreland Park Project Preliminary Site Plan

Submittal Date: 11/28/2016

STRATEGIC PLAN LINK: This item is consistent with Goal 3: Balanced and Responsible Sustainable Growth, Goal 5: Expanded Leisure Activities, and Vision 2030, Principal J, St. Lucie River – A Natural Florida Experience. These goals and vision address expanding access to natural areas, the St. Lucie River, Westmoreland properties, and the extension of the Riverwalk boardwalk.

BACKGROUND: Since March 2015, City staff has been working on a project to extend the existing Riverwalk boardwalk south and develop the Westmoreland properties. It includes approximately 23 acres adjacent to the botanical gardens that is divided into a ± ten (10) acre middle tract and a ± thirteen (13) acre conservation tract. The properties (including the botanical gardens) were purchased from the Trust for Public Land in association with a Florida Communities Trust grant in 2002 and 2004. The botanical gardens parcel and the 13 acre conservation tract are subject to a management plan that allows for passive recreation uses on the conservation tract.

With the assistance of the American Institute of Architects, Treasure Coast Chapter (AIATC), the City and the Community Redevelopment Agency held two workshops to solicit public input on the development of the Westmoreland properties and the extension of the boardwalk in 2015. A conceptual plan incorporating the design elements from the workshops was prepared by the AIATC and approved by the City Council on October 26, 2015. Design elements included relocating the Peacock structures to create a historic village, waterfront

dining, open pavilions, children's playground, and the southern extension of the Riverwalk boardwalk.

In Fiscal Year 2015/16, the City and the Agency were successful in applying for two grants from the State of Florida for the project. The first grant is in the amount of \$250,000 from the Florida Department of Economic Opportunity. The grant agreement requires the City to contract for professional design, engineering, and surveying services for development of site design, engineering, and construction plans for the expansion of the existing Riverwalk boardwalk, the development of the ten (10) acre Westmoreland tract, and the development of the thirteen (13) acre conservation tract. A copy of the site design, engineering, and construction plans must be submitted to DEO no later than June 30, 2017.

The second grant is a \$350,000 matching grant to relocate historic structures from a former ranch in western Port St. Lucie to the ± ten (10) acre Westmoreland property. The structures, known as the historic Peacock House and associated structures, are identified on the Florida Master Site File, the State of Florida's official inventory of historical and cultural resources. The Peacock House was built circa 1912 and the hunting lodge circa 1951. All tasks associated with the Special Category grant must be completed by June 30, 2018.

ANALYSIS: On September 12, 2016, the City Council approved a contract with Culpepper and Terpening, Inc. for the above-mentioned design, engineering, permitting, and site plan services. The consultant has prepared a preliminary site plan for review and comment by the CRA Board.

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: N/A

STAFF RECOMMENDATION: E-mail notification of the meeting was sent to the attendees of the public workshops, attendees from the neighborhood planning area meetings 6&7, botanical gardens, Port St. Lucie Historical Society, and the general public. A copy of the public notice is attached. Staff is requesting the discussion provide an opportunity for the public to comment.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: There will be a fifteen minute presentation from Steve Garrett with Lucido and Associates, sub-consultant/contractor.

REQUESTED MEETING DATE: 11/28/2016

LOCATION OF PROJECT: The project is generally located north and south of the intersection of Port St. Lucie Boulevard Westmoreland/Veteran's Memorial Parkway along the North Fork of the St. Lucie River.

ATTACHMENTS: Public notice flyer

*All the attached items have been sent to the City Clerk. Any items not provided in the City Council packets are available upon request from the City Clerk.



City of Port St. Lucie Community Redevelopment Agency Notice of Public Meeting November 28, 2016



The Riverwalk Boardwalk and Westmoreland Park Design project will be discussed at the Community Redevelopment Agency Board meeting on Monday November 28, 2016 at 6:00 p.m. in the City Council Chambers at Port St. Lucie City Hall, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. The meeting will include a brief presentation and an overview of the preliminary site plan for the southern extension of the Riverwalk boardwalk and the development of the 9.75 city owned Westmoreland parcel adjacent to the Port St. Lucie Botanical Gardens. The preliminary site plan is based on the conceptual plan prepared by the American Institute of Architects Treasure Coast Chapter following a public workshop held in March 2015. Attendees from the public workshop and the general public are invited to attend the meeting, review the preliminary site plan, and provide comments.

For more information please contact Bridget Kean, CRA Director, at (772) 873-6489 or bkean@cityofpsl.com.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157.