

Welcome!



City Center
Public Information Meeting
November 17, 2020

AGENDA



Welcome and Introductions

Jennifer Davis, CRA Project Manager



History of City Center

Wes McCurry, CRA Director



Current Planning Initiative

Kimley-Horn team



Question & Answer Session

City Team Members

Wes McCurry, CRA Director

Jennifer Davis, CRA Project Manager

Bolivar Gomez, Planning and Zoning, Planner II

Isai Chavez, Planning and Zoning, Planner I

Teresa Lamar-Sarno, Assistant to the City Manager,
Land Development Services







City Center drone video



Welcome by Teresa Lamar-Sarno

Strategic Plan

FY 2020/21

Goal 4: Diverse Economy & Employment Opportunities

One of the City's key initiatives is to Reimagine City Center



- **City Center Small Area Plan**

Public Information Meeting

November 17th 6:30 pm – 8:00 pm

- **US 1 Beautification**

Goal 1: Safe, Clean & Beautiful

- **Village Green Drive Corridor Revitalization**

Goal 1: Safe, Clean & Beautiful

Housekeeping



- Presentation format
- Polling questions
- Ask questions or make comments through ZOOM Q&A feature. They will be addressed at end of meeting.
- Project updates at www.cityofpsl.com/citycenter
- Copies of the presentation and recording of tonight's meeting will be available on website by the end of the week.
- Email questions/comments after today to JDavis@CityofPSL.com

Polling Test

Please use these two Polling Tests to familiarize yourself with utilizing the ZOOM polling feature. We will be sharing results after each poll and will provide a summary of results on the website after the meeting.



Polling Test



Are you a full time or part time resident of Florida?

1. Full Time Resident
2. Part Time Resident
3. Not a resident...just visiting



Polling Test

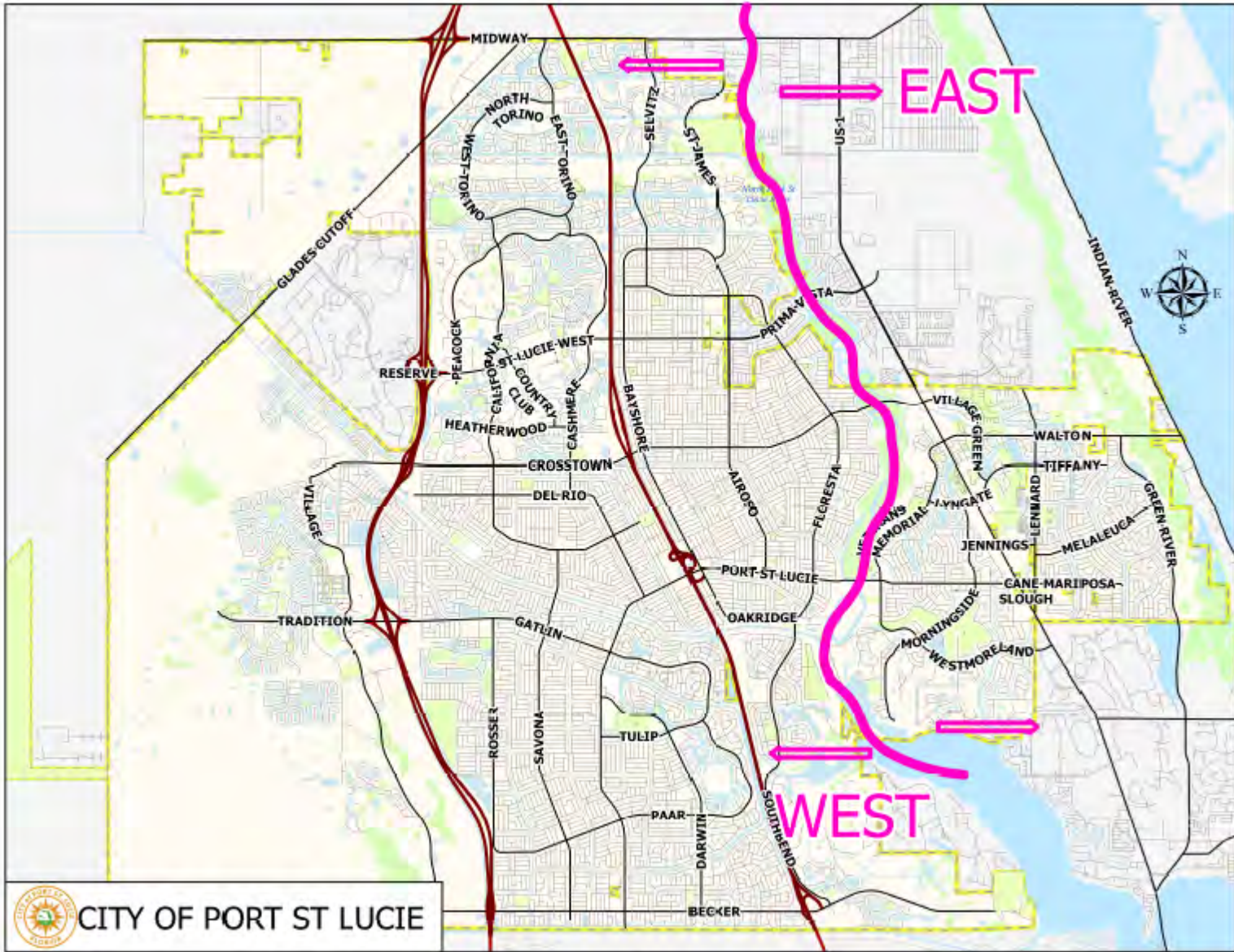


If you live within the city limits of Port St. Lucie, do you live east or west of the St. Lucie River?

1. East of the river
2. West of the river
3. Neither...I do not live within the city limits of Port St. Lucie



Polling Test



AGENDA



Welcome and Introductions

Jennifer Davis, CRA Project Manager



History of City Center

Wes McCurry, CRA Director



Current Planning Initiative

Kimley-Horn team



Question & Answer Session

Timeline



2001

The CRA adopts Community Redevelopment Plan for U.S. 1 Corridor and identifies the former Village Green Shopping Center for redevelopment as a central gathering place for entertainment and economic development opportunities.

2005

De Guardiola Properties purchases the Village Green Shopping Center and proposes the redevelopment of City Center as a public private partnership, pursuant to a redevelopment agreement between the City, CRA, PSL City Center, LLC, and de Guardiola Properties. The project was proposed to be built in four phases including a civic component, public parking structures, and private mixed-use development.





Financial Information

Redevelopment Trust Fund
Revenue Bond
Series 2006

\$46.4 M

- Property Acquisition
- Construction of parking garages
- Construction of civic center and plaza
- Reconstruction of certain roadways within the redevelopment area

City Center Special
Assessment Refunding Bonds
Series 2008A

\$31.3 M

- Master stormwater system
- Roadways
- Sewer service
- Water service
- Sidewalks
- Street trees

How were the improvements originally funded?

2008

The City and CRA complete construction of the Civic Center, Village Square public plaza and interactive fountain, parking garage and four (4) surface parking lots.

2010

De Guardiola Properties fails to fulfill its obligations under the redevelopment agreement and tax certificates were issued on the parcels. National City Bank initiates foreclosure proceedings on the parcels. A final judgment did not occur and was never rescheduled.

2012

The City and CRA initiate legal action against PSL City Center, de Guardiola Properties, and PNC Bank (successor to National City Bank).





2013

With consent from PNC Bank, PSL City Center sells the parcels to US Investment, LLC (Lily Zhong) for \$500,000, subject to the back taxes and assessments.

2014

The City and CRA obtain a Final Default Judgment against PSL City Center for approximately \$56M.

The City and CRA hold meetings with Ms. Zhong on developing City Center as an International Trade Center funded through EB-5 Immigrant Investment Program, but an application was never submitted to the City.





2015 ●

St. Lucie County BOCC approves 16 of the 22 parcels for tax deed sale in July. In November, the US Securities and Exchange Commission (SEC) brings charges against Ms. Zhong for use of the EB-5 program to defraud investors. The SEC froze Ms. Zhong's assets, including these parcels. This blocked St. Lucie County from moving forward with tax deed sales for 16 parcels.

SEC appoints a Receiver with power to take legal control and protect assets through a court-approved plan.

2017 ●

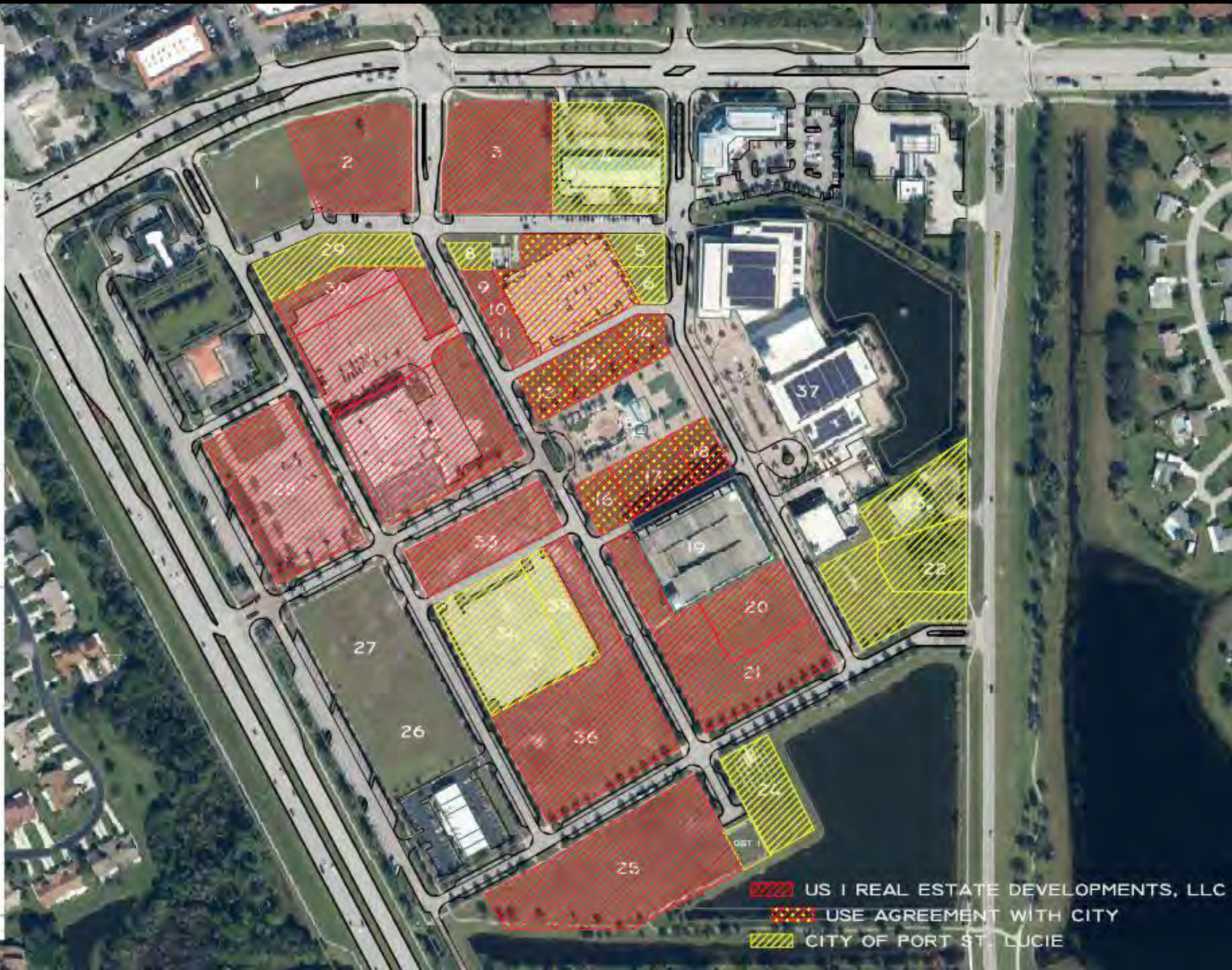
The Receiver engages Avison Young to market and sell the 22 parcels to one developer.

2018-2020 ●

A Contract for sale was approved by the Court on two separate occasions, neither resulting in a closing due to challenges of financial viability.



Account Number	Certified Roll	Owner Name	Lot #	Acres
3435-803-0009-000/3	US1 Real Estate Developments LLC		2	1.31
3435-803-0010-000/3	US1 Real Estate Developments LLC		3	1.41
3435-803-0013-000/4	US1 Real Estate Developments LLC		6	0.14
3435-803-0014-000/1	US1 Real Estate Developments LLC		7	1.37
3435-803-0016-000/5	US1 Real Estate Developments LLC		9	0.12
3435-803-0017-000/2	US1 Real Estate Developments LLC		10	0.04
3435-803-0018-000/9	US1 Real Estate Developments LLC		11	0.18
3435-803-0019-000/6	US1 Real Estate Developments LLC		12	0.22
3435-803-0020-000/6	US1 Real Estate Developments LLC		13	0.41
3435-803-0021-000/3	US1 Real Estate Developments LLC		14	0.24
3435-803-0023-000/7	US1 Real Estate Developments LLC		16	0.26
3435-803-0024-000/4	US1 Real Estate Developments LLC		17	0.47
3435-803-0025-000/1	US1 Real Estate Developments LLC		18	0.26
3435-803-0027-000/5	US1 Real Estate Developments LLC		20	0.74
3435-803-0028-000/2	US1 Real Estate Developments LLC		21	1.64
3435-803-0032-000/3	US1 Real Estate Developments LLC		25	2.53
3435-803-0035-000/4	US1 Real Estate Developments LLC		28	1.84
3435-803-0037-000/8	US1 Real Estate Developments LLC		30	0.78
3435-803-0039-000-2	US1 Real Estate Developments LLC		32	2.31
3435-803-0038-000/5	US1 Real Estate Developments LLC		31	0.78
3435-803-0040-000/2	US1 Real Estate Developments LLC		33	0.92
3435-803-0043-000/3	US1 Real Estate Developments LLC		36	2.55
				20.48
3435-803-0011-000-0	Port St Lucie City of		4	1.43
3435-803-0012-000-7	Port St Lucie City of		5	0.19
3435-803-0015-000-8	Port St Lucie City of		8	0.12
3435-803-0026-000-8	Port St Lucie City of		19	1.35
3435-803-0029-000-9	Port St Lucie City of		22	0.63
3435-803-0030-000-9	Port St Lucie City of		23	0.71
3435-803-0031-000-6	Port St Lucie City of		24	0.66
3435-803-0036-000-1	Port St Lucie City of		29	0.68
3435-803-0041-000-9	Port St Lucie City of		34	1.43
3435-803-0042-000-6	Port St Lucie City of		35	0.40
3435-803-0044-000-0	Port St Lucie City of		37 (p/o)	0.84
3435-803-0004-000-8	Port St Lucie City of		QST 1	0.16
				8.61



AGENDA



Welcome and Introductions

Jennifer Davis, CRA Project Manager



History of City Center

Wes McCurry, CRA Director

The logo for Kimley-Horn, consisting of the text "Kimley»Horn" in a sans-serif font, with "Kimley" in grey, "»" in red, and "Horn" in red. It is positioned to the left of the "Current Planning Initiative" section.

Kimley»Horn

Current Planning Initiative

Kimley-Horn team

A dark blue circular icon containing the white text "Q&A", positioned to the left of the "Question & Answer Session" section.

Q&A

Question & Answer Session



City Center

Public Input Meeting – Tuesday, November 17, 2020

Port St. Lucie, Florida

www.cityofpsl.com/citycenter





Tonight's Agenda

1. About Us
2. City Center Planning Initiative Overview
3. Visual Preference Survey
4. On-line Survey Tutorial
5. Q & A





The Kimley-Horn Planning Group

- Alessandria Palmer, Project Manager
- Kelley Klepper, AICP
- Mike Vaudo, AICP Candidate



Kimley»Horn



Our Task: Provide an Updated Vision for City Center

- Assess current conditions.
- Provide a detailed level of direction to address unique requirements.
- Identify needs for future development.
- Analyzing levels of investment.

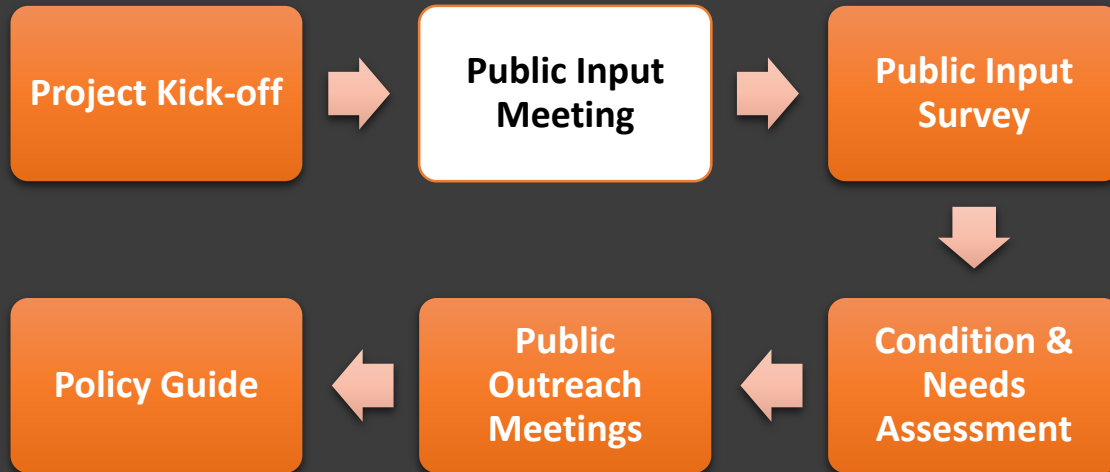


Resulting in...

- Long-range policy guide:
 - Identifying opportunities for revitalization and development.
 - Recommend the type of development and investment that residents, local stakeholders and visitors want to see.



Project Tasks





CITY CENTER PUBLIC INVOLVEMENT MEETING

TUESDAY, NOVEMBER 17, 2020 6:30 - 8 pm

The City of Port St. Lucie Planning & Zoning Department and Community Redevelopment Agency are hosting a virtual public meeting to seek input for the development of a Small Area Plan for City Center. A Small Area Plan will help guide the City in making key decisions in moving forward with this project.

We invite you to pre-register for the meeting and to take a brief survey on City Center by visiting www.cityofpsl.com/citycenter

You can also use the QR code in the bottom left corner to connect with this project.
Please contact us at 772-871-5219 if you require assistance to view the meeting.



Polling Exercise

- What is a preference survey?
 - A visualization technique that allows Citizens and decision-makers to determine preferences for various types of community design, land/ streetscaping, and/or built-environment options.
- Steps in process:
 - Administer the survey through polling questions
 - Analyze the results
 - Apply findings to planning process



On this map, what would you like to see added to this area along US Highway One?

Question 1



Select up to three answers:

1. Dining
2. Entertainment
3. Governmental Services
4. Hotels
5. Housing
6. Office Space
7. Recreation
8. Shopping



Question 2

What will bring you to the City Center and surrounding areas more often, or for the first time?

Select up to three answers:

1. A new place to live
2. Community events such as festivals and concerts
3. Doctor's appointment
4. Governmental Services
5. Shopping, Dining, & Entertainment
6. Sports entertainment





Question 3

What type of stores and restaurants do you prefer to experience?

1. Big box and national chain experience
2. Boutique, locally owned experience
3. A good combination of both



Question 4

What type of development do you see best fit for the City Center and surrounding areas in the future?

1. Lifestyle Center
2. Neighborhood Commercial
3. Urban Style Mixed Use
4. Outparcels and small strip buildings

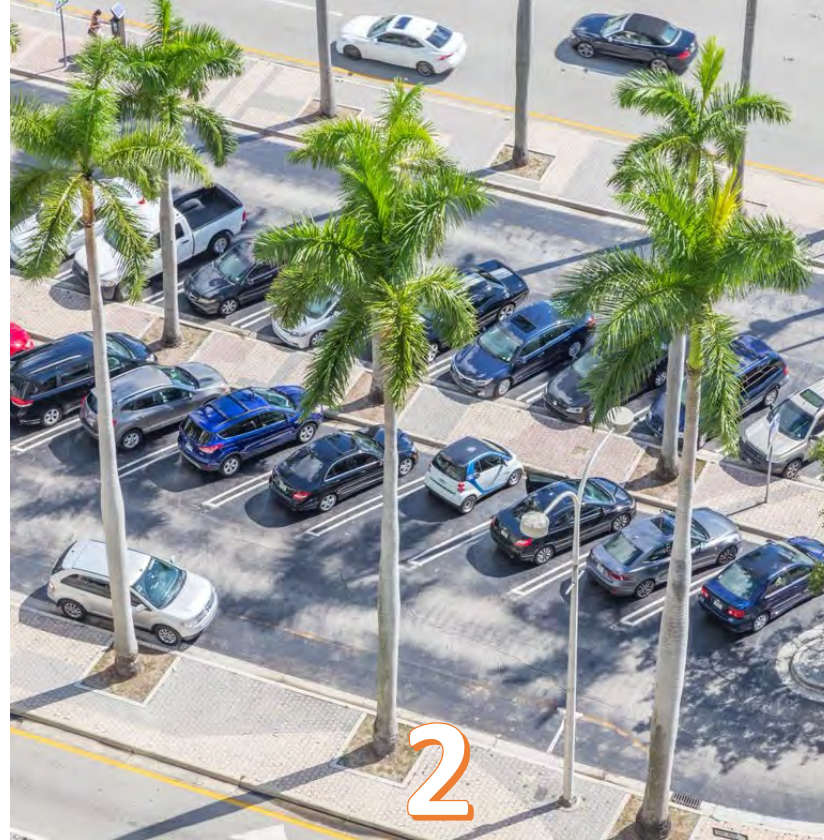


Question 5

When driving down US Hwy One what would you like to see along the City Center frontage?

1. Business signage and parking
2. Green space or landscape buffers
3. Entryway signs identifying center
4. Buildings close to the street





Question 6

When arriving would you prefer to park your car:

1. In the parking garage
2. In a parking lot or on the street
3. I plan to take an alternate mode of transportation
4. Whatever is closer or more convenient

Question 7

Would you say that MIDFLORIDA Credit Union Event Center (f.k.a. Civic Center) has too many events or not enough events scheduled (during normal times)?

1. Too many
2. Not enough
3. Just the right amount
4. I wasn't aware they had events





Question 8

Should the MIDFLORIDA Credit Union Event Center (f.k.a. Civic Center) schedule events that are geared more for:

1. Families
2. Retirees
3. Young Adults
4. A combination of all three





Let's get started!

WELCOME

Port St. Lucie City Center Small Area Plan

Welcome! The City of Port St. Lucie is developing a Small Area Plan for City Center. Please take a few minutes to help us better understand what is important to you. We appreciate your valuable input!

Location of City Center

Begin

2

PRIORITY RANKING

3

MAKING CHOICES

4

INVESTMENTS

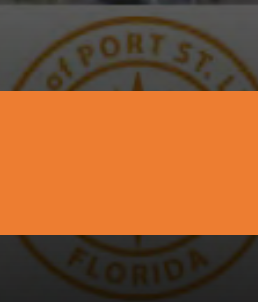
5

THANK YOU

MetroQuest Survey




garage, and a waterfront trail with paved bicycle/pedestrian paths.



MetroQuest Survey

City Center Small Area Plan

Progress 

2 What should be our priority? What to do Next


WELCOME

PRIORITY RANKING

Order your top 5 items above this line

- Multifamily Residential
- Hotel**
- Senior Living
- Recreation
- Medical Office
- Retail/Shopping/Dining
- Governmental Services
- General Office Space

Hotel



Prioritizing a **hotel** would support economic development by providing a lodging option for visitors to the area and those attending events and meetings at City Center.


Comment


Suggest another

MAKING CHOICES


INVESTMENTS

THANK YOU





MetroQuest Survey


City Center Small Area Plan Progress 


1 WELCOME 2 PRIORITY RANKING 3 Making Choices 4 INVESTMENTS 5 THANK YOU


What to do Next

Neighborhood Design Intensity Open Space Public Facilities Transportation

Neighborhood Design
Choose the option that best shows which experience you prefer


Walkable Main Street  Conventional Suburban Development



Previous Optional Comment Next 

MetroQuest Survey

City Center Small Area Plan


Progress 

1 WELCOME 2 PRIORITY RANKING 3 MAKING CHOICES 4 Tell Us What You Value 5 THANK YOU

What to do Next



This plan is an important part of the reinvention of City Center. This screen asks you to "invest" in a variety of categories to better understand the type of uses and facilities you would like to see in the future.

Drag coins to invest in the categories you prefer.



100

Business Development Program Details 0	Multimodal Hub Details 0	Open Space/ Recreation Details 0	Wayfinding/ Signage Details 0
Public Art Details 0	Community Events Details 0		



MetroQuest Survey

City Center Small Area Plan Progress

1 WELCOME 2 PRIORITY RANKING 3 MAKING CHOICES 4 INVESTMENTS 5 **Stay Involved!** What to do

Final Questions (Optional)

Have you attended events at City Center?

Where do you live?

- City Resident - East of the Turnpike
- City Resident - West of the Turnpike
- Outside of City, but in St. Lucie County
- North of St. Lucie County
- South of St. Lucie County Elsewhere

Age

Email (optional)


Additional Comments

Thank You!

Your input will help the City to make informed decisions as we plan for the future of City Center.

Visit the City Center Small Area Plan [website](#) for updates and to learn more about the planning process.

A virtual meeting will be held via Zoom on **November 17 at 6:30 PM** to provide an additional opportunity to learn more about this project. Please click [here](#) to register.



Thank You
Questions?



Kimley»»Horn

City Website:

www.cityofpsl.com/citycenter



Survey:

<https://portstluciecitycenter.metroquest.com/>

Jennifer Davis
CRA Project Manager
JDavis@cityofpsl.com
(772) 344-4342

Ali Palmer
Project Manager
Ali.Palmer@Kimley-Horn.com
(561) 317-0008



AGENDA



Welcome and Introductions

Jennifer Davis, CRA Project Manager



History of City Center

Wes McCurry, CRA Director



Current Planning Initiative

Kimley-Horn team

Q&A

Question & Answer Session

Question and Answer Session

