

City Center Public Information Meeting November 17, 2020 6:30 pm Questions and Answers/Comments

Question	Answer provided at meeting	Update
If I may ask, how many people registered?	92 are registered	There were 106 registrations total
Is the meeting being recorded? If so, where will it be available to watch later?	This meeting is being recorded and it will be available to watch later for all attendees.	https://youtu.be/4IEe9CR_oM0
List your track record of developments.	Kimley-Horn: Kimley-Horn has both public and private sector clients and does work throughout Florida Region including Treasure Coast and South Florida. Nearby public activities include the St. Lucie County Airport, as well as Site Plan/Master Plan activities in St. Lucie, Martin and Palm Beach Counties. This includes projects such as Tradition in Port St. Lucie, Midtown and Downtown at the Gardens in Palm Beach Gardens, and many more south of that. More detail needed, will provide later.	With over 18 offices and 800+ team members, just in Florida, our track record includes a variety public and private projects including mixed use, residential, office, commercial, governmental and industrial uses. If you can think of a national chain, we probably work, or have worked, with them. The other half of our team members work for the public sector. We bring a mix of both private and public experience to all projects so that we can design in reality based on what we are seeing in the market, and what the market will support. We understand both sides of the equation. A great example would be the Wauchula CRA plan where Kimley-Horn made recommendations for core parks, a mixed use building, drainage and parking improvements, wayfinding, amongst several other recommendations; all of which have been accomplished or are nearing completion. Other examples include Cape Canaveral City Hall and Zephyrhills CRA Master Plan Update that included a complete street project, and the Riverwalk as well as a parking garage.
With the work environment changing what will make city center a successful venue, what will draw people to this place	Kimley-Horn: The team is just starting the process and trying to find out what will make it successful. As mentioned earlier, there were a lot of moving parts due to the history and what is happening right now in the City so we may not have the answer tonight. The purpose tonight is to get input and collect ideas/questions and then will commit to bring answer back in the future. With experience all over the Southeast, success stories can be brought forward, but it needs to be context sensitive as what works for Orlando or the West Coast, may not work in Port St. Lucie. Bringing ideas forward and bring an open book to take information gathered will build into a success story and recommendation.	
Will Village Green be unsafe with traffic ?	The Village Green Drive Corridor Revitalization project is underway. The consultant working on that project is very engaged in the activities associated with the City Center planning initiatives and vice versa. Safety is a big priority for the Village Green Drive project and will be taken into account with the City Center project.	For more information on the Village Green Drive Corridor Revitalization Project, please visit www.cityofpsl.com/villagegreen
Explain how you get to this questionnaire	The MetroQuest survey shown in the meeting is available at www.cityofpsl.com/citycenter . The survey will be open until November 30th.	
Regarding the planned hotel, how many rooms are planned?	There currently is no hotel planned for City Center. What we are investigating as part of the study is taking the information gained through responses and feedback on what works for the vision for City Center moving forward from the community standpoint and market standpoint. Will a hotel be part of the mix to be considered for future development? Currently there is not a hotel planned, but it certainly could be part of the mix moving forward and that is part of what this study will identify.	Though not proposed currently, there are 150 hotel units (rooms) included in the approved PUD. It is expected that updates to the PUD will be required as part of the current planning initiative and/or future development proposals.
I live in Evergreen Condominiums and I'm all for an established city center, but concerned about several things that would impact my neighborhood. We do not have a traffic signal at either of our community entrances, with increased traffic this would be even more problematic than it already is. We are also not a gated community, I'm concerned about future increases in people visiting the area. Will the city work with local neighborhoods such as mine to put in traffic signals / assist with closing off our community to the general public?	Planning and Zoning board will review Site Plans (depending on size) the Planning Department would address, as well as any changes to the Comprehensive Plan or Rezoning...those would be addressed by City Council and the Zoning Board. The employees of the City are very mindful of out city being very diverse and always working toward ensuring we are mindful of our development pattern and what that looks like and this planning initiative alone speaks to that.	The City welcomes input on traffic issues through various opportunities to give feedback such as this planning workshop, by communication with Planning staff and Public Works staff any traffic concerns that need to take under consideration.
What is the city going to do to ease the tax burden and make the parcels more attractive to developers? Will tax payers pay for this again, if so how?	Taxpayers are paying for the property now. The special assessments that are on the property that equate to \$1.7 - \$1.8 million annually are guaranteed by the City so when the taxes were defaulted on and stopped being paid, the City still had an obligation to pay the assessment on those bonds. The City has been paying that annual assessment since 2010 and will continue to do so moving forward until the property is put back into private ownership for redevelopment or other uses identified for public purposes as a result of this planning effort. Regarding easing the tax burden moving forward, that is one thing that gives the City the unique prospect relative to the new endeavor of looking at potentially acquiring the property on behalf of the City, that's a unique opportunity the City has that couldn't be met by the Receiver which is looking at the back taxes and assessments, particularly the back assessments, evaluating how to negotiate that moving forward with new developers that come into the mix.	

<p>Does the completion of Crosstown improve access to the area?</p> <p>Have there been discussions w/ lrg corps. feedback?</p>	<p>Crosstown Parkway definitely improves and increases access to the area. In fact, the owners of the plaza to the north, Eastport Plaza, home to Publix, recently reported that after Crosstown Parkway opened, they noticed an increase in their business. The City has not had any discussions with large corporations regarding City Center property other than the two private developers that were under contract to purchase the property from the Receiver, there were some discussions held with those entities. Those entities have indicated that there is market interest in the property but they couldn't deal with the financial implications that were beset on the property on a bulk basis. That's another area where the City is uniquely qualified to deal with those private corporations on an individual parcel basis, where the Receiver was looking at dealing with one entity to purchase the entire property.</p>	
<p>Who is paying for the construction of buildings?</p>	<p>If determined that there are parcels that should be put into private ownership and seek redevelopment opportunities with private developers, those buildings would be paid for and built by those developers. If there are any areas of the property that are determined would be retained for public ownership, that is something that would be determined of what that public ownership is for: is it for more open space, is it for more building construction and other facilities? That is something that will have to be evaluated moving forward.</p>	
<p>There are multiple owners to city center properties. How will they be expected to comply with the master plan?</p>	<p>When Master Plan is adopted by City Council, typically there are a list of implementation strategies and recommendations that need to take place. Staff would proceed with those efforts and to implementing those recommendations which will include changes to the Comprehensive Plan and CRA Agreement, etc., that will determine the development pattern and what our expectations are on the property. Therefore, that will be adopted by City Council. As we proceed with any site plan moving forward, that would be the mechanism to enforce as to what comes out of the ground.</p>	
<p>Will the planning board and or team ensure all projects are created to embrace people of all races...Diversity?</p>	<p>We are a City for all people and all of us embrace that. Our job is to ensure that we are not only that vision/mission of the City, but also to our Code of Ordinances and our Strategic Plan and the Master Plan that comes out of this process. That is our mechanism for ensuring we are embracing all that.</p>	
<p>What is the time frame, best case scenario, with PSL having an actual, identifiable downtown?</p>	<p>As it relates to City Center itself and the recommendations that come out of our planning effort as to how to move forward with the redevelopment of that property, the timeframe is really going to be dependent upon the market for those properties that are determined to be best suited for redevelopment and will be up to the City if there are any properties that are determined to be put to public use. That is all dependent on if the City does acquire the property or not. Otherwise we will be looking to effectuate the plan as recommended for private redevelopment. It is a function of the market.</p>	
<p>I believe mixed use is important. Think about Tradition and the retailer that have left the area due to the "Amazon" effect. Also, it is important to understand we need jobs and entertainment. P.S.L. has been a long time retirement area but I believe a lot of younger families are moving to the area like myself. Why have so many projects failed? Was it mainly fraud or targeted to wrong demographic? What are some of the revenue sources from the properties?</p>	<p>Kimley-Horn: Mixed-use development will be key and more and more successful examples are seen throughout Florida. They (KH) are working a very large mixed-use development on the West Coast known as Wellen Park (fka the West Villages) and are seeing the mix of uses equals the flexibility of the long term success of these types of developments. City: A lot of the stores we see vacated recently are due to the e-commerce effect. Some are due to changing demographic pattern and changing consumer preferences. For the most part, it is mostly attributable to the e-commerce effect.</p>	
<p>Will there will be a coordinated development as to building design and density</p>	<p>Kimley-Horn: Those types of things are part of the recommendations and final deliverable in the policy guide and conceptual planning efforts. Definitely will be talking about design guidelines and density all the components that make up the best City Center.</p>	
<p>is there an expected date for the city to secure the properties from the receiver?</p>	<p>The goal is to have a contract negotiated and presented back to City Council within 90 days. The timeframe for execution on the contract to get to a closing once (the contract) is signed would be probably another 90-180 days, subject to contract negotiations. This would be dependent upon on time ascertained is needed for due diligence, researching all title issues, etc. Total timeframe from today is 180-270 days, as an estimate.</p>	
<p>Should you acquire a full service hotel for the area will you have a group sales people travel to go out and book conventions, trade shows to fill the civic center to be profitable.</p>	<p>MIDFLORIDA Event Center has been successful in operations and could continue to grow that with a hotel in close proximity. MFEC staff feel that adding a hotel could help attract and book conventions.</p>	

Comments

I loved the MetroQuest Survey; thank you for putting it together! It was very thorough and addressed many of my concerns about the project. The only drawback is that it is not very easy to share via social media pages to encourage other residents to participate. The image / icon which populates when shared isn't very "telling" about what the survey is for.

we said a combination of boutiques and big box. However, boutiques don't like to compete with big box stores

I would like to see a combination of restaurants, shopping and entertainment to give the City an identity such as a City Place.

In response to the changing work environment: a collaborative work space would be very interesting!

Conventions draw quite a number of participants which helps the city economics.

In order to entice conventions, you would need about 700 rooms

Would like to see one or two 6-story office buildings and to try to have an anchor tenant like an insurance company or a conglomerate. Then have those buildings rented out in advance with commitments (waiting to come in). These should be tenants that are sustainable for a long period of time / indefinite. Suggests larger/national restaurants such as Cheesecake Factory or Too Jays. Too Jays in Stuart may be interested.