

Medsquare Healthplex of Port Saint Lucie Public Meeting

Tuesday, October 3, 2023, ~ 5:30 pm

Virtual Teams Meeting

Meeting notes provided by Cheryl Scott, The Merchant Strategy, Inc.

Project Team in Attendance:

- Alberto J. Perez, AJP
- Chris Coots, Flagler Investments
- George Gentile, 2GHO
- Pat Lentini, 2GHO
- Dan Siemsen, 2GHO
- Alex Morcate, AJP
- Lillian Marin-Saenz, Modis Architects
- Rebecca Mulcahy, Pinder Troutman
- Cheryl Scott, The Merchant Strategy

Stakeholders in Attendance:

- Bridget Cooke
- Duncan

Meeting Overview:

Alberto J. Perez, Owner/Developer opened the meeting at 5:30 pm, introduced Chris Coots and gave a brief opening statement before turning it over to George Gentile.

George Gentile introduced himself and the project team. He advised that the project is currently at the zoning process stage and that the project will be consistent with the City's current land use and design guidelines. George then turned it over to Dan Siemsen.

Dan started the presentation and provided a brief overview/history of the project site, confirmed the project location, and reviewed the current land use guidelines. Once the presentation was over the floor was opened for questions.

Q & A:

Bridget Cooke: My house is directly across from where the parking lot will be at the rear of the building. Will there be a barrier so we are not looking directly at a parking lot and losing privacy. Are there any height requirements

Dan Siemsen: There will be buffers around the entire parking lot, along with landscape islands within the lot. Buffers could include trees, shrubs, bushes and/or hedges but we are not at that stage just yet to confirm what will be there.

George Gentile: The current minimum height requirement for hedges is 24-36 inches. We will review the minimum code requirements and take into account stakeholders' concerns and comments.

Alberto J. Perez: We want to hear the concerns of the stakeholders so we can take all of that into consideration.

Bridget Cooke: Will the entry/exit be on Becker or will my street have the through traffic?

Dan Siemsen: The entry/exits will be on the two side roads, SW Lassiter Terrace and SW Junietta Terrace. The City refused to allow entry/exit to/from Becker Road.

Rebecca Mulcahy: There should be little to no thru traffic on SW Janice Avenue

Duncan: Asked what measures would be put in place to prevent drug rehabilitation facilities from going in and whether or not tenants were already finalized.

Alberto J. Perez: Advised there was significant interest from Best in Class providers, but none have been finalized as of yet and none of them were drug rehabilitation facilities.

Dan Siemsen: Advised that drug rehabilitation facilities are not zoned for this location and therefore are not allowed and will not be there.

Duncan: Asked for confirmation that the property will be properly maintained so as not to be an eyesore. It has been her experience that developers don't care and once the building is up they don't worry about lawn and/or building maintenance.

Alberto J. Perez: Stated he was not only the developer, but also an owner and again stated that Chris Coots was also an owner. He offered to share their portfolio of property assets to show they maintain all of their properties. They want to be proud of what they build/own and want the neighboring communities and neighbors to be proud as well.

Bridget Cooke: If this is just in the preliminary stage then why are they clearing the area?

Alberto J. Perez: Stated there is selective clearance going on because we need to get some soil samples done and in order to get access to the site, paths need to be cleared.

Bridget Cooke: Why can't they leave a barrier of the trees which are already there to protect us from looking at that building. Then you don't have to do new plantings.

Dan Siemsen: Good question. Given the tree survey of existing native material, we will incorporate what we can into the buffers. However, the fair majority of the vegetation along this site is exotic and nuisance and deemed by the State of Florida to be removed. If there is native material, we will incorporate that into the buffers.

Duncan: Has a gopher tortoise survey been done?

Alberto J. Perez: Yes, we have done all of our environmental studies, including tortoise and tree studies. All mitigation efforts will be adhered to and abided by the recommendations given us by the third party environmental group.

Bridget Cooke: Will the environmental studies and/or surveys be public knowledge and available for the public to review?

Alberto J. Perez: Yes, they will be part of our submittal package.

George Gentile: They will be part of the package we are required to submit, for the site plan approval.

Pat Lentini: The City once the application for major site plan is submitted, will post it to their website but we are not there yet. We are still in the rezoning process.

Bridget Cooke: Will be given notice for the 2nd reading coming up on the 9th?

George Gentile: This was already noticed by the City. It will be in front of the City Council.

After confirming there were no more questions, George Gentile closed the meeting at 6:15 pm.