

City of Port St. Lucie

Community Redevelopment Agency

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes - Final

Shannon M. Martin, Chairman

Jolien Caraballo, Vice Chairman, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, November 27, 2023	5:00 PM	Council Chambers, City Hall
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1. Meeting Called to Order

A Regular Meeting of the Community Redevelopment Agency of the City of Port St. Lucie was called to order by Chair Martin on November 27, 2023, at 5:01 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call and Determination of Quorum

Members Present:

Chair Shannon Martin

Vice Chair Jolien Caraballo

Stephanie Morgan

Dave Pickett

Anthony Bonna

3. Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Additions and Deletions to the Agenda and Approval of the Agenda

There being no discussion, Mr. Pickett moved to approve the Agenda. Vice Chair Caraballo seconded the motion which passed unanimously by voice vote.

5. Approval of Consent Agenda

This item was Approved.

5.a Approval of the September 25, 2023 Community
Redevelopment Agency Meeting Minutes

[2023-949](#)

There being no discussion, Mr. Bonna moved to approve the Consent

Agenda. Mr. Pickett seconded the motion, which passed unanimously by voice vote.

6. Public to be Heard

There was nothing heard under this item.

7. New Business

7.a City Center Master Plan Economic Impact and Disposition
Scenarios

[2023-938](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Jennifer Davis, CRA Director, provided a brief introduction to the Board and Dr. Kim Delaney, Treasure Coast Regional Planning Council, presented a concept for a Multi-use Plan. She discussed the parking analysis and Master Plan principles such as roads/blocks, place-making, US1 importance, market-responsive mix of uses, and creating Port St. Lucie's 'Downtown'.

Vice Mayor Caraballo inquired as to how the amount of retail going into this has shifted over the years, to which Dr. Delaney replied that it had shifted from a more retail-heavy composition to a more residential-heavy composition due to the decrease in demand for retail as shown in a Market Study.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Kevin Plenzler, PFM, discussed the analytics of the development program, parking garage callouts, various options for parking, additional infrastructure costs, a summary of the economic impacts, and a summary of TIF increments. He also discussed various disposition scenarios for CCMP property, a summary of findings, and key takeaways for ground leasing and property sales.

Ms. Davis stated that there was an alternate scenario, and informed that since the Master Plan presentation at the Summer Workshop, they had received developer interest in taking a portion of the property for a special economic development project, so the City had worked with PFM on what the financials would be for this, which could be presented to the Board upon their desire. She noted that staff was seeking adoption of the plan as presented so that they could move forward regardless of if the alternative plan comes forward or not. The Board agreed to move forward with the current plan.

Ms. Davis then provided an update on the interior and exterior demolition, as well as the Master Sign Program, noting that they were working on determining the cost to repair or replace the existing City Center sign. She then discussed the branding initiative, noting that they would like to move

forward into a branding phase and potentially rename the site. She also stated that they would be working with the City Center staff to ensure that they retain the space that they need for events during construction. Ms. Davis then announced a potential Indian River State College partnership for a business incubator on the site, and she recommended the adoption of the Master Plan as presented and Board recommendation for disposition.

Vice Chair Caraballo clarified that this was just a guide point, and the Board could make changes as needed, and expressed desire to not rush the project. She also expressed approval of a hybrid model. The Board members voiced agreement with using a hybrid model and further discussed planning the next steps and speaking to developers.

There being no further discussion, Vice Chair Caraballo moved to approve the City Center Master Plan Economic Impact and Disposition Scenarios. Mr. Pickett seconded the motion, which passed unanimously by voice vote.

8. Other Issues by Board Members

There was nothing to be heard under this item.

9. Adjourn

There being no further business, the meeting was adjourned at 5:39 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk