

**CITY OF PORT ST. LUCIE
PORT ST. LUCIE CITY COUNCIL/ST. LUCIE COUNTY COMMISSION
JOINT SESSION MEETING MINUTES
JUNE 13, 2024**

1. MEETING CALLED TO ORDER

A Joint Meeting of the CITY COUNCIL of the City of Port St. Lucie and County of St. Lucie was called to order by Mayor Martin on June 13, 2024 at 1:04 p.m., at IRSC Pruitt Campus 500 NW California Blvd, Port St. Lucie, FL 34986.

ROLL CALL

Present for the City:

Mayor Martin

Vice Mayor Caraballo

Councilwoman Morgan

Councilman Pickett

Councilman Bonna

Present for the County:

Cathy Townsend, Chair

Chris Dzadoovsky, Vice Chair

Jamie Fowler, Commissioner

Linda Bartz, Commissioner

Larry Leet, Commissioner

Mayte Santamaria, Deputy County Administrator

2. DISCUSSION ITEMS

a. UPDATE ON TRANSIT SERVICES

Adolfo Covelli, St. Lucie County Transit Director, presented an update and provided information on the Transit Department. He provided data for Ridership, Microtransit Ridership for FY23/24, outreach events, vehicle purchases, and future plans. He then discussed costs to provide services, current intermodal facility, conceptual design for the proposed intermodal facility, and intermodal funding.

Councilman Pickett asked for elaboration on the Port St. Lucie Express and if there was a cost associated, to which Mr. Covelli replied that there was no local investment for this as it was funded by FDOT, and it would be run by Palm Tran. He discussed its services and noted that they were working to start it in September of this year.

Vice Mayor Caraballo inquired if there were plans for coordinating with Martin County on both County's transit systems and could there be a meetup location, to which Mr. Covelli replied that they had not reached out, but they will. Vice Mayor Caraballo then inquired if the fixed route service was still free, to which Mr. Covelli responded in the affirmative. Vice Mayor Caraballo suggested doing a separate program that they could charge for and that would help to connect to job sectors to assist in filling those jobs. Mr. Covelli discussed a proposed van-pool service in partnership with Enterprise and engaging the EDC and companies that have been wanting these types of assistance.

Councilman Bonna and Mr. Covelli discussed communication with residents for this item. Councilman Bonna then inquired if there was an option, like a QR code, so that people could support the program, to which Mr. Covelli replied that he would look into this. Vice Chair Dzadoovsky also discussed the utilization of television stations and social media for public outreach, and Chair Townsend recommended doing a show to discuss transit.

b. TRAFFIC NETWORK - SPECIFICALLY RANGELINE/GLADES CUT OFF

Patrick Dayan, St. Lucie County Public Works Director, discussed Glades Cut Off Rd and Range Line Rd, maintenance projects from Midway Rd to Range Line Rd, from Crosstown Pkwy to Becker Rd. He discussed ongoing projects such as Selvitz Rd widening project, Glades Cut Off Rd PD&E Study, Oak Ridge Ranch committed improvements, Comprehensive Plan Transportation map series, and Thoroughfare Network Right-of-Way Protection Plan. He then discussed the current sub-area study, TPO 2050 Long Range Transportation Plan Update, TPO 2045 Long Range, and Transportation Plan, Southwest Annexation area. He concluded the presentation with an overview, discussion of the future, and SLC/PSL continued collaboration.

Councilwoman Morgan inquired if St. James was on the plan for repaving, to which Mr. Dayan responded in the negative, stating that the 3-year program was already filled. Vice Mayor Caraballo suggested that the City provide a list of roads for partnership to the Commission, and she inquired if the County forecasted that some projects would be accelerated because of potential developer impacts, to which Mr. Dayan replied that once areas are put it into place, they could engage in negotiations and identify opportunities for acceleration, but it was difficult to say because none of the projects had moved through to completion or approval. Vice Mayor Caraballo then inquired if there were plans for multimodal sidewalks, to which Mr. Dayan responded in the affirmative.

Mayor Martin stated that she would like to see more collaboration and that they need to come up with ways to allow for more commercial. Councilman Pickett stated that 2045 was a good target, but the impacts would be felt long before that, so the roads needed to be built well-before and developers needed to pay their fair share. Vice Mayor Caraballo discussed cell towers and Chair Townsend noted that the County had the same challenges.

Commissioner Leet discussed bringing in spendable income in tax revenue from 4 large projects. Vice Chair Dzadoovsky discussed Commerce Drive and suggested having discussions to see how

they could take it over and take it out of the reserve. He also stated that they would task their staff with looking into a process to push forward with having more State roads in St. Lucie County, and they should develop a plan and Resolution that would send notice to the developers that they're going to demand more. Commissioner Fowler recommended holding another meeting in the next 6 months to come up with minimum standards for the developers.

Teresa Lamar-Sarno, Deputy City Manager, presented on the Traffic Network and discussed current county development reviews, Range Line Rd connections, major planned developments, impacts of the development in general terms, and shared concerns which impact all residents. Colt Schwerdt, City Public Works Director, continued the presentation and discussed city specific roadway concerns with the active development projects, solutions, city specific park concerns with the active development projects, and solutions to the issues.

Chair Townsend expressed concern for the methodology statement and stated that the development near Range Line would be mixed use so the growth would not push into the City. Mayor Martin stated that there was a long-term lag with commercial development so they would come into the City until its completed, and she expressed concern that there was not enough rooftops to sustain services there. Mr. Schwerdt clarified the methodology statement and stated that it should be submitted prior to a traffic study and development coming in, so they were trying to make sure that was adhered to.

Chair Townsend stated that the County Planning & Development Director should also provide them with City updates so if there was a concern, they could call the City and interject before it ties up the development. Vice Chair Dzadoovsky stated that there was an opportunity to speak with legislative groups to see if they can have a conversation in Tallahassee about a process in which the DRI could be resuscitated on some level. The Commission and Council discussed definitions of commercial and Vice Chair Dzadoovsky recommended assigning one staff member in each Planning Office to be on site when plans are being discussed. Vice Mayor Caraballo suggested that when the County meets with the developers, they inquire about how much acreage is in their commercial and when they plan to develop that all out to avoid issues like Tradition has. Commissioner Fowler addressed the concern of acreage and Commissioner Leet stated that if they don't start planning things, they will have the same problems, so they need numbers and coordination. Vice Mayor Caraballo continued discussions on challenges for the City.

(Clerk's Note: Item 2.d was heard after this item.)

c. UPDATE ON CITY'S MOBILITY PLAN

(Clerk's Note: This item was heard after item 2.e)

Mary Savage-Dunham, City Planning & Zoning Director, discussed responsibilities under the ILA, items accomplished to date, County responsibilities. She showed maps of the 2045 Mobility Plan including corridors, corridor improvements, intersection improvements, and Transit Circulation Plan.

Colt Schwerdt, City Public Works Director, discussed corridor improvements for Peacock Blvd to east of California Blvd, East Torino Pkwy (Midway Rd to Cashmere Blvd), and Southbend Blvd (Oak Ridge Dr to Snow Rd). He exhibited Mobility funded projects for Fiscal Years 23-33 and discussed current ten-year projection for infrastructure expenditures for FY24/25-FY33/34, and infrastructure projects funded by various revenues.

Chair Townsend inquired as to when the audited version of the City's Annual Report would be in, to which Stephen Okiye, Finance Director, replied that they could get it to them next week. Chair Townsend suggested expediting the I-95 project due to the growth, to which Mr. Schwerdt replied that they were currently trying to expedite this and have contacted the TPO and FDOT, in which they were told that if they conduct a feasibility study, it will give the story of the need for this project, then they could turn that in to FDOT, who in turn could do their studies and reports concurrently.

Vice Mayor Caraballo inquired if there was a desire from the County to move to a Mobility Plan, to which Chair Townsend replied that it was a topic they should discuss again. She also recommended making the next City/County joint meeting less formal.

Commissioner Fowler inquired about widening or paving Savona Blvd, to which Mayor Martin advised that they had a road tour scheduled, and Mr. Schwerdt added that it would be partially repaved in October. He added that studies were being done for widening, and that they were looking into combining the two Phases for Gatlin Blvd and Savona Blvd.

Commissioner Bartz requested an update on Prima Vista Blvd and Floresta Dr, to which Mr. Schwerdt replied that they were actively trying to accelerate this project and the goal was to start construction this year. Vice Mayor Caraballo noted that Village Green Dr would be repaved, and she requested an update for Walton Rd, to which Vice Chair Dzadoovsky discussed the various challenges with this project.

Deputy County Administrator Mayte Santamaria provided an update on the encumbered projects for the Port St. Lucie area.

(Clerk's Note: Item 2.f was heard after this item.)

d. UPDATE ON SOLID WASTE AND OPPORTUNITIES FOR A WASTE TO ENERGY FACILITY

(Clerk's Note: this item was heard after item 2.b)

Rebecca Olson, County Director of Public Utilities and Solid Waste, provided a brief presentation discussing the design of a new 13-acre cell to assist with the rapid filling of the current cell, with the expected ground-breaking to be this year. She mentioned that they were still in a cone-of-silence regarding waste energy but shared that it was still being reviewed by an outside firm. She also clarified that FPL would reach out to neighboring municipalities to reach an agreement regarding the original proposal stating that the County would be responsible for securing all

waste for the facility, and she noted that it was originally proposed that the County would provide a site for the facility, but that FPL would be financially responsible for the construction and maintenance of the facility.

Mayor Martin inquired as to what the timeline would be regarding the details of the proposal to come forward, to which Ms. Olson replied about 6 months. Councilman Pickett inquired as to what the capacity would be with the current growth, and what would be the timeframe to seek another facility to take our trash to if the facility is not ready, to which Ms. Olson stated that the current landfill has an expected life out to 2065, and it takes 20 years to permit something new so they should start looking into this now. Vice Mayor Caraballo inquired as to what the projections would be if they obtained the waste to energy projections, to which Ms. Olson replied that it would add about 40 years of life to the landfill. Ms. Olson addressed the inquiry regarding the expected life to go to 2045 rather than 2065 due to the unexpected growth, stating that the projection changes every year. Vice Mayor Caraballo inquired if they have noticed a difference in the recycling program, to which Ms. Olson required that they have seen an increase in contamination, and she discussed highly recyclable items.

e. UPDATE ON TREASURE COAST INTERNATIONAL AIRPORT

Cameron Howard, Airport Director, provided a brief Part 139 Commercial status update and discussed the terminal renovation project and the various Request for Proposals. Chair Townsend also noted that they were getting a new tower and a runway extension. Councilman Pickett inquired as to the total length of the new runway expansion, to which Mr. Howard replied that the runway extension was in the Environmental Phase, and they were going through the Planning and Justification Phase to determine the length, but they should be around a total length of 7,500-8,000 ft. Mr. Howard then discussed the importance of the 139. Vice Chair Dzadovsky also discussed the justifications, and Mr. Howard discussed the cycle of grants.

A break was called at 3:04 p.m., and the meeting resumed at 3:26 p.m.

(Clerk's Note: Item 2.c was heard after this item.)

f. DISCUSSION ON TOURISM TAX

(Clerk's Note: This item was heard after item 2.c)

George Landry, County Administrator, spoke on behalf of County Attorney Daniel McIntyre and provided a brief history of the Tourism Tax. Councilman Bonna recommended amending the Ordinance to state that it was just for Capital projects and not mostly for St. Lucie West, and he expressed concern for the geographic statement in the Ordinance. Councilwoman Morgan stated that she brought this concern up at the Tourist Development Council meeting, and she suggested deleting the last sentence of, "tourism at the fairgrounds or north of Midway." Administrator Landry clarified the financial aspects of where the money was going to for various projects, and Mayor Martin discussed the newest City locations that were bringing tourism. Vice Chair

Dzadovsky suggested changing “north of Midway Rd” to “Unincorporated St. Lucie County”, and he recommended investigating the idea of making Request for Proposals to buy the whole Stadium property, sell the Stadium and the lease that went with it, maintain the Mets in Port St. Lucie, use the money to pay off debts, then build out the property and redo the TDT and create new language. The Council and Commission held further discussions on the Stadium, financials, and changing the Ordinance language. They also discussed a perspective January date for the next meeting and the recommendation to meet every 6 months.

Chair Townsend opened Public to be Heard. Seeing no one, she closed Public to Heard.

3. ADJOURN

There being no further discussion, the meeting adjourned at 4:29 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk