



Legislation Text

File #: 2019-895, **Version:** 1

Placement: Resolutions

Action Requested: Motion / Vote

Resolution 19-R89, Authorizing the City Manager or his Designee to enter and execute an interlocal agreement between the City of Port St. Lucie and the Treasure Coast Regional Planning Council for the purpose of developing a master plan for the approximately 1,150 acres of land located in the Southern Grove Development of Regional Impact.

Submitted By: Teresa Lamar-Sarno, AICP, Interim Planning and Zoning Director

Strategic Plan Link: The City's Vision for a diverse local economy and employment options.

Summary Brief (Agreements/Contracts only)

1. Prepared by: Legal Department and Treasure Coast Regional Planning Council
2. Parties: City of Port St. Lucie and Treasure Coast Regional Planning Council
3. Purpose: Prepare the Southern Grove Master Plan.
4. New/Renewal/Modified: New
5. Duration: September 23, 2019 until all deliverables are complete; July 2020.
6. Benefits to Port St. Lucie: The City considers the Southern Grove Master Plan and Market Analysis as a critical project in the City of Port St. Lucie Strategic Plan, which contributes to a diverse economy and employment opportunities. City desires to develop a master plan to guide the development of approximately 1,150 acres located within the Southern Grove Development of Regional Impact in a market driven context sensitive manner that is focused on creating a mixed-use employment corridor and overall sense of place.
7. Cost to Port St. Lucie (Annual and Potential): \$225,000

Presentation Information: Teresa Lamar-Sarno, AICP, Interim Planning and Zoning Director or Treasure Coast Regional Planning Council may provide Presentation.

Staff Recommendation: Move that the Council adopt the resolution authorizing the City Manager or his designee to enter into and execute an interlocal agreement between the City of Port St. Lucie and Treasure Coast Regional Planning Council to develop the Southern Grove Master Plan.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the interlocal agreement as prepared, between the City of Port St. Lucie and Treasure Coast Regional Planning Council to develop the Southern Grove Master Plan.

2. Move that the Council reject the interlocal agreement.

Background: In June 2018, the Port St. Lucie Governmental Finance Corporation ("GFC") accepted the transfer of 1,223 acres within Southern Grove (the "Property") from Tradition Land Company, LLC along with payment of \$1.2 million. The acquisition of the Property resulted in GFC assuming responsibility for the annual real estate taxes and assessments applicable to the Property, which included approximately \$4.9 million in annual assessments going forward for the Southwest Annexation SAD No. 1 that were otherwise subject to a covenant to be annually budgeted and appropriated by the City.

To assist GFC and the City in developing a strategy for the disposition of the Southern Grove property, the Board hosted an Urban Land Institute (ULI) Advisory Services Panel in November 2018 to assess the potential future development opportunities and recommend a conceptual master plan. The ULI final report, including a conceptual plan and recommended development strategies, was received in February 2019. The panel's plan focuses on creating job (which the panel recommended should be the number-one goal of the city), increasing the quality of life for Port St. Lucie, and lastly, mitigating the debt through the development of a mix of uses.

The key recommendations of the ULI Panel report include the following:

- Adopt a Master Plan focused on creating a sense of place that addresses the following:
 - Mix of uses
 - Revised Design Standards
 - Designing efficiencies to increase the amount of buildable land
 - Connectivity and Mobility
- A development strategy that focuses on job creation and debt mitigation.

On August 19, 2019 at the GFC Board meeting, City staff recommended for the City of Port St. Lucie to secure the services of Treasure Coast Regional Planning Council (TCRPC) to prepare and develop a master plan for the Southern Grove Property. The GFC directed staff to move forward with drafting a contract with TCRPC; to include a list of subconsultants to be reviewed by the City Council. This agenda item fulfills this directive and once approved by City Council staff will immediately begin working with TCRPC on the market analysis and master plan for the Southern Grove property.

Issues/Analysis: Staff believes the utilization of the Treasure Coast Regional Planning Council is in line with the City's goals and vision for Southern Grove. City staff collaborated with TCRPC on a scope and timeline that would allow the City, in conjunction with GFC, to review a draft master plan by May 2020. TCRPC has experience with providing municipalities with master plans throughout the Treasure Coast and South Florida. TCRPC will utilize the ULI Report as a base and build upon that report to develop a master plan that includes a market analysis.

Financial Information: Funding for the master plan is dedicated from the FY 2019-2020 GFC Fund.

Special Consideration: City staff is aware of the timeliness and great importance of developing a master plan that achieves the vision for a jobs corridor and creates a special place for the residents of the City to gather and enjoy all the City can offer with the development of Southern Grove. Additionally, if any interested party submits an unsolicited proposal for areas outside of the northern portion of the Property currently designated for sales, which significantly furthers the goals of the Strategic Plan and is consistent with the ULI concept plan, and indicate a willingness to work with staff and the TCRPC for coordination of development concepts

with the Master Plan, staff will present such offers to the Board for consideration.

Location of Project: The Property is located West of Interstate 95, South of Tradition Parkway, East of Village Parkway and North of Becker Road.

Attachments:

1. Resolution
2. Exhibit A - Interlocal Agreement
 - a. Attachment A - Treasure Coast Regional Planning Council Scope of Services
 - b. Attachment B - Insurance Requirements
 - c. Attachment C - Right of Entry Agreement
3. WTL+a Southern Grove Scope of Services
4. WTL+a Firm Profile
5. CAPTEC Firm Profile
6. REG Architects Firm Profile
7. Jose Vengas Firm Profile
8. Lauren Moss Clark Firm Profile
9. Northstar Geomatics Firm Profile

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

LEGAL SUFFICIENCY REVIEW:

Approved as to Legal form and sufficiency by James D. Stokes, City Attorney. (Reference Legistar database for authorizing City Attorney representative.)