

St. Lucie West Services District
Workshop Meeting Minutes
March 1, 2021, at 9:00 a.m.
VIA TELEPHONIC COMMUNICATIONS
DIAL IN TO: 1-877-402-9753 ACCESS CODE: 4411919

(Please note: This is not verbatim. A CD recording of the Workshop Meeting is available on file.)

Board Members Present

Vincent D'Amico, Chairman – in-person
Gregg Ney – Vice Chairman – in-person
John Doughney, Secretary – in-person
Dominick Graci, Supervisor – in-person
Viorel Mocuta, Supervisor – in-person

Staff Present

Dennis Pickle, District Manager, St. Lucie West Services District (“SLWSD”) – in-person
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD – in-person
Josh Miller, Utilities Director/Assistant District Manager, SLWSD – via phone
Gerard Rouse, Assistant Public Works Director, SLWSD – in-person
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – in-person
Laura Archer, Recording Secretary, SDS – via phone

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman D'Amico called the Workshop Meeting to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all 5 Supervisors were in attendance.

D. Approval of Minutes

- 1. February 1, 2021, Workshop**
- 2. February 2, 2021, Regular Board Meeting**

There were no revisions to either set of minutes.

E. Public Comment

There was no public comment.

**F. District Attorney
DA 1 – Status Report/Updates**

Mr. Pickle was not aware of any updates from Mr. Harrell.

**G. District Engineer
DE 1 – Consider Work Authorization No. 7B-18-2010-SU between the St. Lucie West Services District and Little Lots, LLC for Pacific Star Warehouse**

Mr. Pickle presented the item, indicating that this was an application for an additional building and associated parking, drainage, sewer and water services for a project that was previously approved with a different building configuration. Mr. Pickle noted that the building being modified is 0.892 acres and is located on the north side of NW Enterprise Drive, south of the existing parking area.

Mr. Pickle went on to explain that this project will contain one 10,200 SF building comprised of 9,000 SF of warehouse space and 1,200 SF of office space. Water and sewer services were previously stubbed out to this property and the plans propose to extend those lines to provide service to the building. Mr. Pickle noted that staff had reviewed the application and recommends approval of the Work Authorization with the following two special conditions:

- 1.) All water, sewer and reuse improvements past the points of service shown on the plans shall be the responsibility of the Applicant or subsequent owner; and
- 2.) All drainage facilities shall remain in private ownership and shall be the maintenance responsibility of the Applicant or subsequent owner.

There was no discussion regarding this item.

**H. District Manager
Action Items**

DM 1 – Consider Amendment to Contract with Infrastructure Solution Services, LLC (ISS) for Consulting/Professional Services (Continuing Potable Water, Wastewater and Related Engineering Consulting Services)

Mr. Pickle presented the item, indicating that this was an amendment to the contract with ISS for consulting/professional services for the continuing potable water, wastewater and related engineering consulting services due to the anticipated retirement of Bob Lawson. Said amendment will include stormwater. Mr. Pickle noted that they wanted to receive approval on this amendment early enough in the process in order to make the transition run more smoothly.

A brief discussion ensued regarding details of the transition.

DM 2 – Presentation from Developer

Mr. Pickle introduced Hal Dodt of Leonardi Capital Group regarding the potential sale of the property located on the southeast corner of St. Lucie West Boulevard and SW California Boulevard.

Mr. Dodt presented information regarding the company as well as an overview of his qualifications as well as that of Rich Leonardi's and Geno Ray. Mr. Dodt noted that, if approved, they would like to target the property for a grocer and a small box user up front or possible drive-thru restaurant. Leonardi Capital Group would take on the responsibility of rezoning the property and expect this step would take about a year in order to accomplish. He also noted that they would work with the community to create buffers for the residential area nearby.

Discussion ensued and the Board posed many questions to Mr. Dodt. Once the Q&A portion of the presentation was completed, Mr. Pickle invited Mr. Dodt to tomorrow's Board Meeting, when the Board could potentially make a decision as to where they stand on the offer.

That concluded Mr. Dodt's presentation.

I. Consent Agenda

CA 1 – Monthly Report on Public Works Department

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Financial Statements for January, 2021

CA 6 – Consider Approval to Transfer Funds for the R&R Account Requisitions for Fiscal Year 2021

CA 7 – Surplus Items

There was no discussion regarding the Consent Agenda items.

J. Supervisor Requests

Supervisor Graci thanked those Cascades residents for their attendance.

District resident, James Abbott expressed his concern over drainage that could be effected by the filling of the lake and asked if the property had been appraised. Mr. Pickle responded that the \$3.5 Million offer is much higher than the other offers

received and also includes the purchaser taking on the responsibility for prepping the parcel for development.

That concluded Supervisor Requests.

Several residents made additional comments regarding the potential sale of the property located on the southeast corner of St. Lucie West Boulevard and SW California Boulevard.

K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 10:10 a.m. There were no objections.

Workshop Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 04/06/21