

**St. Lucie West Services District**  
**Workshop Meeting Minutes**  
February 7, 2022, 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 – via phone  
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" and/or the "District") – in-person  
Bill Hayden, Chief Assistant District Manager, SLWSD – in-person  
Maddie Maldonado, Director of Office Administration, SLWSD – in-person  
Josh Miller, Utilities Director/Assistant District Manager, SLWSD – in-person  
Gerard Rouse, Assistant Public Works Director, SLWSD – via phone  
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, whether in-person or via phone.

**D. Approval of Minutes**

- 1. January 10, 2022, Workshop**
- 2. January 11, 2022, Regular Board Meeting**

There were no suggested changes 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. 4D-23-2112-SU between the District and VYBE SLW, LLC**

Mr. Hayden presented the item, indicating that this was an application for the demolition of the existing project site and construction of a 1.72-acre commercial development on the northwest corner of NW Central Park Plaza and NW St. Lucie West Boulevard. He noted that the site was currently developed as a Harbor Community Bank.

Mr. Hayden went on to note that the applicant proposes the construction of a new restaurant building and reconfiguration of the existing driveways and parking spaces. He furthered that the project site would utilize the existing water, sewer and reuse line connections that were previously stubbed out to the site.

The following 2 special conditions were noted:

- 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 on-site drainage facilities, including the proposed control structure, shall remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner.

There was a brief discussion regarding the location of the project.

**DE 2 – Consider Work Authorization No. 7A-60-2110-SU between the District and St. Lucie West SK Cornerstone, LLC**

Mr. Hayden present the item, indicating that this was an application for the construction of a 1.01-acre commercial development on the northwest corner of NW Peacock Boulevard and NW Courtyard Circle. He noted that the lot was currently cleared, rough graded and stabilized with grass.

Mr. Hayden advised that the applicant was proposing to construct three attached commercial buildings with associated driveways and parking spaces. He furthered that the project site would utilize the existing water, sewer and reuse lines adjacent to the lot.

The following 2 special conditions were noted:

- 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 on-site drainage facilities, including the proposed control structure, shall remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner.

There was no discussion regarding this item.

**H. District Manager  
Action Items**

**DM 1 – Other Items/Updates**

Mr. Pickle that they were having issues receiving calcite orders because the mine was short staffed. He noted that they were looking at alternative options.

That concluded Mr. Pickle's updates.

**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 December, 2021**

**CA 6 – Consider Approval to Transfer Funds for the R&R Account and WCF Account**

**CA 7 – Surplus Items**

There was a brief discussion regarding the office equipment being designated as "Surplus Items."

That concluded the discussion on the Consent Agenda items.

Mr. Pickle noted that this was his last month as the onsite District Manager. The Board asked that Mr. Pickle evaluate Mr. Hayden in his capacity as District Manager, which he will complete prior to March 1, 2022.

**J. Supervisor Requests**

Secretary Doughney thanked Mr. Hayden for his help with the Kings Isle signage issue

That concluded Supervisor Requests.

**K. Adjournment**

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:24 a.m. There were no objections.

Workshop Meeting Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 03/08/22