

City of Port St. Lucie

City Council

Meeting Minutes

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

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I
John Carvelli, Councilman, District II
Shannon Martin, Vice Mayor, District III
Jolien Caraballo, Councilwoman, District IV

Please visit www.cityofpsl.com/tv for new public comment options as a result of COVID-19.

NOTICE: INDIVIDUALS ARE SUBJECT TO MEDICAL SCREENING PRIOR TO ENTERING ANY CITY BUILDING AND ENTRY MAY BE DENIED IF ANY INDICATOR OF ILLNESS OR PRIOR EXPOSURE IS IDENTIFIED.

Monday, October 26, 2020

6:30 PM

Council Chambers, City Hall

Meeting to follow the 6:00 PM GFC

1. Meeting Called to Order

A Regular Virtual Meeting of the City Council of the City of Port St. Lucie was called to order by Mayor Oravec on October 26, 2020, at 6:35 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members

Present: Mayor Gregory J. Oravec
Vice Mayor Shannon Martin
Councilwoman Jolien Caraballo
Councilman John Carvelli (virtual)
Councilwoman Stephanie Morgan

3. Invocation & Pledge of Allegiance

This was done at the previous Governmental Finance Corporation meeting.

4. Proclamations and Special Presentations

4.a Proclamation for Hospice and Palliative Care Month

[2020-873](#)

Mayor Oravec read the Proclamation and presented it to Jackie Kendrick from Treasure Coast Hospice.

5. Public to be Heard

Henry Smyth complimented the City's progress, landscaping and the new expansion on Floresta Drive.

Jared Greenberg spoke about the Becker Road rezoning and the multimodal plan, as he was concerned what it was going to become in the future.

Mayor Oravec requested that Mr. Greenberg be provided with the Becker Corridor Study and the presentation.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Vice Mayor Martin moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 7.a** September 21, 2020 Special Council and October 12, 2020 Regular Council Meeting Minutes [2020-822](#)
This item was Approved.
- 7.b** Approve the Annual Expenditure for Contract #9531218 for Crime Laboratory Services at Indian River State College. [2020-802](#)
This item was Approved.
- 7.c** Acceptance of FY 2020-2021 Victim of Crime Act (VOCA) Grant - Grant # VOCA-2020-City of Port St. Lucie-00765 [2020-824](#)
This item was Approved.
- 7.d** Approve a Major Site Plan for St. Lucie West - Lot 8 (P20-088) [2020-820](#)
This item was Approved.
- 7.e** Request Approval to Negotiate for the Purchase of Property for a New Lift Station [2020-816](#)
This item was Approved.
- 7.f** Approve a Major Site Plan for St. Lucie West Lots I-6A and I-6B Industrial Warehouses (P20-089) [2020-842](#)
This item was Approved.
- 7.g** Award Contract #20210002 to Purchase Fleet Vehicles and [2020-808](#)

- Other Equipment.
- This item was Approved.
- 7.h** Award Contract # 20200025 for a Master Plan for The Port District. [2020-804](#)
- This item was Approved.
- 7.i** Approval to Participate in the School District of Palm Beach County Contract #19C-24T for Communications Cabling Contractors with Diverse Technologies, Inc., Diversified Electrical Systems, Inc., Francis Uriel Electric, Inc., Glanz Technologies, Inc., Intranet Communications Group, Inc., iPhone and iPad Warehouse, LLC, Jade Communications, Inc., One Call Florida, Inc., Premises Cabling Systems, Inc., and Universal Cabling Systems, Inc. [2020-812](#)
- This item was Approved.
- 7.j** Approval to Participate in the State of Florida, Department of Management Services (DMS) Contract #43220000-WSCA-14-ACS for Data Communication Products & Services. [2020-837](#)
- This item was Approved.
- 7.k** Amended and Restated Fire/EMS Development and Impact Fee Agreement for Southern Grove and Western Grove Developments of Regional Impact [2020-851](#)
- This item was Approved.
- 7.l** Approval to Participate in the City of Ormond Beach ITB#2020-24 for Water & Wastewater Chemical Purchases with Tanner Industries, Inc., ADAPCO LLC, Allied Universal Corporation, Carus LLC, Carmeuse Lime & Stone, Matheson Tri-Gas, Inc., Odyssey Manufacturing Company, Polydyne, Inc., and American Water Chemicals, Inc. [2020-834](#)
- This item was Approved.
- 7.m** Appointment of the District III Planning and Zoning Board Member [2020-849](#)
- This item was Approved.
- 7.n** Approve lease agreement with the Florida Sports Hall of [2020-814](#)
-

Fame Foundation to display sporting memorabilia at the MIDFLORIDA Event Center.

This item was Approved.

- 7.0** Approve a Memorandum of Understanding between the City of Port St. Lucie and the Treasure Coast Sports Commission regarding the Florida Sports Hall of Fame.

[2020-817](#)

Linda McCarthy gave a brief overview of the Florida Sports Hall of Fame, which would include 55 exhibits, and will be located in the former café area at the Mid-Florida Credit Union Event Center. Councilman Carvelli suggested a billboard listing the City of Port St. Lucie as the new home for the Florida Sports Hall of Fame.

This item was Approved.

- 7.p** Humane Society Board of Directors Nominations

[2020-879](#)

This item was Approved.

8. Second Reading, Public Hearing of Ordinances

- 8.a** Ordinance 20-28, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Text of the Comprehensive Plan in Accordance with the Evaluation and Appraisal Review (EAR) Based Amendments (P20-83)

[2020-766](#)

The City Clerk read Ordinance 20-28 aloud by title only. Mayor Oravec opened the Public Hearing.

Bonnie Landry, Bonnie C. Landry & Associates Planning Firm, gave a brief presentation and stated that a Comprehensive Plan provided the framework for orderly development of the City with a long-term direction and standards for land development.

Ms. Landry stated that the EAR report was completed every 7 years and the City updated their plan based on any State changes. She presented the timeline and explained that after the plan was adopted, it would be brought to the State. Ms. Landry expected the final plan to be in-place by December. Ms. Landry explained that the ORC Report was divided into three sections, which included objections, recommendations, and comments. She stated that the City received two comments, which included strengthening perils of flood policies and providing updated supporting data. Mayor Oravec asked how common it was to receive objections, to which Ms. Landry responded she was

unsure how many she has seen, but it was not as often as in the past.

Ms. Landry presented the items that were changed, which included the Conservation and Coastal Management Element GOPs by updating “may” or “will” to “shall” in 8 Policies and by adding Policy 5.1.3.5: The City will partner with the U.S. Army Corps of Engineers to conduct a Coastal Storm Risk Management Study by 2025 to better understand the potential impacts of sea level rise. Ms. Landry stated that they also added two maps with new data, which were on future slides. She explained that the sea-level rise map was based on Florida Building Resilience Against Climate Effects, which was a medium-risk level.

Mayor Oravec explained that rainwater escaped the communities through the river and increased the water level by 2-feet, which could back up the stormwater system. He added that everything close to the elevation was soggy due to the increased water levels.

Ms. Landry presented the transportation element data, which included an update to indicate the funding sources, an added disclaimer to text indicating funding was dependent upon legislative appropriation and an updated narrative on SIS and removed the references to FIHS. Ms. Landry stated that they collaborated with Public Works and FDOT to add a new objective and policies to recognize that the City was preparing transportation facilities for the risk of flooding. Ms. Landry concluded her presentation and requested that the Council adopt the amended Comprehensive Plan.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 20-28. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-28. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 20-58, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 2, Second Replat in Port St. Lucie Section Forty-Six, recorded in Plat Book 41, Page(s) 36, 36A to 36C, of the Public Records of St. Lucie County, Florida.

[2020-752](#)

The City Clerk read Ordinance 20-58 aloud by title only. Mayor Oravec opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Vice Mayor

Martin moved to approve Ordinance 20-58. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-58. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 20-59, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 4, Block 2637, Port St. Lucie Section Thirty-Nine, according to the Plat thereof, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida.

[2020-753](#)

The City Clerk read Ordinance 20-59 aloud by title only. Mayor Oravec opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Ordinance 20-59. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-59. The motion passed unanimously by roll call vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 20-56, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to provide a Large-Scale Amendment consisting of Text Amendments to the Future Land Use Element by amending Figure 1-4 as requested by Mattamy Palm Beach, LLC (P20-059)

[2020-815](#)

The City Clerk read Ordinance 20-56 aloud by title only. Mayor Oravec opened the Public Hearing.

Bridget Kean, Senior Planner, stated that the proposed project was an application to amend the text of the Comprehensive Plan by revising Figure 1-4 of the Future Land Use Element. She explained that Figure 1-4 was the Conceptual Land Use Plan for the Southern Grove NCD District. Ms. Kean explained that the proposed amendment adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center sub-districts to accommodate new development proposals and the re-alignment of the Paar Road right-of-way.

Ms. Kean stated that Autumn Sorrow, AJ Entitlements, and Steve Garrett, Lucido and Associates, were the agents for Mattamy Palm Beach, LLC. She stated that the property was located west of I-95 and south of Tradition Parkway. Ms. Kean stated that Southern Grove was an approved Development of Regional Impact (DRI) approximately 3,606 acres in size and that the Development Plan divided the project into major districts consistent with the NCD (New Community Development) future land use classification and policies. Ms. Kean stated that the entitlements included, 7,388 residential dwelling units, 3,675,075 square feet of retail use, 2,430,728 square feet of office use, 2,498,602 square feet of research and development, 4,583,336 square feet of warehouse/industrial use, 791 hotel rooms, and 300 hospital beds.

Ms. Kean stated that the City was working with the Treasure Coast Regional Planning Council regarding the re-alignment of Paar Road and they found that the overpass was not needed. She stated that the Planning and Zoning Board recommended approval of the proposed comprehensive plan text amendment at the October 6, 2020 Planning and Zoning Board meeting.

Mayor Oravec asked the City Manager when he was planning to bring the Paar Road overpass matter to the Council, to which the City Manager responded that the item would come forward sometime in December.

Steve Garrett, Lucido & Associates, representing Mattamy Palm Beach, LLC., stated that he did not have a presentation and offered to answer any questions.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 20-56. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-56. The motion passed unanimously by roll call vote.

- 10.b** Ordinance 20-57, Public Hearing, an Ordinance Amending
The Comprehensive Plan of The City of Port St. Lucie to
Provide a Large-Scale Amendment Consisting of Text
Amendments to the Future Land Use Element by Amending
Figure 1-5 as Requested by Riverland Associates I & III, LLLP;
Riverland/Kennedy II, LLC (P20-161).

[2020-826](#)

The City Clerk read Ordinance 20-57 aloud by title only. Mayor Oravec opened the Public Hearing.

Daniel Robinson, Planner I, stated that the application was to amend the text of the comprehensive plan by revising Figure 1-5 of the Future Land Use Element. He explained that Figure 1-5 was the Conceptual Land Use Plan for the Riverland/Kennedy NCD District and the proposed amendment adjusted the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate new development proposals.

Planner Robinson stated that Riverland/Kennedy was an approved Development of Regional Impact (DRI) approximately 3,845 acres in size. He explained that the Development Plan divided the project into major districts consistent with the NCD (New Community Development) Future Land Use classification and policies. Mr. Robinson stated that the entitlements included 11,700 residential dwelling units, 892,668 square feet of retail use, 1,361,250 square feet of Research & Office use, 1,361,250 square feet of Light Industrial use, and 327,327 square feet of Institutional & Civic use.

Planner Robinson stated that the proposed amendment to the Conceptual Plan is to relocate 31 acres of mixed-use designation, 42 acres of neighborhood commercial village designation, and 16 acres of residential designation. He explained that the proposed changes would not change the net acreage of any land use designation and that the proposal was only a proposed change in location. Planner Robinson stated that the proposed change to Policy 1.2.10.1 was to update the labeling of the Concept Plan and that it was not updated with the last amendment that changed the Figure label.

Planner Robinson stated that the Planning and Zoning Board recommended approval at their meeting of October 6, 2020.

Ken Tuma, Urban Design Studio, gave a brief presentation and explained that they were not making any net changes, as they were only relocating some items.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 20-57. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-57. The motion passed

unanimously by roll call vote.

- 10.c** Ordinance 20-60, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 32, Block 1758, Port St. Lucie Section Thirty-Five, according to the Plat thereof, recorded in Plat Book 15, Page(s) 10, 10A to 10P, of the Public Records of St. Lucie County, Florida.

[2020-803](#)

The City Clerk read Ordinance 20-60 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 20-60. Councilman Carvelli seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 20-61, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 21, Block 2637, Port St. Lucie Section Thirty-Nine, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida.

[2020-805](#)

The City Clerk read Ordinance 20-61 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 20-61. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 20-62, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 43, Block 2669, Port St. Lucie Section Thirty-Nine, according to the Plat thereof, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida.

[2020-830](#)

The City Clerk read Ordinance 20-62 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 20-62. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 20-63, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 48, Block 1755, Port St. Lucie Section Thirty-Five, according to the Plat thereof, recorded in Plat Book 15, Page(s) 10, 10A to 10P, of the Public Records of St. Lucie County, Florida.

[2020-831](#)

The City Clerk read Ordinance 20-63 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-63. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 20-64, An Ordinance amending the [2020-811](#)
Comprehensive Plan of the City of Port St. Lucie to Include a
Small-Scale Amendment to the Future Land Use Map for the
Coast To Coast Real Estate Holdings, Inc. (P20-147) to
Change the Future Land Use Designation of Approximately
3.28-Acres from I (Institutional) to RL (Residential, Low
Density) for a Parcel Legally Described as Tract D, Port St.
Lucie Section 11, and Generally Located on the South Side of
SW Leafy Road Between SW Tropical Terrace and SW
Villanova Road (Its Western Connection to SW Leafy Road).

The City Clerk read Ordinance 20-64 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 20-64. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 20-65, An Ordinance Rezoning 3.28 Acres of [2020-813](#)
Property, Located on the South Side of SW Leafy Road
Between SW Tropical Terrace and SW Villanova Road (Its
Western Connection to SW Leafy Road), from the
Institutional (I) Zoning District to the Single Family
Residential (RE) Zoning District for Property Legally
Described as Tract D, Port St. Lucie Section 11 (P20-149).

The City Clerk read Ordinance 20-65 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 20-65. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 20-66, An Ordinance Rezoning 2.56 Acres of [2020-819](#)
Property Located at the Southwest Corner of the Intersection
of SW Gatlin Boulevard and East Calabria Circle from RS-2
(Single Family Residential) to LMD (Limited Mixed-Use
Zoning District) for a Project Known as G. Callas Holdings, LLC
(P20-138).

The City Clerk read Ordinance 20-66 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 20-66. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.j** Ordinance 20-67, An Ordinance to Rezone 298.37 Acres of Property Located West of Interstate 95, North of Becker Road, East of SW Village Parkway, and South of the Paar Road Right-of-Way from the Zoning Designation of Ag-5 (SLC Agriculture-5) to the City's MPUD (Master Planned Unit Development) Zoning District (P20-158).

[2020-825](#)

The City Clerk read Ordinance 20-67 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 20-67. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.k** Ordinance 20-68, An Ordinance Rezoning 1.46-Acres of Property, Located on the South Side of SE Gena Road, from Single Family Residential (RS-1) Zoning District to the Multiple Family Residential (RM-5) Zoning District for Property Legally Described as Lots 1-3, Block 109, South Port St. Lucie Unit 4 (P20-147)

[2020-810](#)

The City Clerk read Ordinance 20-68 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-68. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.l** Ordinance 20-69, An Ordinance Rezoning 0.46 Acres of Property, Located on the East Side of SW Port St. Lucie Boulevard and South of SW Abraham Avenue, from Professional (P) Zoning District to the Multiple-Family Residential (RM-5) Zoning District for Property Legally described as Port St. Lucie-Section 33- Block 2325 Lots 30 and 31 (P20-154).

[2020-828](#)

The City Clerk read Ordinance 20-69 aloud by title only.

Bolivar Gomez, Planner II, stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting to enter into the record and explained that the request was to rezone 0.46-acres of land from Professional (P) to Multiple-Family Residential (RM-5). He explained

that the purpose of the request was to allow for the construction of two Single-Family dwelling units. Mr. Gomez stated that the two lots made up the 0.46-acres of land proposed for rezoning and that both lots were currently vacant. Under P03-343, the City Council approved an application to rezone the lots from the then zoning designation of Single-Family Residential (RS-2) to the current designation of Professional (P). Mr. Gomez stated that the properties were located east of SW Port St. Lucie Boulevard and south of SW Abraham Avenue.

Regarding zoning consistency, the applicant's proposal to rezone the property to Multiple-Family Residential (RM-5) is consistent with those policies set forth in Zoning Code 158.077 and Policy 1.1.4.13 of the Comprehensive Plan that identifies Multiple-Family Residential (RM-5) zoning district as compatible with the Residential, Office, Institutional (ROI) Future Land Use classification.

Mr. Gomez stated that on October 6, 2020, the Planning and Zoning Board recommended approval and that the Planning and Zoning staff received many public comments, which were part of the submittal packet.

Mayor Oravec inquired as to who completed the ROI, to which Teresa Lamar-Sarno, Assistant to the City Manager for Land Development Services responded that in 1983 the City completed an evaluation and appraisal report. Mayor Oravec inquired as to why the City could not initiate a small-scale change since the City changed the zoning in the first place. Mayor Oravec asked if staff explored that avenue, to which the Assistant to the City Manager for Land Development Services responded that staff was considering completing a staff-initiated land use amendment and rezoning.

Councilman Carvelli stated that RM-5 was still 5 units per acre, which could eventually become a 5-unit mini complex in a residential neighborhood. He stated that they needed to look at the item, as a single-family home standpoint. Councilman Carvelli stated that he would be upset too, and he would not be supporting the item.

Councilwoman Morgan stated that she was confused as to why they would apply for a Unity of Title if they were building two separate homes, to which Mr. Gomez responded that it was required with the rezoning of a conversion area.

Mayor Oravec stated that he supported Groza Builders building two single-family homes in Port St. Lucie, but he felt the applicant was given the wrong avenue. Councilwoman Caraballo stated that she agreed and that they needed to change the ROI, at the City's cost.

Todd Mowery, Redtail Design Studio, stated that staff recommended the Unity of Title and that the lots were set to begin development. He suggested looking at the surrounding lots, as they were zoned the same. Mayor Oravec stated that regardless of the type of application, they could not take chances that something would be approved or disapproved, as the process had to play out.

Mayor Oravec inquired as to if there was a way to complete an at-risk agreement, to which the City Attorney responded that at-risk agreements never end well. Mayor Oravec stated that the worst case was that two single-family homes be built. Vice Mayor Martin stated that they needed to set a time frame and that the residents in the area needed to know what was being done. The Assistant to the City Manager for Land Development Services stated that they could place the item on the December agenda for the Planning and Zoning Board.

Mayor Oravec stated that several members of the public signed up to speak and explained that the item was going back because the Council wanted the zoning to be single-family.

Millie Whitney, spoke against Ordinance 20-69 and stated that Five Star Investments was listed as the owner, to which Mr. Mowery explained that it was the Groza family.

Todd Mowery, representative for the applicant withdrew Item 10 I). and no vote occurred for Ordinance 20-69.

There being no further discussion, Councilwoman Morgan moved to send this item back for a City-initiated land use and zoning change to zone the property to single-family. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

10.m Ordinance 20-70, Approve Budget Amendment #2 to Fiscal Year (FY) 19/20.

[2020-835](#)

The City Clerk read Ordinance 20-70 aloud by title only.

Jeff Snyder, CFO, gave a brief presentation on the budget amendment and explained that the budget increased by \$8,567,707. Mr. Snyder stated that the budget amendment included special revenue bond refunding, road projects, water & sewer connection fund, medical trust fund, solid waste collection fund increased revenues, and other budget items. Mr. Snyder explained that each request was matched to a funding source.

There being no further discussion, Vice Mayor Martin moved to approve Ordinance 20-70. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 20-R116, Authorization to enter into and execute an Assignment and Assumption of Development Rights and Reaffirmation of Previous Development Rights and Second Modification of Deed Restrictions.

[2020-404](#)

The City Clerk read Resolution 20-R116 aloud by title only.

(Clerk's Note: Mayor Oravec requested that the presentation given at the previous GFC meeting, be entered into the record for Resolution 20-R116.)

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 20-R116. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 20-R116. The motion passed unanimously by roll call vote.

- 11.b** Resolution 20-R117, A Resolution Approving the Final Plat and Construction Plans for Del Webb Plat No. 3 (P20-075)

[2020-795](#)

The City Clerk read Resolution 20-R117 aloud by title only.

Anne Cox, Assistant Director, Planning and Zoning, gave a presentation and stated that the proposed plat consisted of 68 residential lots, private roads, water management tracts and a tract for future development. Ms. Cox stated that the project had been reviewed for compliance with the Southern Grove DRI development order to ensure that adequate public facilities and services were available concurrent with the development's impacts and was found to be in compliance.

Ms. Cox stated that the Site Plan Review Committee reviewed the

request at the May 27, 2020 meeting and recommended approval.

Mayor Oravec inquired as to if there were any changes, to which Ms. Cox responded that it was a mixture of single-family and duplex-villa lots. Mayor Oravec asked if they chose a street tree, to which Ms. Cox responded that the plan was amended to replace the drake elms with green buttonwood.

There being no further discussion, Vice Mayor Martin moved to approve Resolution 20-R117. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 20-R117. The motion passed unanimously by roll call vote.

- 11.c** Resolution 20-R118, A Resolution Approving Preliminary and Final Plat with Construction Plans for Mattamy at Southern Grove Plat 1 Replat (P20-127)

[2020-807](#)

The City Clerk read Resolution 20-R118 aloud by title only.

Daniel Robinson, Planner I, stated that the application was a preliminary and final subdivision plat with construction plans. The proposed amendment was for an 18.39-acre plat, which would create 83 single family lots. Mr. Robinson stated that the property was located northwest of Community Boulevard and Discovery Way and that the future land use was New Community Development.

Mr. Robinson stated that the project had been reviewed for compliance with the Southern Grove DRI development order regarding the provision of adequate public facilities and that Site Plan Review Committee recommended approval at their meeting of August 12, 2020.

There being no further discussion, Vice Mayor Martin moved to approve Resolution 20-R118. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 20-R118. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Request to Reduce Speed Limit on Community Boulevard to 35 MPH and Authorize a Temporary Speed Limit of 25 MPH for BEEP Implementation

[2020-843](#)

John Bolduc, Chief of Police, stated that they needed approval to temporarily reduce the speed to 25 mph to begin the implementation of BEEP.

Vice Mayor Martin inquired as to when BEEP would be implemented, to which Steve Garrett, Lucido and Associates responded that it would be implemented in December.

There being no further discussion, Vice Mayor Martin moved to approve Item 13 a). Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager stated that the 19th Hole was operating with an alcohol permit and thanked the City Attorney's office. He stated that he spoke with Dr. Andres Gil from FIU, who was excited for the first large group of Pulmonary Cardiac researchers to begin early next year.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – On October 14th, she attended the City University via ZOOM. On the 15th, she attended the Treasure Coast Business Summit. On October 21st she attended the Fire Board meeting and on October 22nd she was on the panel for Government Week.

Councilman Carvelli – On October 24th, he attended Assistant Chief Del Toro's golf tournament.

Councilwoman Caraballo – She stated that she attended the same events as Councilwoman Morgan except the Fire Board meeting. She added that she attended the Treasure Coast Regional League of Cities meeting on October 21st.

Vice Mayor Martin – Attended the Treasure Coast Business Summit, the Fire Board meeting, the Humane Society Board meeting, and several Canvassing Board Meetings. She stated that the Humane Society had a great fundraiser at Tailgators and that there would be a drive thru trick or treating event at A&G Pools on October 31st from 1:00 pm to 3:00 pm.

Mayor Oravec – Encouraged residents to vote.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

There was nothing heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 8:50 p.m.

Karen A. Phillips, City Clerk

Calleigh N. Myers, Deputy City Clerk