

# City of Port St. Lucie

## City Council

### Meeting Minutes - Final

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

Shannon Martin, Vice Mayor, District III

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Jolien Caraballo, Councilwoman, District IV

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**Monday, June 14, 2021**

**6:30 PM**

**Council Chambers, City Hall**

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**\*ADDITION OF ITEM 11E\***

**1. Meeting Called to Order**

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Oravec on June 14, 2021, at 6:43 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  
Councilman Dave Pickett  
Councilwoman Stephanie Morgan

Council Members

Not Present: Councilwoman Jolien Caraballo

**3. Invocation & Pledge of Allegiance**

The City Clerk gave the Invocation, and Mayor Oravec led the assembly in the Pledge of Allegiance.

**4. Proclamations and Special Presentations**

**4.a Proclamation for LGBTQ+ Pride Month [2021-492](#)**

Mayor Oravec read the Proclamation aloud and presented it to Maurice Martinez, President of the Pride Alliance of the Treasure Coast.

**PROCLAMATION - PARKS AND RECREATION MONTH [2021-509](#)**

Mayor Oravec read the Proclamation aloud and presented it to Kelly

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Tiger, Recreation Manager, Parks and Recreation Department.  
(Clerk's Note: This item was added at the meeting.)

- 4.b** Accept the Fiscal Year (FY) 2019-20 Comprehensive Annual Financial Report. [2021-480](#)

Stephen Okiye, Finance Division Director presented that Fiscal Year 2019-20 Comprehensive Annual Financial Report.

Vice Mayor Martin moved to accept the Fiscal Year (FY) 2019-20 Comprehensive Annual Financial Report. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 4.c** 2020 Outstanding Agency of the Year Award from Florida Animal Control Association [2021-439](#)

Chief Bolduc accepted the 2020 Outstanding Agency of the Year Award from the Florida Animal Control Association.

## 5. Public to be Heard

Steven Carroll spoke regarding traffic, debt, and to say goodbye to Mayor Oravec.

Carolyn Chaplik spoke regarding the 7 Eleven located at the Verano Publix and expressed her concerns about diesel gas pumps, to which Councilwoman Morgan responded that she thought the grade of diesel was for pick up trucks rather than semi-trucks.

John Chaplik spoke regarding the 7 Eleven located at the Verano Publix and expressed her concerns about diesel gas pumps.

Dorinda Roy thanked the City Council for their help regarding Spanish Lakes.

Donald Rodrigue thanked the City Council for their help regarding Spanish Lakes.

Richard Lawton spoke regarding the proliferation of signs throughout the City.

Olive McNaughton emailed to express her concerns regarding her utility bill, to which Mayor Oravec asked the City Manager to have someone explain Ms. McNaughton's bill to her even if they have to go to her house.

Nkechi Nwachukwu emailed regarding public records request P002806-052621, to which Mayor Oravec asked the City Attorney to look into the public records request.

## 6. Additions or Deletions to Agenda and Approval of Agenda

Vice Mayor Martin moved to approve the Agenda. Councilwoman Morgan

seconded the motion. The motion passed unanimously by voice vote.

## **7. Approval of Consent Agenda**

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

- 7.a** April 26, 2021 Regular Council, May 10, 2021 Regular Council and May 24, 2021 Regular Council Meeting Minutes [2021-464](#)

This item was Approved.

- 7.b** Award Contract #20210027 for the Renovation Services on the 1st Floor at the Police Department, Phases I & II. [2021-437](#)

This item was Approved.

- 7.c** Approve Florida Bullet, Inc. as the Sole Source Provider for CCI-Speer, Federal Cartridge & Remington Ammunition. [2021-450](#)

This item was Approved.

- 7.d** Approve a Major Site Plan Amendment for Baron Shoppes at Tradition (P20-004 A-1) [2021-472](#)

This item was Approved.

- 7.e** Approve 2021 Freedomfest Event Agreement [2021-478](#)

This item was Approved.

- 7.f** Approval to Participate in the Sheriff of Broward County's Contract for Installation and/or Repair of Vehicle Emergency Equipment for Public Safety Vehicles with Strobes-R-U's, Inc. and Spartan Upfit Services, Inc. [2021-468](#)

This item was Approved.

- 7.g** Approval to Participate in the Sourcewell Cooperative (Coop) Contract #060518-RBI for Athletic Surfaces with Robbins, Inc. [2021-473](#)

This item was Approved.

- 7.h** Approve sponsorship request from the Marine Industries Association of the Treasure Coast Inc., for the 14th Annual Treasure Coast Waterway Cleanup [2021-463](#)

This item was Approved.

## **8. Second Reading of Ordinances, Public Hearings**

- 8.a** Ordinance 21-47, Public Hearing, Expanding and Contracting the Boundaries of Verano #2 Community Development [2021-429](#)

District

The City Clerk read Ordinance 21-47 aloud by title only and Mayor Oravec opened the Public Hearing.

Dan Harrell, Verano Community Development Districts, stated that the next four items were amendments to the boundaries of Verano Districts 2-5 and explained that they were implemented in order to align the boundaries of the CDD's with the boundaries of the current plan of development, so that subdivisions are not divided by district boundaries.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 21-47. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-47. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 21-48, Public Hearing, Expanding and Contracting  
the Boundaries of Verano #3 Community Development  
District

[2021-431](#)

The City Clerk read Ordinance 21-48 aloud by title only and Mayor Oravec opened the Public Hearing.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 21-48. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-48. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-49, Public Hearing, Expanding and Contracting  
the Boundaries of Verano #4 Community Development  
District

[2021-432](#)

Mayor Oravec read Ordinance 21-49 aloud by title only and opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Ordinance 21-49. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-49. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-50, Public Hearing, Contracting the Boundaries

[2021-436](#)

of Verano #5 Community Development District

The City Clerk read Ordinance 21-50 aloud by title only and Mayor Oravec opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 21-50. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-50. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-51, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Pursuant to Section 10.03 of the Charter of the City of Port St. Lucie, Florida, Providing for the Adoption of Amended Personnel Rules and Regulations; Providing for the Repeal, and Declaring Ineffective, All Previously Adopted Personnel Rules and Regulations Inconsistent with the Personnel Rules and Regulations Hereby Adopted; Providing for the Repeal of Ordinances, Resolutions, and Policies Inconsistent Herewith; Providing That There Shall Be One Comprehensive Handbook Comprising the Personnel Rules and Regulations for the City of Port St. Lucie, Florida; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2021-134](#)

The City Clerk read Ordinance 21-51 aloud by title only and Mayor Oravec opened the Public Hearing.

Natalie Cabrera, Human Resource Director gave a brief history on the City's Rules and Regulations.

Kimberly Sala, HR Analyst presented the amended Personnel Rules and Regulations to the Council.

There being no discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 21-51. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-51. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 21-52, Public Hearing, Approve the First Budget Amendment to Fiscal Year (FY) 2020-21.

[2021-424](#)

The City Clerk read Ordinance 21-52 aloud by title only and Mayor

Oravec opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.)

Jeff Snyder, CFO, presented the first Budget Amendment for Fiscal Year 2020-21, which was a net increase of \$17,824,308. Mr. Snyder presented the reasons for the Budget Amendment along with the Budget Amendment Revenue Sources.

Mayor Oravec stated that the General Fund was in good shape and that the Contingency was growing over time. He explained that the Stormwater Fund had a structural issue, which Council would need to address after the Rate Study. Mayor Oravec stated that if the assessment increased then it would cut into the argument that the City was lowering Millage Rates every year.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 21-52. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-52. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 21-53, Public Hearing, Establishing the LTC Ranch  
West Residential Community Development District.

[2021-420](#)

The City Clerk read Ordinance 21-53 aloud by title only and Mayor Oravec opened the Public Hearing.

Jonathan Johnson, Hopping Green and Sam's Law firm, stated that he worked with staff to finalize the petition and that the advertisement ran once a week for four weeks in compliance with Section 190.005. Mr. Johnson stated that the Community Development District application was straight-forward and that the initial acreage encompassed 777-acres of the initial LTC Ranch with noted expansion parcels listed in the Ordinance. Mr. Johnson stated that the development approvals required the contribution of a City park, which will be within the boundaries. He explained that the Ordinance specifically provides that any of the facilities contributed will be free and clear of any CDD Special Assessments of any kind, which would not be a burden on the City. Mr. Johnson requested approval and offered to answer any questions.

There being no discussion, the Public Hearing was closed.

Councilwoman Morgan moved to approve Ordinance 21-53. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-53. 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 21-54, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 2, Block 2429, Port St. Lucie Section Thirty-Four, recorded in Plat Book 15, Page(s) 9, 9A to 9W, of the Public Records of St. Lucie County, Florida. [2021-440](#)

The City Clerk read Ordinance 21-54 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-54. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-55, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 11, Block 1493, Port St. Lucie Section Sixteen, recorded in Plat Book 13, Page(s) 7, 7A to 7C, of the Public Records of St. Lucie County, Florida. [2021-441](#)

The City Clerk read Ordinance 21-55 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-55. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-56, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 13, Block 2397, Port St. Lucie Section Thirty-Four, recorded in Plat Book 15, Page(s) 9, 9A to 9W, of the Public Records of St. Lucie County, Florida. [2021-442](#)

The City Clerk read Ordinance 21-56 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-56. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 21-R64, Accepting the Conveyance of a Mass Transit Easement from Riverland Associates I, LLLP, a Florida Limited Liability Limited Partnership to the City of Port St. Lucie on Discovery Way Pursuant to Riverland Parcel A - Plat Twelve and on Community Boulevard Pursuant to Riverland Parcel A- Plat One; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2021-460](#)

The City Clerk read Resolution 21-R64 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R64. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R64. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R65, Approving a packet of economic incentives for Cheney Brothers, Inc.; Providing for conflicts; Providing for severability; and Providing for an effective date. [2021-466](#)

The City Clerk read Resolution 21-R65 aloud by title only.

Elijah Wooten, Business Navigator gave a brief introduction on the project.

Warren Newell, Development Director, Cheney Brothers, gave a brief background on Cheney Brothers and stated that it is family owned and operated since 1925.

Pete Tesch, EDC, presented a PowerPoint on 'Project Bullet', which included key components such as location, annual revenue, and new job creation.

Vice Mayor Martin moved to approve Resolution 21-R65. Councilwoman Morgan seconded the motion. Under discussion, Vice Mayor Martin explained that the tax exemption was on a sliding scale and that it was exciting to have Cheney Brothers partner with the City of Port St. Lucie. The City Clerk restated the motion as follows: for approval of Resolution 21-R65. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R66, A Resolution Approving the Preliminary [2021-299](#)

and Final Plat with Construction Plans for Riverland Boulevard at Paseo Overpass (P20-238)

The City Clerk read Resolution 21-R66 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R66. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R66. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R67, A Resolution Approving the Preliminary and Final Plat for First Replat in South Port St. Lucie Unit Four (P21-035)

[2021-475](#)

The City Clerk read Resolution 21-R67 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R67. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R67. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R68, A Resolution Calling for a Special Election to fill the Mayor's Seat, setting Election Dates and setting a Qualifying Period.

[2021-499](#)

The City Clerk read Resolution 21-R68 aloud by title only.

(Clerk's Note: At this time, Mayor Oravec read his letter of resignation into the record.)

Vice Mayor Martin wished Mayor Oravec the best of luck and thanked him for his support.

Councilwoman Morgan stated that it was an honor and privilege to serve with Mayor Oravec.

Councilman Pickett stated that it was an honor to serve under, with, and to learn from Mayor Oravec.

The City Attorney explained the process for the upcoming Special Elections and stated that he could meet with each Councilmember to explain the options. Councilman Pickett asked that the items include the costs when they were brought forward.

Councilwoman Morgan moved to approve Resolution 21-R68.

Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R68. 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 Lift Permit Freeze Imposed by Notice of Violation  
Recorded in Book 4321, Page 2372 of the Public Records of  
St. Lucie County, Florida.

[2021-479](#)

The City Attorney gave a brief history regarding the item and explained that the parties executed a settlement agreement to move forward.

Harris Katz spoke on behalf of the property owner management and stated that they were happy with the settlement and agreed that the permit freeze should be lifted.

Councilman Pickett moved to approve Item 13 a). Vice Mayor Martin seconded the motion. The motion passed unanimously by voice vote.

## 14. City Manager's Report

The City Manager stated that the City has been holding at least one vaccination site per week and that the amount of vaccinations being distributed was decreasing.

## 15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – On May 27th, she attended the St. Lucie County Chamber of Commerce Board Meeting. On June 2nd, she attended the Transportation Planning Organization. On June 5th, she attended the Baseball-Softball Confederation Qualifier and was able to throw one of the ceremonial first pitches.

Councilman Pickett – Attended the TPO Round Table Meeting and on June 5th, he attended the Baseball-Softball Confederation Qualifier.

Vice Mayor Martin – Attended the TPO Round Table Meeting and on June 5th, she attended the Baseball-Softball Confederation Qualifier. She attended a Parks Tour in Bolingbrook, Illinois with the Parks and Recreation staff and got some really great ideas.

Mayor Oravec – Encouraged the Council to look into helping the Fisher House, as Veteran's were near and dear to his heart.

**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 9:40 p.m.

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Sally Walsh, City Clerk

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Calleigh N. Myers, Deputy City Clerk