

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
Dave Pickett, Councilman, District II
Shannon Martin, Vice Mayor, District III
Jolien Caraballo, Councilwoman, District IV

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Monday, November 23, 2020

6:30 PM

Council Chambers, City Hall

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 November 23, 2020, at 6:30 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 Dave Pickett
Councilwoman Stephanie Morgan

Mayor Oravec requested a moment of silence for Mayor Hudson who unexpectedly lost her husband.

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

4.a Crosstown Parkway Extension Project Awards

[2020-871](#)

The City Manager stated that staff submitted applications to have the Crosstown Project be recognized, to which Frank Knott, Project Manager, explained the awards which were received for the Crosstown Parkway extension. Mayor Oravec requested that the awards be placed on display at the Port. Vice Mayor Martin, Councilwoman Morgan and Councilwoman Caraballo congratulated staff on winning the awards.

5. Public to be Heard

Debbie Butler, Guardians for New Futures, spoke regarding a GFNF Child Advocacy Center and requested City support. She stated that all needed services for an abused child would be held in the one location and in the state, the 19th Circuit was one of three judicial circuits without an advocacy center. She added that they had raised funds for the build-out and had secured a location. Mayor Oravec requested that she speak with the City Manager and stated that the City had a Resolution which prohibited it from giving money directly to a non-profit.

Millie Whitney spoke regarding the conversion on Becker Road and felt that it would become another Port St. Lucie Boulevard. She stated that Becker Road was pretty and felt that the City should beautify the area and not degrade it. Mayor Oravec responded by saying that he was in favor of turning Becker Road into an award winning parkway like Crosstown Parkway. Vice Mayor Martin noted that Becker Road was not all commercial and added that it would take a large level of investment to accomplish the goal of an award winning parkway. Councilwoman Caraballo stated that due to property rights, single-family homes could be built even after a conversion.

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

- 7.a** October 19, 2020 Special Council, October 26, 2020 Regular Council, November 9, 2020 Board of Zoning Appeals, and November 9, 2020 Special Council Meeting Minutes

[2020-876](#)

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

- 7.b** Approve FY 2020-2021 Expenditure of Police Forfeiture Funds

[2020-905](#)

Vice Mayor Martin moved to approve the Consent Agenda.

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

- 7.c** Approve program information for Gold Star Home Donation [2020-908](#)

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

- 7.d** Approval to Award Contract #20210014 to purchase On-prem Subscription License from Varonis Systems, Inc / Presidio Network Solutions. [2020-901](#)

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

Approval of the Consent Agenda

There being no discussion, Vice Mayor Martin moved to approve the Consent Agenda. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote. Mayor Oravec thanked staff and Synergy Homes for working together on the Gold Star Home.

8. Second Reading, Public Hearing of Ordinances

- 8.a** Ordinance 20-72, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 5, Block 1832, Port St. Lucie Section Seven, according to the Plat thereof, recorded in Plat Book 12, Page(s) 37, 37A to 37F, of the Public Records of St. Lucie County, Florida. [2020-868](#)

The Assistant City Clerk read Ordinance 20-72 aloud by title only. Mayor Oravec opened the Public Hearing and asked if there was anyone who wished to speak on the item, to which there was no one. There being no discussion, the Public Hearing closed, and Councilwoman Caraballo moved to approve Ordinance 20-72. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Ordinance 20-72. The motion passed unanimously by roll call vote.

9. Other Public Hearings

- 9.a** Public Hearing, Approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) 2019-2020 [2020-929](#)

Mayor Oravec opened the Public Hearing. Rosa Reina, Community

Services Coordinator, explained that the item was an annual report, which was presented to the City Council, the Public and to HUD to give an overview of the performance and accomplishments regarding the CDBG funding. She stated that the CDBG funding was primarily used for infrastructure projects, housing rehabilitation projects, and economic development. Mayor Oravec inquired as to why certain percentages were lower than 100%, to which Ms. Reina replied that they had struggled with some of the goals, mostly due to the strong real estate market, and it was difficult to qualify most business owners for low income under the Economic Development goal. She stated that they would be partnering with Elijah Wooten to use the funds to cover training costs for low/mod business owners. She believed that the Rehabilitation goals were derailed due to COVID-19. She explained that the Strategic Plan column was the five year period goal, and the actual plan was the Annual Goal and accomplishment. Mayor Oravec stated that home-ownership was very important to the City Council, especially when there was a strong market as it was a vital part of Port St. Lucie. Ms. Reina responded by saying that they were completing six new affordable homes and hoped that the homes would remain affordable. She stated that next year, when the homes were “turned over” the matrix would reflect that the accomplishment was met. Mayor Oravec inquired if there would be 10 homes per year or 10 within five years, to which Ms. Reina replied that it was 10 homes over five years. She explained that during the previous funding cycle for purchase assistance for essential personnel, only two homes were purchased, since most of the applicants did not qualify for the low/mod income range. Councilwoman Caraballo inquired as to whom created the low/mod threshold, to which Carmen Capezzuto, Neighborhood Services Director, replied that the thresholds were set by HUD at the Federal level. Councilwoman Caraballo questioned whether the thresholds were reflective of the population. Mayor Oravec replied that the thresholds were based on formula and dictated to the City and requested that staff become more aggressive in finding additional affordable housing programs.

Councilwoman Morgan stated that the City had a great partnership with Habitat for Humanity and inquired as to how many homes they completed over the years. Mr. Capezzuto replied that Habitat for Humanity would be presenting the completion of seven homes to the City Council on December 7, 2020, but he was unsure if those homes were reflected in the CDBG report, therefore there would be a total of 13 homes. Mayor Oravec stated that CDBG was valuable and the

report should reflect leveraging in an exciting way. Councilwoman Caraballo inquired if the homes built by Habitat for Humanity required them to be purchased by a City resident, to which Mr. Capezzuto replied that they built to the needs of the applicant, Mayor Oravec interjected that it did not require them to be City residents. Alessandra Tasca, Community Programs Administrator, informed the City Council that the Affordable Housing Advisory Committee would reconvene next year with new developments and they would produce the new cycle of the Local Housing Assistance Plan for the City. She stated that the Consolidated Annual Performance Evaluation Report was not reflective of all of the City's housing initiatives.

Mayor Oravec asked if there was anyone who wished to speak on the item, to which there was no one therefore, the Public Hearing closed, and Vice Mayor Martin moved to approve Item 9 a. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Item 9 a. The motion passed unanimously by roll call vote.

10. First Reading of Ordinances

- 10.a** Ordinance 20-73, 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 1-3 (P20-188).

[2020-906](#)

The Assistant City Clerk read Ordinance 20-73 aloud by title only. Mayor Oravec opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, explained that the item was a Transmittal Hearing for a Large Scale Comprehensive Plan Text Amendment which was associated with the Western Grove DRI. She said that the application would revise Figure 1-3 which was the Conceptual Land Use Plan for the Tradition and the Western Grove NCD District. She stated that Western Grove was located west of Tradition Parkway and I-95, south of Crosstown Parkway, and east of Rangeline Road. She showed an aerial, explained the Future Land Use, and gave a background of the property. She informed the City Council that the purpose of the amendment was to adjust the locations for the Residential and Neighborhood/Village Commercial sub districts (eight acres) to accommodate new development proposals and would extend the Tradition Parkway N/S A to Rangeline Road. Mayor Oravec inquired if the numbers should have adjusted for the eight acres in the table, to which Ms. Kean replied that they were wrong in the table, and

they would adjust the numbers. She added that the Planning & Zoning Board had recommended approval and the intent would be to transmit the request to the State Land Planning Agency for review; once approved Mattamy would provide a DRI Amendment to show the changes.

Steve Garrett, Lucido & Associates, thanked Ms. Kean for her presentation and informed the City Council that the numbers would be reflected correctly on the graphic. He congratulated Councilman Pickett on his election & Councilwoman Caraballo on her reelection. He thanked everyone for their attendance at the launching of Tradition Trail. Mayor Oravec asked if there was anyone who wished to speak on the item, to which there was no one therefore, the Public Hearing closed, and Councilwoman Morgan moved to approve Ordinance 20-73. Councilwoman Caraballo seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Ordinance 20-73. The motion passed unanimously by roll call vote.

- 10.b** Ordinance 20-74, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for the St. Lucie County Fire District Property (P20-190) to Change the Future Land Use Designation of Approximately .52-Acres from I (Institutional) to ROI (Residential, Office, Institutional) for a Parcel Legally Described as a Portion of Tract K, South Port St. Lucie Unit Five, and more Particularly Described in Exhibit A, and Generally Located on the South Side of SE Port St. Lucie Boulevard Between SE Sidonia Street and SE Montauk Street.

[2020-899](#)

The Assistant City Clerk read Ordinance 20-74 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-74. Councilwoman Morgan seconded the motion. Under discussion, Mayor Oravec stated that it would be the last time he supported an item with "ROI" and added that he would prefer Residential Office District to be separate from Institutional. He requested a map with the amount of undeveloped ROI districts in the City. Vice Mayor Martin informed the City Council that if the Purchase and Sale Agreement was not approved, the property would be retained by the Fire District. The motion passed unanimously by voice vote.

- 10.c** Ordinance 20-75, An Ordinance Rezoning .52-Acres of Property, Located on the South Side of SE Port St. Lucie

[2020-900](#)

Boulevard Between SE Sidonia Street and SE Montauk Street from the Institutional (I) Zoning District to the Professional (P) Zoning District for Property Legally Described as a Portion of Tract K, South Port St. Lucie Unit Five, and more Particularly Described in Exhibit A (P20-191).

The Assistant City Clerk read Ordinance 20-75 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 20-75. Councilwoman Caraballo seconded the motion. Under discussion, Mayor Oravec inquired if Vice Mayor Martin knew what the intended use was, to which Vice Mayor Martin responded that there were some issues, therefore she was unsure of the use. The motion passed unanimously by voice vote.

- 10.d** Ordinance 20-76, An Ordinance Amending the [2020-924](#)
Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for the Groza Builders, Inc. Property (P20-209) to Change the Future Land Use Designation of Approximately .46-Acres from ROI (Residential, Office, Institutional) to RL (Residential, Low Density) for a Parcel Legally Described as Lots 30 and 31, Block 2325, Port St. Lucie Section 33, and Generally Located on the North Side of SW Abode Avenue and East of SW Port St. Lucie Boulevard.

The Assistant City Clerk read Ordinance 20-76 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 20-76. Vice Mayor Martin seconded the motion. The motion passed unanimously by voice vote.

- 10.e** Ordinance 20-77, An Ordinance Rezoning .46 Acres of [2020-926](#)
Property, Located on the North Side of SW Abode Avenue and East of SW Port St. Lucie Boulevard, from Professional (P) Zoning District to Single-Family Residential (RS-2) Zoning District for Property Legally Described as Lots 31 and 31, Block 2325, Port St. Lucie-Section 33 (P20-210).

The Assistant City Clerk read Ordinance 20-77 aloud by title only. Millie Whitney spoke in favor of the rezoning. There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-77. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

A break was called at 7:26 p.m., and the meeting resumed at 7:32 p.m.

11. Resolutions

- 11.a** Resolution 20-R124, Quasi-Judicial, Public Hearing, A
Resolution Approving A Special Exception Use Application
Permitting The Use Of A Truck Repair Shop, Within The
Heavy Industrial Section Of The LTC Ranch PUD, For The
Property To Be Located East of I-95 And North of Glades Cut
Off Road (P20-169)

[2020-932](#)

The City Attorney read the Quasi-Judicial Procedures into the record for Item 11 a) and administered the Oath of Testimony to staff and other interested parties. The Assistant City Clerk read Resolution 20-R124 aloud by title only. Mayor Oravec opened the Public Hearing and asked if there were any ex-parte communications to disclose, to which there was none. (Clerk's Note: A PowerPoint was shown at this time.) Teresa Lamar-Sarno, Assistant to the City Manager for Land Development Services, stated that she had been sworn in and the official file was submitted to the City Clerk 5 days prior to the hearing and asked that it be entered into the record. She explained that this item was related to Item 13 a.) and this item was the Special Exception Use request to allow the use of a truck repair shop in the heavy industrial section of the LTC Ranch PUD. She showed an aerial, explained the Land Use, Zoning, Landscape Plan, Concept Plan and the surrounding uses. She stated that there was adequate ingress/egress, and adequate screening & buffering and added that the Planning & Zoning Board had recommended approval.

Brad Currie, Engineering Design and Construction, represented the applicant and informed the City Council that he had been sworn in and was available for questions. Councilwoman Caraballo inquired if there would be adequate buffering between the back of the property and I-95, to which Mr. Currie replied that there would be a 10-foot buffer that was between the lake and the parking lot but not I-95. Councilwoman Caraballo requested beautification on the building and stated that she wanted to be consistent with the I-95 corridor or visibility from any highway. Mayor Oravec inquired if the elevations were part of this application, to which Mr. Currie responded in the negative and added that they were part of the Site Plan application. Councilwoman Morgan stated that the applicant was White Aluminum Fabrication and inquired if that was because the closing was not finalized, to which Mr. Currie responded in the affirmative. Councilwoman Morgan voiced that Glades Cut-Off was in horrible shape. Councilman Pickett inquired as to what environmental factors were taken into consideration, to which Mr.

Currie replied that pre-treatment swales were required on site and added that oil changes would not be taking place that frequently as the property would be used for high-tech repairs.

Vice Mayor Martin moved to approve Resolution 20-R124. Councilwoman Caraballo seconded the motion. Under discussion, Mayor Oravec stated that buffering was very important on the site. He added that there was a proposed sand and oil separator, to which Deanna Foriere, Engineering Design and Construction, informed the City Council that there was a Hazardous Waste Plan with Safety Clean who would come once a month to remove any hazardous material in the specific containers. Councilman Pickett stated that he was more concerned about run-off in the parking lot. There being no further discussion, the Assistant City Clerk restated the motion as follows: for approval of Resolution 20-R124. The motion passed unanimously by roll call vote.

- 11.b** Resolution 20-R126, Authorizing the City Manager, or his designee, to Enter into and Execute a Construction Agreement with the State of Florida Department of Transportation for the Purpose of Constructing Sidewalk Improvements on SW Galiano Road within the Limited Access Right-of-Way of Interstate 95. [2020-933](#)

The Assistant City Clerk read Resolution 20-R126 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Resolution 20-R126. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 20-R126. The motion passed unanimously by roll call vote.

- 11.c** Resolution 20-R127, A Resolution Approving a Preliminary Subdivision Plat with Construction Plans for Verano South PUD 1 - POD D - Plat No. 2 (P20-119). [2020-912](#)

The Assistant City Clerk read Resolution 20-R127 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Resolution 20-R127. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 20-R127. The motion passed unanimously by roll call vote.

- 11.d** Resolution 20-R128, A Resolution Approving a Partial Exception to Section 156.059 of the Subdivision Code on the request of Port St Lucie Governmental Finance Corporation. [2020-950](#)

The Assistant City Clerk read Resolution 20-R128 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 20-R128. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 20-R128. The motion passed unanimously by roll call vote.

12. Unfinished Business

12.a Finalize the 2021 Port St. Lucie Community Survey

[2020-953](#)

Mayor Oravec requested that the word “future” be added under, “...land acquisitions for future park facilities.” Vice Mayor Martin moved to approve Item 13 a.) Councilwoman Caraballo seconded the motion. Under discussion, Councilwoman Caraballo brought up the topic of septic to sewer, therefore it was the consensus of the City Council to discuss the topic of Septic to Sewer at the Strategic Planning Session and consider adding it as a question in the future Citizen Survey. The motion passed unanimously by voice vote.

13. New Business

13.a Approve a Major Site Plan for LTC Ranch Total Truck Parts (P20-168).

[2020-934](#)

(Clerk’s Note: A PowerPoint was shown at this time.) Ms. Lamar-Sarno informed the City Council that the request was a 6.10 acre site that was proposing to create warehouse and office space, a repair shop, a mezzanine, and front porches. She showed an aerial, a Site Plan, explained the Land Use, Zoning, and added that all categories had met compliance. She explained that there were no native upland habitat, wetlands or gopher tortoises found on the site and added that Public Art would be addressed within 90 days of the first building permit. She stated that the Site Plan Review Committee recommended approval. Mayor Oravec voiced his appreciation of Councilman Pickett’s question regarding the environmental factor since there were issues in other municipalities with chemicals. Vice Mayor Martin moved to approve Item 13 a.) Councilwoman Morgan seconded the motion. Under discussion, Councilwoman Caraballo requested beautification on the building, therefore it was the consensus of the City Council to have staff, Brad Currie and the applicant discuss additional building enhancements. The motion passed unanimously by voice vote.

14. City Manager's Report

The City Manager informed the City Council that the Christmas House on Floresta Drive would be decorated from December 4th- 9th and would follow COVID-19 recommendations. He stated that three grants were received from the Water Management District/DEP; one grant was for the baffle box on Floresta Drive, \$1

million was awarded for the Sagamore Stormwater Project and \$725,000 was awarded for the C-23 Water Quality Project. He thanked the Grants and Advocacy Team for their hard work. He informed the City Council that nine Animal Control Officers had contradicted COVID-19. Councilwoman Caraballo voiced that some residents may be uncomfortable with visiting the Christmas House because of COVID-19 and inquired if there could be a virtual option. Therefore, it was the consensus of the City Council to have staff promote the Christmas House on social media and create a virtual tour.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- She attended the City Council Swearing In on the 16th, a Board of County Commissioners Swearing In on the 17th, a Fire District meeting on the 18th, the VIP reception for BEEP on the 21st, and the Chamber's Board Meeting on the 23rd. She wished her mother a Happy Birthday and her husband a Happy Anniversary.

Councilman Pickett- He attended the City Council Swearing In on the 16th and thanked everyone for the event. He attended the Treasure Coast League of Cities Zoom conference, a Zoom conference with the NICE program and the VIP reception for BEEP on the 21st.

Councilwoman Caraballo- She attended the Blue Star Memorial on the 11th and thanked the Friends of the Botanical Gardens for their work and donation. She attended the Florida League Annual Conference, a Treasure Coast Regional League of Cities meeting, the National League of Cities Virtual Conference, and the VIP reception for BEEP on the 21st. She congratulated Councilman Pickett on his election.

Vice Mayor Martin- She informed the City Council and the Public that the Firefighter Combat Challenge Team were World Champions.

Mayor Oravec- He wished everyone a Happy Thanksgiving.

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 8:15 p.m.

Sally Walsh, Assistant City Clerk

Shanna Donleavy, Deputy City Clerk