

City of Port St. Lucie

City Council

Meeting Minutes - Final

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, February 8, 2021

6:30 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Special Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Oravec on February 8, 2021, at 6:59 PM, 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
Councilwoman Jolien Caraballo
Councilman Dave Pickett (virtual)

Council Members absent:

Vice Mayor Shannon Martin
Councilwoman Stephanie Morgan

3. Invocation & Pledge of Allegiance

The Pledge of Allegiance was recited at the preceding Special City Council Meeting.

4. Proclamations and Special Presentations

Mayor Oravec noted he had a proclamation for Black History Month and stated it will be read at the next City Council Meeting.

4.a Proclamation for 211 Awareness Week [2021-116](#)

Via Zoom, Colleen Walts, Treasure Coast Community Relations Specialist for the 211 Help Line, stated that they were grateful to receive this proclamation in recognition of 211 Awareness Week. She explained that 211 is a free and confidential community help line, and crisis and suicide prevention lifeline, available 24 hours a day for Palm Beach County and the Treasure Coast. She indicated that in 2020, the 211 Help Line responded to over 20,000 e-mails and over 30,000 chats from St. Lucie residents requesting help and answered calls from over 180 residents who were thinking of ending their lives. She said the COVID pandemic has been no exception as they more than doubled their normal call volume from those seeking emergency counseling and available resources in their community. She thanked the Council for their support and advocacy.

Mayor Oravec thanked Ms. Walts and all the operators at 211, as they are much appreciated.

4.b City of Port St. Lucie Census 2020 Outreach Program Presentation [2021-110](#)

(Clerk's Note: Mayor Oravec requested that this item be tabled to the February 22, 2021, City Council Meeting.)

5. Public to be Heard

(Clerk's Note: No one signed up to speak under this item.)

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Caraballo moved to table Item 11.g - Resolution 21-R18 Adopting the Southern Grove Master Plan, Item 13.b - City Manager's Annual Review, and Item 13.c - City Attorney's Annual Review to the February 22, 2021, City Council Meeting and approve the Agenda as amended. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Caraballo moved to pull Items 7.b, 7.c, and 7.e for separate discussions and approve the Consent Agenda as amended. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.a January 11, 2021 Regular Council Meeting Minutes [2021-108](#)

(Clerk's Note: Council approved this item upon approval of the Consent Agenda.)

7.b [2021-106](#)

Approve a Grant Agreement between the City of Port St. Lucie and the Florida Department of Environmental Protection (“FDEP”) for the purpose of improving the health of our local waterways, inclusive of the North Fork of the St. Lucie River and Indian River Lagoon.

(Clerk's Note: Council pulled this item for separate discussion upon approval of the Consent Agenda.)

The City Manager explained that the City was awarded \$100,000 in septic-to-sewer conversion funds by the state legislature last year and this item memorializes how they will spend the money and when. He stated the City has been reaching out to two different areas near the basin along the North Fork and having reasonable success with homeowners agreeing to convert from septic to sewer, which has had a positive impact on the water quality in the North Fork.

Brad Macek provided an overview of the applications received in response to the letters that were sent to the residents regarding the conversion from septic to sewer. He said they have been pleased with the response. He stated now that the City has received funding from the legislature, they will replenish the General Fund and spend the remaining legislative money within a few weeks.

Mayor Oravec inquired how the grant works with the homeowners. He asked if the homeowner pays 50% over a 10-year period at zero percent interest. Mr. Macek stated that was correct. Mayor Oravec encouraged the residents to take advantage of this opportunity, as the loan is interest free and only 50% of the conversion cost. He also requested that the grant amount be augmented with additional funds and not be capped.

Councilwoman Caraballo moved to approve the Grant Agreement between the City of Port St. Lucie and the Florida Department of Environmental Protection (FDEP) for the purpose of improving the health of our local waterways, inclusive of the North Fork of the St. Lucie River and Indian River Lagoon. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.c [2021-093](#)

Approve a Grant Agreement between the City and the Florida Department of Environmental Protection for the purpose of implementing local alternative water supply, stormwater management, and water conservation projects,

specifically the City of Port St. Lucie Utility Systems
Department McCarty Ranch Extension Water Quality
Restoration- Area 4.

(Clerk's Note: Council pulled this item for separate discussion upon approval of the Consent Agenda.)

Brad Macek, Utility Systems Director, stated that the Florida Department of Environmental Protection (FDEP) and the legislature have been very responsive with giving the City the funding they need. He provided the status of areas 3, 4, and 23. He indicated the total grants received for the entire project amounted to \$6,055,429 and that he heard the City will be getting \$775,000 from another entity, although that is not in writing yet. He stated they were excited about the North Fork and St. Lucie River and preparing for the future water supply for the City of Port St. Lucie.

Mayor Oravec recognized and thanked Kate Parmelee for being so instrumental and knowledgeable. He also thanked their state partners for making this project come to life faster than many people anticipated. Councilwoman Caraballo suggested that a celebration be held at McCarty Ranch when appropriate to thank FDEP for their partnership.

Councilman Pickett moved to approve the Grant Agreement between the City and the Florida Department of Environmental Protection (FDEP) for the purpose of implementing local alternative water supply, stormwater management, and water conservation projects, specifically the City of Port St. Lucie Utility Systems Department McCarty Ranch Extension Water Quality Restoration - Area 4. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.d** Award Contract # 20210015 for the Affordable Housing Disposition Plan to Community Land Trust (CLT) of Palm Beach County, Inc. [2021-102](#)

(Clerk's Note: Council approved this item upon approval of the Consent Agenda.)

- 7.e** Approve a Major Site Plan for Veranda Volaris at Port St. Lucie (P20-173). [2021-084](#)

(Clerk's Note: Council pulled this item for separate discussion upon approval of the Consent Agenda.)

Mayor Oravec asked that this item be tabled to the February 22, 2021, City Council Meeting when they have a full Council and staff can respond to the public comment submitted online by Brian Lubinski.

Councilwoman Caraballo moved to table Item 7.e, Approve a Major Site Plan for Veranda Volaris at Port St. Lucie (P20-173), to the February 22, 2021, City Council Meeting. Councilman Pickett seconded the motion, was passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-04, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 40, Block 2096, Port St. Lucie Section Twenty-One, recorded in Plat Book 13, Page(s) 27, 27A to 27F, of the Public Records of St. Lucie County, Florida.

[2021-039](#)

(Clerk's Note: This item was heard after Item 11.f.)

The City Clerk read Ordinance 21-04 aloud by title only.

Mayor Oravec opened the Public Hearing. There being no comments, the Public Hearing was closed.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-04. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-04. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 21-05, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 23, Block 1239, Port St. Lucie Section Twenty, recorded in Plat Book 13, Page(s) 21, 21A to 21B, of the Public Records of St. Lucie County, Florida.

[2021-040](#)

The City Clerk read Ordinance 21-05 aloud by title only.

Mayor Oravec opened the Public Hearing. There being no comments, the Public Hearing was closed.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-05. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-05. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-06, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 10, Block 2073, Port St. Lucie Section Twenty-One, recorded in Plat Book 13, Page(s) 27, 27A to 27F, of the Public Records of St. Lucie County, Florida. [2021-046](#)

The City Clerk read Ordinance 21-06 aloud by title only.

Mayor Oravec opened the Public Hearing. There being no comments, the Public Hearing was closed.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-06. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-06. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-07, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 6, Block 2258, Port St. Lucie Section Thirty-Three, recorded in Plat Book 15, Page(s) 1, 1A to 1V, of the Public Records of St. Lucie County, Florida. [2021-048](#)

The City Clerk read Ordinance 21-07 aloud by title only.

Mayor Oravec opened the Public Hearing. There being no comments, the Public Hearing was closed.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-07. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-07. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-08, An Ordinance Approving the Second Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod A PUD 1, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P20-213). [2021-050](#)

(Clerk's Note: This item was heard after Item 11.a.)

The City Attorney reviewed the process for Quasi-Judicial Hearings for Items 8.e, 8.f., 8.g, and 8.h. The City Clerk administered the Oath of Testimony to staff and other interested parties, including those attending via Zoom.

The City Clerk read Ordinance 21-08 aloud by title only.

Mayor Oravec opened the Quasi-Judicial proceeding and requested Council's ex-parte communications, to which none were disclosed.

Holly Price with Planning Zoning provided a PowerPoint presentation on Verano South Pod A - Planned Unit Development Amendment No. 2. She indicated the applicant is Daniel Sorrow of Cotleur & Hearing and the owner is Verano Development, LLC. She reviewed the background of Verano South and the major changes of the proposed amendment.

Ms. Price showed Council the location of the subject property, a general development map, and an aerial of the site. She indicated that Verano is part of a Development of Regional Impact (DRI) and is 3,004 acres. She stated the maximum density proposed for Verano South PUD Pod A is 2.4 dwelling units per acre or 350 dwelling units. She said that this PUD also includes 42.14 acres for lakes.

Ms. Price noted this amendment is consistent with the direction and policies of the City's Comprehensive Plan and the Planning & Zoning Board recommended approval of the PUD on January 5, 2021. Mr. Sorrow indicated that this request is consistent with other PUD amendments that have been processed for Verano and approved by this Council for other communities.

There being no further discussion, the Public Hearing was closed.

Councilwoman Caraballo moved to approve Ordinance 21-08. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-08. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 21-09, An Ordinance Approving the Third Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod D Planned Unit Development, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P20-214).

[2021-051](#)

The City Clerk read Ordinance 21-09 aloud by title only.

Mayor Oravec opened the Quasi-Judicial proceeding and requested Council's ex-parte communications, to which none were disclosed.

Holly Price with Planning Zoning provided a PowerPoint presentation on Verano South Pod D - Planned Unit Development Amendment No. 3. She indicated the applicant is Daniel Sorrow of Cotleur & Hearing and the owner is Verano Development, LLC. She reviewed the background of Verano South and the major changes of the proposed amendment.

Ms. Price showed Council the location of the subject property, a general development map, and an aerial of the site. She indicated that Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres. She stated the maximum density proposed for Verano South PUD 2 Pod D is 2.35 dwelling units per acre or 702 units on 798 acres. She said this PUD also includes 1.73 acres for recreational uses, 33.77 acres for open space, and 85.26 acres for lakes.

Ms. Price noted that this amendment is consistent with the direction and policies of the City's Comprehensive Plan and the Planning & Zoning Board recommended approval of the PUD on January 5, 2021.

Mr. Sorrow thanked staff for their presentation. He stated that Verano is in agreement with the Planning and Zoning Board and asks for Council's approval tonight. He said Verano is still selling and designing for single family lots. He stated there are no new uses and no substantive changes to the overall zoning or entitlements within the DRI.

There being no further discussion, the Public Hearing was closed.

Councilman Pickett moved to approve Ordinance 21-09. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-09. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 21-10, An Ordinance Approving the Third Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod E Planned Unit Development, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P20-219).

[2021-052](#)

The City Clerk read Ordinance 21-10 aloud by title only.

Mayor Oravec opened the Quasi-Judicial proceeding and requested Council's ex-parte communications, to which none were disclosed.

Holly Price with Planning Zoning provided a PowerPoint presentation on Verano South Pod E - Planned Unit Development Amendment No. 3. She indicated the applicant is Daniel Sorrow of Cotleur & Hearing and the owner is Verano Development, LLC. She reviewed the background of Verano South and the major changes of the proposed amendment.

Ms. Price showed Council the location of the subject property, a general development map, and an aerial of the site. She indicated that Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres. She stated the maximum density proposed for Verano South Pod E PUD is 3.01 dwelling units per acre or a maximum of 307 units. She said this PUD also includes 1.2 acres for recreational uses, 17.45 acres for open space, and 7.76 acres for lakes.

Ms. Price noted that this amendment is consistent with the direction and policies of the City's Comprehensive Plan and the Planning & Zoning Board recommended approval of the PUD on January 5, 2021.

Mr. Sorrow stated he was representing the applicant, Verano Development, LLC. He said they are asking for Council's support and approval of this PUD document. He stated there are no substantive changes, no change in uses for the PUD, and no changes to any entitlements currently associated with the DRI.

There being no further discussion, the Public Hearing was closed.

Councilwoman Caraballo moved to approve Ordinance 21-10. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-10. The motion passed unanimously by roll call vote.

- 8.h** Ordinance 21-11, An Ordinance Providing for the First Amendment of the Master Planned Unit Development Regulation Book and Conceptual Development Plan for the Western Grove Master Planned Unit Development (MPUD), located directly east of Range Line Road, south of the proposed extension of Crosstown Parkway, north of the

[2021-070](#)

Discovery Way right-of-way and within the Western Grove Development of Regional Impact (DRI) (P20-193).

The City Clerk read Ordinance 21-11 aloud by title only.

Mayor Oravec opened the Quasi-Judicial proceeding and requested Council's ex-parte communications, to which none were disclosed.

Bridget Kean with Planning Zoning provided a PowerPoint presentation on the Western Grove MPUD Amendment. She indicated the applicant is Mattamy Palm Beach, LLC, and the acting agent is Steve Garrett of Lucido and Associates. She reviewed the proposed project as well as the amendment to the Western Grove MPUD and conceptual development plan.

Ms. Price showed Council the location of the subject property and a Future Land Use map. She reviewed the background on the Western Grove DRI. She presented Map H of the Western Grove DRI illustrating the number of dwelling units and a map depicting the Western Grove MPUD boundaries. She indicated that the proposed amendment revises the entitlements to include 3,269 residential units, 170,000 square feet of retail, and 50,000 square feet of office. She also showed Council the revised Conceptual Master Plan and Revised Development Plan compared to what was previously approved.

Mayor Oravec questioned the number of dwelling units and if Western Grove was going beyond their DRI entitlements, to which Ms. Kean stated they were not. She explained they were putting all this in the MPUD with the entitlements that are outside the MPUD.

Ms. Price noted that this amendment is consistent with Policies 1.2.2.2 and 1.2.2.4 of the City's Comprehensive Plan regarding Residential and Neighborhood/Village Commercial areas. She said the Planning & Zoning Board recommended approval of the proposed amendment to the MPUD document and concept plan on January 5, 2021.

Mr. Garrett, agent for applicant Mattamy Palm Beach, LLC, stated that this PUD is consistent with the DRI. He said the main points are reintroducing Tradition Parkway west to Range Line Road along with the realignment; the utility site extending from the MPUD boundary was found to be acceptable; and the neighborhood commercial that is being removed.

James Morris, member of the public, stated that he lives in the Lakes at Tradition and expressed some concerns regarding a gate near the proposed development. Mayor Oravec requested that Mr. Morris work through his HOA regarding Mattamy Homes gating/walling to Tradition Lakes Boulevard, and asked staff and Steve Garrett, Agent for the applicant, to follow-up with Mr. Morris. Mr. Garrett stated he would contact Mattamy and Mr. Morris regarding his concerns.

There being no further discussion, the Public Hearing was closed.

Councilwoman Caraballo moved to approve Ordinance 21-11. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-11. The motion passed unanimously by roll call vote.

- 8.i** Ordinance 21-12, Approve Amendment to Chapter 100: Local Housing Assistance

[2021-077](#)

The City Clerk read Ordinance 21-12 aloud by title only.

Mayor Oravec opened the Public Hearing. There being no comments, the Public Hearing was closed.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-12. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-12. The motion passed unanimously by roll call vote.

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 21-13, An Ordinance to Rezone 2.81 acres of Property Located West of the SW Gatlin Boulevard and SW Fondura Road Intersection, Abutting SW Domina Road, Legally Described as Parcels 1 and 2, Gatlin Boulevard Center as well as Lots 26-28, Block 1711, Port St. Lucie Section Thirty-One, From Pud (Planned Unit Development) and CS (Service Commercial) to a Pud (Planned Unit Development) Classification, For a Project Known as Gatlin Boulevard Center Pud (P20-109).

[2021-059](#)

The City Clerk read Ordinance 21-13 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve

Ordinance 21-13. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 21-R12, 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 Roadway Improvements within the Right-of-Way of State Road 716 (Port St. Lucie Boulevard).

[2021-086](#)

(Clerk's Note: This item was heard after Item 8.d.)

The City Clerk read Resolution 21-R12 aloud by title only.

Frank Knott with Engineering stated that the Resolution is for the property transfer for the Port St. Lucie Boulevard and Floresta intersection, which includes the corner clips, right turn lanes, and mast arms.

Councilwoman Caraballo questioned how the U-turn going north on Floresta was going to be addressed. In response, Mr. Knott stated that they were going to remove the U-turn.

Councilwoman Caraballo moved to approve Resolution 21-R12. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R12. The motion passed unanimously by roll call vote.

The meeting recessed at 7:50 PM and reconvened at 8:02 PM.

- 11.b** Resolution 21-R13, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South - Pod D - Plat No. 3 (P20-208).

[2021-024](#)

(Clerk's Note: The item was heard after Item 8.i.)

The City Clerk read Resolution 21-R13 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 21-R13. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R13. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R14, A Resolution Approving the Preliminary and Final Subdivision Plat with Construction Plans for Verano South PUD 1- Pod B- Plat No. 3 (P20-134). [2021-054](#)

The City Clerk read Resolution 21-R14 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R14. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R14. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R15, A Resolution Approving the Final Subdivision Plat with Construction Plans for Veranda Preserve West - Phase 2 (P20-202) [2021-109](#)

The City Clerk read Resolution 21-R15 aloud by title only.

Laura Dodd with Planning Zoning provided a PowerPoint presentation via Zoom on Veranda Preserve West - Phase 2. She reviewed the request of the applicant, showed Council the location and an aerial of the subject property, as well as presented a Future Land Use map and Zoning map.

Ms. Dodd stated that this project has been reviewed for compliance with the Veranda Planned Unit Development (PUD) Agreement regarding provision of adequate public facilities and density. She said the Site Plan Review Committee recommended approval at their meeting of November 12, 2020.

Kinan Husainy with Kimley-Horn and Associates, Inc., representative for the applicant, stated he was attending via Zoom to answer any questions. Mayor Oravec inquired about the type of street trees and the width of the tree lawn. Mr. Husainy stated the width of the tree lawn is eight feet and that he would check on the type of trees. Mayor Oravec indicated he wanted the right trees in the right place.

There being no further discussion, Councilman Pickett moved to approve Resolution 21-R15. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R15. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R16, A Resolution Approving the Preliminary and Final Subdivision Plat with Construction Plans for Verano South PUD 1 - Pod G - Plat No. 1 (P20-157). [2021-069](#)

The City Clerk read Resolution 21-R16 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R16. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R16. The motion passed unanimously by roll call vote.

- 11.f** Resolution 21-R17, A resolution of the City Council of the City of Port St Lucie approving a packet of economic incentives for Project Ash; providing for conflicts; providing for severability; and providing an effective date.

[2021-113](#)

(Clerk's Note: This item was heard after Item 7.e.)

The City Clerk read Resolution 21-R17 aloud by title only.

Elijah Wooten, Business Navigator with the City Manager's Office, introduced Pete Tesch, President of the Economic Development Council of St. Lucie County, Inc., who presented Project Ash. He stated that Project Ash, a company in Israel, was established in 2004 and deals in heavy equipment. He said they are looking at a location in the Midway Business Center and an economic development packet inclusive of impact fee mitigation, an ad valorem tax exception, and an expedited permitting and site plan. He stated the company intends to build a 60,000 square foot manufacturing facility and 13,000 square feet of office space as well as create 55 new jobs over a two-year period, which translates to approximately \$19.54 per hour. Mayor Oravec stated he was expecting the average wage to be around \$21.00 per hour.

Mr. Tesch explained that Project Ash is Jansteel, an intermodal chassis manufacturer from a port city outside of Tel Aviv and Rami Jan is the CEO of the company. He indicated that Leeor Cohen, Executive Director of Jansteel USA, is joining them via Zoom. Mr. Tesch stated they were drawn to Port St. Lucie because of the competitive business environment and the dynamic economy of the state of Florida. He said they are the largest heavy equipment manufacturer in Israel and need to expand. He indicated that there will be a \$3 million one-time economic impact from new construction and a total labor income of \$3.43 million due to job creation.

Mr. Cohen stated that they were excited to start the project albeit some slight delays with COVID and the closing of the borders. Mayor Oravec

thanked him for their interest in the City and stated that they looked forward to meeting them in person.

Councilwoman Caraballo moved to approve Resolution 21-R17.
Councilman Pickett seconded the motion.

Under discussion, Mayor Oravec stated he was not a supporter of the impact fee mitigation and asked that Council and staff work together to cap an amount and figure out how it can be replenished, like they did with Tradition.

The City Attorney requested that Councilwoman Caraballo restate her motion to amend 100 jobs to 55 jobs in the Resolution. Councilwoman Caraballo amended her motion as requested. The City Clerk restated the motion as follows: for approval of Resolution 21-R17 with an edit to the verbiage of the sixth Whereas to read "will create 55 new full-time jobs." The amended motion passed unanimously by roll call vote.

- 11.g** Resolution 21-R18, A Resolution Adopting the Southern Grove Master Plan [2021-117](#)

(Clerk's Note: Council tabled this item to the February 22, 2021, City Council Meeting upon approval of the Additions/Deletions to the Agenda.)

12. Unfinished Business

13. New Business

- 13.a** Award Contract # 20200125 for Dining and Event Catering Services at The Saints Golf Course to South Florida Carefree Catering, Inc. [2021-104](#)

(Clerk's Note: This item was heard after Item 11.e.)

Sherman Conrad stated, as directed by Council in September 2020, staff was bringing on a new restaurant vendor for the Saints Golf Course. He said the City received a signed contract from South Florida Carefree Catering on January 22, 2021.

Mr. Conrad introduced Keith Bradshaw, the new Administrator of The Saints Golf Course. Mr. Bradshaw stated that Carefree Catering has 25 years of experience serving the South Florida area. He said he has met with the leadership and they have agreed to continue serving the golfers and providing evening entertainment for the local community.

Bernard Ryan with Carefree Catering stated that they have extensive experience running country clubs and golf course dining, so they are familiar with the demographic. He said they look forward to providing great service.

Councilwoman Caraballo inquired about the evening entertainment. Mr. Ryan stated that they were looking at salsa dancing, line dancing, trivia nights, country music, and live entertainment as often as business dictates.

Councilwoman Caraballo moved to approve the Award of Contract #20200125 for Dining and Event Catering Services at The Saints Golf Course to South Florida Carefree Catering, Inc. Councilman Pickett seconded the motion.

Under discussion, Mayor Oravec indicated that the City needs to have a good collaborative partnership with South Florida Carefree Catering. He asked Mr. Ryan if he would be able to take advantage of the life/family celebrations, make the restaurant available to the community, offer evening entertainment, and take a sense of ownership of the facility, to which Mr. Ryan responded in the affirmative.

Councilwoman requested that South Florida Carefree Catering advise Council as to when they will be opening the restaurant, so the City can promote it.

The motion passed unanimously by voice vote.

13.b City Manager's Annual Review [2021-075](#)

(Clerk's Note: Council tabled this item to the February 22, 2021, City Council Meeting upon approval of the Additions/Deletions to the Agenda.)

13.c City Attorney's Annual Review [2021-076](#)

(Clerk's Note: Council tabled this item to the February 22, 2021, City Council Meeting upon approval of the Additions/Deletions to the Agenda.)

14. City Manager's Report

The City Manager reported that Port St. Lucie Police Officer, Sergeant Joe Byrne in the motorcycle unit, was injured in a motorcycle accident. He stated that Sergeant Byrne sustained significant cuts and scrapes and is recuperating at home.

The City Manager indicated that staff has received a lot of information on the Mobility Plan, including the cost and scope of services. He said they plan to present this information to Council on February 22, 2021, as well as provide some choices on moving forward. Mayor Oravec stated the City Manager could request a Special City Council Meeting if needed to discuss same.

15. Councilmembers Report on Committee Assignments

Council consensus was to forego Council members' reports this evening and present them at the February 22, 2021, City Council Meeting.

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

(Clerk's Note: No one signed up to speak under this item.)

17. Adjourn

There being no further business, the meeting was adjourned at 9:10 PM.

Karen A. Phillips, City Clerk

Traci Mehl, Deputy City Clerk