

City of Port St. Lucie

Special 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, December 14, 2020

5:00 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 December 14, 2020, at 5:06 PM, at Port St. Lucie City Hall, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Gregory J. Oravec
Vice Mayor Shannon Martin
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilwoman Jolien Caraballo

3. Pledge of Allegiance

Mayor Oravec led the assembly in the Pledge of Allegiance.

4. Public to be Heard

No one signed up to speak under this item.

5. New Business

5.a Southern Grove Master Plan Part 1: Land Use and Infrastructure Component

[2020-984](#)

Mayor Oravec asked the Council to consider accepting Part 1, in favor of waiting for Part 2, and then perhaps adopting it by resolution as suggested, so that there is a little extra force and buy-in from the City Council.

Teresa Larmar-Sarno, Assistant to the City Manager for Land Development Services, introduced the project as well as Dr. Kim DeLaney of the Treasure Coast Regional Planning Council. Ms. Larmar-Sarno thanked all departments, programs, and staff involved, including the public, for their work thus far.

Dr. DeLaney reviewed and discussed the following parts of the Southern Grove Master Plan via a PowerPoint presentation:

- The Southern Grove Study Area
- Project Approach & Outreach
- Infrastructure Assessment
- Demographic & Market Analysis
- Real Estate Market Potentials
- Southern Grover Master Plan
- Illustrative Development Concepts
- Gateway Feature Locations
- Subdistrict Diagram (3 Districts)
- Roadway Network (3 Levels)
- Tradition Trail Alignment
- Typical Street Sections
- Master Stormwater Lake System
- Natural Systems
- Development Concepts (Town Center District, Workplace District, Bio/Health District)

Dr. DeLaney indicated that the team's recommendations for this project include:

1. Maintaining a Long-Term Holistic Development Strategy
2. Reorganizing into Three (3) Subdistricts
3. Revising Land Use Types in the Comprehensive Plan
4. Recalibrating Land Use Entitlements
5. Introducing a Master Stormwater Lake System

6. Creating a Multimodal Transportation Network
7. Continuing Water & Wastewater Improvement per DRI
8. Requiring Interconnected, Well Organized Development
9. Announcing the Arrival to Port St. Lucie's Gateways
10. Developing Permitting Efficiencies for FP&L Easement
11. Continuing Brokering with Public & Private Partners
12. Adopting the Southern Grove Master Plan (pending Part 2)

Councilwoman Caraballo asked if they could expect or anticipate an increase in the jobs to population ratio with this plan. In response, Dr. DeLaney explained that they would expect those numbers to get better, but they could run a projection of what the build-out might yield. Mayor Oravec noted that the current jobs to population ratio and the percentage of workers leaving the City would be good indicators to have in their Strategic Plan.

Councilwoman Caraballo stated that she would like to see the data on the nonworking, residential, retired individuals in the community versus the available working population. She said the 55 and older residents who are available to work, but are not interested in working, may increase the ratio.

Councilwoman Caraballo asked if the team has reached out to Kite Realty in regards to this concept and how the City would redevelop The Landing spaces. In response, Dr. DeLaney explained the team had a positive phone conversation with Kite, as they are aware of their vacancies. She said that Kite Realty was encouraged by the recommendations in the plan and open to pursuing the infill opportunities with active recreation uses and reconfiguring what is happening at that center. Ms. Larmar-Sarno indicated that the CRA staff, Wes McCurry, and Jennifer Davis have met with Kite to start collaborating and relationship building in the hopes of working together towards this goal. Councilwoman Caraballo stated that she would like to consider partnering with Kite Realty on redeveloping the The Landing, because entertainment is a big want in the community.

Councilman Pickett inquired if there was any discussion to preserve the name Southern Grove. In response, Dr. DeLaney explained that, based on the input from the public, Southern Grove is a small part of the larger Port St. Lucie / Tradition themed area. She indicated that the team is working on a set of illustrations and concepts that Council will see at their January meeting, to give them some ideas on gateway

features and branding.

Mayor Oravec asked about the illustration of the gateway feature on the lake, to which Dr. DeLaney indicated that this drawing will be presented at Council's January meeting.

Councilwoman Morgan expressed her concerns with the pedestrian bridge as well as having pedestrian walkways and bike lanes in the industrial area. She also noted that Tom Mackie Boulevard needed to be reflected on the map, to which Dr. Delaney stated that they would update the map. Regarding the pedestrian bridge, Dr. DeLaney explained that it was a grand idea to push the envelope and get the vision beyond the ten-year horizon, as this project is a thirty-year build out. She stated the rationale behind the bridge is to improve connections across Tradition Parkway. She said the team will provide some good examples of pedestrian bridges to Council. Regarding the industrial area, Dr. DeLaney stated that freight traffic will be routed on the main roads and that the pedestrians and bicyclists will be on the tertiary or local roads.

Mayor Oravec stated that he agreed with Councilwoman Caraballo on partnering with Kite Realty on the Town Center and that it needs to be a strategic relationship with perhaps an LOI or LOU. Vice Mayor Martin said that she agreed.

Vice Mayor Martin expressed her concerns with the pedestrian bridge. She stated that the Beep mobile will be available, and it will be too far and too hot to walk across a pedestrian bridge. She thought that public art pieces should be considered for the gateway features and that the recommendations as part of the Master Plan should be implemented. She thanked the staff and the team for their hard work. She said the public engagement keeps getting better and better.

Mayor Oravec questioned how 15% of the developed area for stormwater lakes compares to a typical development. In response, Dr. DeLaney explained that a typical development needs to put 20% into stormwater. She said the recommendation is that 15% of the total area be incorporated into their master lake system, which leaves the developer the responsibility to do 5% onsite. She stated that this will give them larger lakes that are better candidates for grant funding.

Mayor Oravec asked how the City goes from this Master Plan to the

zoning laws that will produce the desired form of development. He said they currently have restrictive covenants and other zoning in place that produce buildings with more aesthetic appeal than a typical strip center or suburban development, but that still produce one story, residential, office buildings that are not at all consistent with what Dr. DeLaney has proposed. In response, Ms. Lamar-Sarno stated that she agreed with that assessment. She said that a team has started meeting to address these questions, the DRI, and the Comp Plan to make sure they can implement what has been suggested. She stated they will be looking at what has changed with the zoning code and having conversations with Tradition.

Mayor Oravec requested that a graphical analysis of the freight and pedestrian dynamic be included in Part 2 of the Southern Grove Master Plan, to which Dr. DeLaney responded in the affirmative.

Councilwoman Caraballo stated she would like to see best practices on how other cities in Florida incentivize entertainment use. She said the parks are a great idea, but they could be costly to the taxpayers. She stated if they could find ways to incentivize that type of growth, if that is what the public wants, there could be cost savings at the back end.

Councilwoman Caraballo asked how other forms of mobility, transit, and micro-mobility could be utilized and incorporated, and where they would be placed for public use. She said she was looking forward to planning this out, because she sees lots of trails, etc.

There being no further discussion, Vice Mayor Martin moved to accept Part 1 of the Southern Grove Master Plan. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

6. Adjourn

There being no further business, the meeting adjourned at 6:09 PM.

Karen A. Phillips, City Clerk

Traci Mehl, Deputy City Clerk