

# 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, December 7, 2020**

**6:30 PM**

**Council Chambers, City Hall**

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**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 December 7, 2020, at 6:32 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

**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** Present the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) and Special Performance Measures Recognition.

[2020-806](tel:2020-806)

(Clerk's Note: This item was requested to be tabled to the January 11, 2021 Council meeting.)

- 4.b** Special presentation by Habitat for Humanity on a partnership with the City's Neighborhood Services Department [2020-954](#)

Bob Calhoun, Habitat for Humanity, gave a brief presentation.

Tania Rudolph, Housing Recipient, stated that she was grateful for the opportunity. She explained that her son planted an orange tree and they were excited to watch it grow. Mayor Oravec offered to gift Ms. Rudolph with a tree of her choice.

Mayor Oravec inquired as to how much training was offered to each home buyer, to which Mr. Calhoun responded that they provide the same information, as they would receive from any bank. He added that they are responsible to attend 36-hours of training to prepare them to be good homeowners.

#### **5. Public to be Heard**

Molly Carter emailed regarding field space for youth players to practice on and to have games, to which Mayor Oravec requested an update on the field usage situation and solutions. Councilwoman Caraballo stated that she would like the City Manager to make the County aware of the lack of fields.

Felix DiHigo spoke regarding sidewalks being installed on Paar Drive, to which Mayor Oravec informed Mr. DiHigo that there was a sidewalk map on the City's webpage that showed all sidewalk projects.

#### **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**

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion passed unanimously by voice vote.

- 7.a** November 9, 2020 Regular Council Meeting Minutes [2020-967](#)

This item was Approved.

- 7.b** Motion: Termination of Restrictive Covenant #353 Executed by Helen Carey; Norma K. Costill and Doris C. Will with [2020-940](#)

respect to Lots 1 and 2, Block 183, Port St Lucie Section Four, and Recorded in Official Records Book 1039, Page 1189, Public Records of St. Lucie County

This Consent item was Approved.

- 7.c** Award Contract # 20200081 for Design Services for the Glades-Tradition Reuse Water Main Project. [2020-939](#)

This Consent item was Approved.

- 7.d** Approve Major Site Plan Amendment for Verano Pod A Model Row Racquet Club (P20-027-A2) [2020-960](#)

This Consent item was Approved.

- 7.e** Approve a Major Site Plan for Riverland Valencia Grove Clubhouse (P20-203) [2020-962](#)

This Consent item was Approved.

**8. Second Reading, Public Hearing of Ordinances**

There was nothing scheduled for this item.

**9. Other Public Hearings**

There was nothing scheduled for this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 20-78, An Ordinance of the City of Port St. Lucie, Florida, Adopting the Engineering Standards for Land Development - Commercial, Residential Subdivisions and Capital Improvement Projects; Providing for Conflict; Providing for Severability; Providing an Effective Date [2020-911](#)

The City Clerk read Ordinance 20-78 aloud by title only. The City Manager requested that the City Council accept one presentation for the record, as all of the items related to different sections of the Code.

Colt Schwerdt, Deputy Director, Public Works, stated that there have been correlation meetings between all Departments to address all comments and concerns. He explained that the standards for engineering were not changing with the adoption, as they were following the same procedures, along with making it more user-friendly. Mr. Schwerdt gave a brief history and explained that in 2011 the Engineering Department and the Public Works Department were combined, but never codified. He stated that they created Chapter 32,

which was a Public Works Chapter, even though there was an existing Public Works title in the Code. He explained that they were also taking the various technical aspects and organizing them under Title 5, Public Works. Mr. Schwerdt stated that Chapter 54 was taking existing aspects of Chapter 97 and creating the Right-of-Ways Chapter. He explained that there would also be a Chapter 55, which was similar to Right-of-Ways, but pertained to City easements on private property. Mr. Schwerdt stated that Chapter 56 detailed stormwater management, as well as Capital Improvement Projects and Chapter 57 pertained to permitting fees.

Mr. Schwerdt stated that Planning and Zoning was also revising their Code to clarify driveway materials and widths. Councilwoman Caraballo inquired as to when the revised Code would come before the Council, to which Assistant to the City Manager for Land Development Services responded that they were still under review with the Legal Department. Mayor Oravec inquired as to if there was anything within the revised Code that would upset a resident, to which Mr. Schwerdt responded that he did not believe so.

Councilwoman Caraballo moved to approve Ordinance 20-78. Vice Mayor Martin seconded the motion. The motion passed unanimously by voice vote.

- 10.b** Ordinance 20-79, An Ordinance of the City of Port St. Lucie, [2020-913](#)  
Florida, Amending Chapter 32, Article IV, Engineering  
Department of the Code of Ordinances; Providing for  
Conflict; Providing for Severability; Providing for  
Codification; Providing an Effective Date.

The City Clerk read Ordinance 20-79 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 20-79. Vice Mayor Martin seconded the motion. The motion passed unanimously by voice vote.

- 10.c** Ordinance 20-80, An Ordinance of the City of Port St. Lucie, [2020-915](#)  
Florida, Amending Title V, Public Works, of the Code of  
Ordinances to Include Chapter 54, Rights-of-Way; Amending  
Chapter 97, Streets and Sidewalks; Providing for Conflict;  
Providing for Severability; Providing for Codification;  
Providing an Effective Date

The City Clerk read Ordinance 20-80 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-80.

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

- 10.d** Ordinance 20-81, An Ordinance of the City of Port St. Lucie, Florida, Amending Title V, Public Works, of the Code of Ordinances to Include Chapter 55, Easements; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date [2020-920](#)

The City Clerk read Ordinance 20-81 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 20-81. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 10.e** Ordinance 20-82, An Ordinance of the City of Port St. Lucie, Florida, Amending Title V, Public Works, of the Code of Ordinances to Include Chapter 56, Stormwater Management; Amending Chapter 97, Streets and Sidewalks; Amending Chapter 156, Subdivision Regulations; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date [2020-921](#)

The City Clerk read Ordinance 20-82 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 20-82. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 10.f** Ordinance 20-83, An Ordinance of the City of Port St. Lucie, Florida, Amending Title V, Public Works, of the Code of Ordinances to Include Chapter 57, Fees; Amending Chapter 150, Article VII, Fees; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date [2020-922](#)

The City Clerk read Ordinance 20-83 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-83. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 10.g** Ordinance 20-84, Authorizing the Partial Abandonment and Termination of the Blanket Flowage Easement Situated Lot 1 of Southern Grove Plat No. 33 [2020-959](#)

The City Clerk read Ordinance 20-84 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 20-84. Councilwoman Morgan seconded the motion. The motion passed

unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 20-R129, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South PUD 1- Pod C- Plat No. 3 (P20-112).

[2020-728](#)

The City Clerk read Resolution 20-R129 aloud by title only. Mayor Oravec asked the Council if they wanted a presentation, to which the Council responded in the negative.

Councilwoman Caraballo moved to approve Resolution 20-R129. Councilwoman Morgan seconded the motion. Under discussion, Councilman Pickett expressed his concerns regarding the speeding and traffic within Verano. He stated that he felt by approving the Item it would continue to allow the problem. Councilman Pickett suggested a motion to table the item, until the developer install speeding control measures. Mayor Oravec asked Councilman Pickett if he met with the City Manager regarding the safety measures the developer was installing, to which Councilman Pickett responded in the negative. Mayor Oravec stated that the developer invested in a radar-controlled system that evaluated speed. Vice Mayor Martin stated that the speeding issue was based on behavior and to lower the speed limits may help a little bit. Councilman Pickett stated that it was a major problem, which could result in a fatality and that he would continue to vote against. The City Manager suggested meeting with Councilman Pickett and Chief Bolduc to discuss the safety measures being put in place.

Daniel Sorrow, Lucido & Associates, stated that he would like to meet with Councilman Pickett to address his concerns and look at the development plans.

The City Clerk restated the motion as follows: for approval of Resolution 20-R129. The motion passed by roll call vote to approve Resolution 20-R129, with Mayor Oravec, Vice Mayor Martin, Councilwoman Caraballo, and Councilwoman Morgan voting in favor, and Councilman Pickett voting against.

- 11.b** Resolution 20-R130, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South - Pod E - Plat No. 1 (P20-025).

[2020-925](#)

The City Clerk read Resolution aloud by title only.

Mayor Oravec asked Mr. Sorrow to explain the secondary entrance and to explain the feel of the extension of Village Parkway, to which Mr. Sorrow responded that the road would be the main entry into Verano. Mayor Oravec inquired as to if Verano Parkway would have the same feel as Village Parkway, to which Mr. Sorrow responded in the affirmative. Mr. Sorrow stated that they hoped to have the road completed by the end of the year and that they were getting ready to install the public art piece.

There being no further discussion, Vice Mayor Martin moved to approve Resolution 20-R130. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 20-R130. The motion passed unanimously by roll call vote to approve Resolution 20-R130.

- 11.c** Resolution 20-R131, A Resolution Of The City Council Of The City Of Port St Lucie Approving A Packet Of Economic Incentives For Project Denny; Providing For Conflicts; Providing For Severability; And Providing An Effective Date.

[2020-947](#)

The City Clerk read Resolution 20-R131 aloud by title only.

Pete Tesch, EDC, stated that the Project Developer was the Sansone Group, which was founded in 1957. The Sansone Group has developed over 24 million square feet of space and manages over 10 million square feet of space in excess of \$1.5 billion. Mr. Tesch stated that the ground service segment had 600 facilities across the United States and the closest location to Port St. Lucie was in Ocala, Florida. He stated that Project Denny was a business attraction project that would create 40 full-time jobs and 450 part-time jobs. Regarding Capital Investment, Mr. Tesch stated that the City of Port St. Lucie was offering Ad-valorem Tax Exemption, Impact Fee Mitigation, Expedited Site Plan Review and Fast Track Permitting and that St. Lucie County was offering Ad-valorem Tax Exemption.

(Clerk's Note: At this time, Mr. Tesch gifted the Council with a small FedEx truck.)

Mr. Tesch stated that he was pleased to announce that FedEx Ground would love to come to the City of Port St. Lucie, along with the Sansone Group.

Councilwoman Caraballo inquired as to what the salaries would be, to which Mr. Tesch responded that the average full-time salary was roughly \$49,000 plus a benefit package and the part-time salary would be \$14-\$16 per hour. Councilman Pickett inquired as to when the groundbreaking would be held, to which Mr. Tesch responded that the Site Plan process was underway and stated that they were looking at January 2021.

Councilwoman Morgan moved to approve Resolution 20-R131. Vice Mayor Martin seconded the motion. Under discussion, Mayor Oravec stated that in the future he would be looking for guidelines on abatements based on number of jobs being created. The City Clerk restated the motion as follows: for approval of Resolution 20-R131. The motion passed unanimously by roll call vote.

- 11.d** Resolution 20-R132, A Resolution of the City of Port St. Lucie, Florida, Authorizing the Acquisition of Real Property Described as Lots 20 and 21, Block 2060, Port St. Lucie Section Twenty-One, According to the Plat Thereof, as Recorded in Plat Book 13, Pages 27, 27A through 27F Inclusive, of the Public Records of St. Lucie County, Florida, Necessary for the Purpose of Maintaining the Intersection Sight Distance at the Intersection of Port St. Lucie Boulevard and McComb Avenue, and Authorizing the City Manager, or His Designee, to Take Any and All Appropriate Actions to Acquire the Subject Property in Fee Simple; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2020-961](#)

The City Clerk read Resolution 20-R132 aloud by title only. Councilwoman Caraballo moved to approve Resolution 20-R132. Councilwoman Morgan seconded the motion. Under discussion, Mayor Oravec commended staff for bringing the item forward to Council, as it was important to deliver the best product in the most cost-effective way. The City Clerk restated the motion as follows: for approval of Resolution 20-R132. The motion passed unanimously by roll call vote to approve Resolution 20-R132.

**12. Unfinished Business**

There was nothing scheduled for this item.

**13. New Business**

- 13.a** Accept the FY2019-20 Infrastructure Surtax Citizens

[2020-877](#)



#### Oversight Committee Annual Report

Kenneth Kroll, Chairman, Infrastructure Surtax Citizens Oversight Committee, presented the FY 2019-2020 Annual Report. Vice Mayor Martin thanked the Committee and stated that she appreciated their time. Councilwoman Caraballo stated that she appreciated the Committee, as it was important for the residents to see that the City was doing what they said they were going to do. Councilwoman Morgan asked Mr. Kroll if the City did what they said they were going to do, to which Mr. Kroll responded that the City completed all of the projects and then some.

Mayor Oravec asked the City Manager to maintain the improvements, such as the roundabouts, to which Councilman Pickett agreed.

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.

**13.b** City of Port St. Lucie Utility Cabinet Box Wrap Artwork 2020

[2020-935](#)

Mayor Oravec stated that he would like to further reduce the number of approved wraps, to which Vice Mayor Martin agreed. Councilwoman Morgan suggested tabling the item, rather than requesting a presentation. Councilwoman Caraballo stated that she would like the wraps to be recycled and installed at other locations throughout the City. Mayor Oravec requested that the wraps were placed correctly to help the image 'pop'.

There being no further discussion, Vice Mayor Martin moved to Item 13 b), to 2021. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

#### **14. City Manager's Report**

The City Manager stated that there were 8,000-10,000 attendees at the Festival of Lights, and it was a very nice event. He stated that the City received information from FDOT, and they are continuing to fund all of the Port St. Lucie Boulevard projects. The City Manager gave an update on the CARES ACT Funding, which was being used for various expenses related to the pandemic. The City Manager updated the Council on all projects approved by the Site Plan Review Committee.

Councilwoman Caraballo stated that she received many concerns regarding the speeding on Floresta Drive and inquired as to if the speed limit would change

during construction and after the construction was completed. The City Manager stated that the speed limit was set at 30 mph and the average speed was 31 mph.

#### 15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Employee Appreciation Lunch and the TPO meeting to discuss the smart moves long range plan. On December 5th, she attended a car show at Kaiser University. Councilwoman Morgan stated that Glades Cut Off was in a terrible shape and she hoped the County would hear the City's concerns at the joint meeting in January. The City Council directed the City Manager to write a letter to the County regarding the condition of Glades Cut Off Road, along with a video and pictures.

Councilman Pickett – December 1st, he attended the Synergy Home Veterans groundbreaking and asked the City Manager if there were any applicants, to which the City Manager responded that he would get the information to Councilman Pickett. He also attended the Festival of Lights and the Port St. Lucie Christmas house, which officially opened on December 8th.

Councilwoman Caraballo – On December 1st she attended the Synergy Home Veterans groundbreaking. She attended the Florida League of Cities FMIT meetings from December 1-4. Councilwoman Caraballo invited residents to River Nights on December 10th.

Councilwoman Caraballo explained that she received a complaint regarding a gravel driveway extension and the City fined the resident. She stated that the Code was silent regarding a gravel extension and would like Council to have a discussion. Councilwoman Caraballo stated that she did not mind gravel on the side of the house, but not as a driveway in the front of the house.

Mayor Oravec stated that he would like Public Works to present, at the next Council Retreat, regarding the current state of parking and allowable surfaces.

Vice Mayor Martin – On December 1st she attended the Synergy Home Veterans groundbreaking.

Vice Mayor Martin also attended the Employee Appreciation Lunch and the TPO meeting to discuss the smart moves longer range plan. She explained that Commissioner Hutchinson suggested having a workshop to discuss priorities and whose priorities should be ahead of others. Vice Mayor Martin stated that the concerns were Midway Road, Jenkins Road, and some other roads. She explained that it was very important for all four of the Council Members to attend, along with Councilman Pickett in the audience.

Councilwoman Morgan stated that she was concerned with the timeline, as they

were not completing the Turnpike interchange until 2045, but they were completing the construction on Midway in 2030.

**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 9:12 p.m.

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Karen A. Phillips, City Clerk

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Calleigh N. Myers, Deputy City Clerk