

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
John Carvelli, Councilman, District II
Shannon Martin, Vice Mayor, District III
Jolien Caraballo, Councilwoman, District IV

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NOTICE: INDIVIDUALS ARE SUBJECT TO MEDICAL SCREENING PRIOR TO ENTERING ANY CITY BUILDING AND ENTRY MAY BE DENIED IF ANY INDICATOR OF ILLNESS OR PRIOR EXPOSURE IS IDENTIFIED.

Monday, October 12, 2020

6:30 PM

Council Chambers, City Hall

addition of item 7h

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 October 12, 2020, at 6:55 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 John Carvelli (virtual)
Councilwoman Stephanie Morgan

3. Invocation & Pledge of Allegiance

This item was conducted at the previous Community Redevelopment Agency (CRA) meeting.

4. Proclamations and Special Presentations

There was nothing heard under this item.

5. Public to be Heard

There was nothing heard under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

Vice Mayor Martin moved to approve the Agenda. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Caraballo moved to approve the Consent Agenda, with Item 7 d) removed at the request of the Procurement Department. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.a** July 23, 2020 Summer Retreat, September 14, 2020 Regular Council, September 14, 2020 Special Council (Budget Hearing), September 28, 2020 Regular Council, and September 28, 2020 Special Council (Budget Hearing) Meeting Minutes [2020-743](#)
- Approved.
- 7.b** Request approval of the 2021 Meeting Schedule for City Council Regular, Special, Government Finance Corporation (GFC), Community Redevelopment Agency (CRA), Winter and Summer Retreats and Strategic Planning Sessions. [2020-764](#)
- Approved.
- 7.c** Approve Opting Out of the Social Security Payroll Tax Obligation Deferral Option. [2020-741](#)
- Approved.
- 7.d** Award Contract # 20200082 Suppliers for Water & Sewer Products to Core & Main LP. [2020-751](#)
- (Clerk's Note: This item was removed at the request of the Procurement Department.)
- 7.e** Approve Shortlisted Firms and Begin Negotiations for the Request for Proposals (RFP) # 20200081 for Design Services for the Glades-Tradition Reuse Water Main Project. [2020-757](#)
- Approved.
- 7.f** Request for the Sawgrass Lakes PUD Amendment Application Fee (P20-152) to be Waived. [2020-676](#)
- Approved.
- 7.g** City of Port St. Lucie Municipal Police Officers' Retirement [2020-796](#)
-

Trust Fund Approved Budget: Oct. 1,2020 - Sept. 30,2021

Approved.

7.h Nominations to Public Art Advisory Board [2020-821](#)

added after initial publication

Approved.

8. Second Reading, Public Hearing of Ordinances

8.a Ordinance 20-51, Public Hearing, An Ordinance Approving [2020-788](#)

the Release of the Reverter Clause and Waiving Compliance with the Post-Closing Employment and Development Covenants Applicable to White Aluminum Fabrication.

The City Clerk read Ordinance 20-51 aloud by title only. Mayor Oravec opened the Public Hearing. The City Manager stated that a presentation was provided at the First Reading, to which Mayor Oravec added that there was an in-depth conversation regarding this item at the September 14, 2020 Regular Council Meeting.

Councilwoman Caraballo confirmed that the reverter clause was vastly different and could not convert back to the City, to which the City Attorney responded in the affirmative and stated that the reverter could not be triggered unless White Aluminum pulled a permit, which they were not doing. Councilwoman Morgan reiterated her agita regarding the item, as she felt the City was being taken advantage of. Councilman Carvelli stated that he appreciated Total Trucks patience and stated that he would like a list of other properties with similar contracts.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 20-51. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-51. The motion passed unanimously by roll call vote.

8.b Ordinance 20-52, Public Hearing, An Ordinance of the City of [2020-790](#)

Port St. Lucie repealing and replacing Chapter 150, Building Regulations, Article I, Administration of the City's Code of Ordinances adopting the 2020 edition of the Florida Building Code with certain administrative amendments, establishing a City Construction Board of Adjustments and Appeals, setting forth procedures for declaring structures unsafe, and proposing a reduction in the permit fee schedule.

The City Clerk read Ordinance 20-52 aloud by title only. Mayor Oravec opened the Public Hearing.

Joel Dramis, Building Official, gave a brief presentation on the changes and stated that it had been 20 years since the Ordinance was updated. Mr. Dramis thanked the Building Department staff, along with the Legal Department staff.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 20-52. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-52. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 20-53, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 158, "Zoning Code", Article XII - Site Plan Review Requirements, Procedures of the Code of Ordinances of the City of Port St. Lucie (P19-137).

[2020-791](#)

The City Clerk read Ordinance 20-53 aloud by title only. Mayor Oravec opened the Public Hearing.

Patti Tobin, Long Range Planning Administrator, stated that the request was a proposed amendment to Section 158.237 of the Zoning Code. The purpose and intent of the amendment was to provide an accelerated and streamlined approval process for minor and major site plans. She stated that they would be modifying Policy 1.2.65 of the Comprehensive Plan. Ms. Tobin explained that the Policy would be brought back to Council on October 26th with the EAR-based amendments.

Councilwoman Caraballo clarified that the City was not by-passing steps to speed up the process, to which Ms. Tobin responded in the negative. Vice Mayor Martin stated that the P&Z Board needed better training and guidance to sticking to facts and the Code. Mayor Oravec stated that he would like to review the Charter or revise the Ordinance regarding the Board and Committee's operating procedures, as he would like all of them operating pursuant to the same procedures.

Terissa Aronson, President, St. Lucie County Chamber of Commerce, thanked the Council and City staff for moving the item along.

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

Councilwoman Morgan moved to approve Ordinance 20-53. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-53. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 20-54, Quasi-Judicial, Public Hearing, An Ordinance to rezone 344 Acres of property located south of Paar Road Right-of-Way, west of SW Village Parkway, north of Becker Road, and east of Community Boulevard Right-of-Way from SLC AG-5 (1 dwelling unit per 5 acres) to Master Planned Unit Development (MPUD) (P20-111).

[2020-792](#)

The City Attorney read the Quasi-Judicial Procedures into the record and stated that they pertained to Item 8 d). The City Clerk administered the Oath of Testimony to staff and other interested parties and read Ordinance 20-54 aloud by title only. Mayor Oravec opened the Public Hearing, and asked if there were any ex-parte communications, to which Vice Mayor Martin, Councilwoman Morgan, and Councilwoman Caraballo responded in the affirmative.

Bridget Kean, Senior Planner, stated that she had been sworn, and that the official file was submitted to the City Clerk 5 days before the meeting to enter into the record. She explained that the application was to rezone approximately 344 acres of a property from St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). She stated that the proposed MPUD would allow for up to 1,300 residential dwelling units and that the proposed MPUD would accommodate the proposed multi-use path known as Tradition Trail.

Ms. Kean stated that Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC., and presented a map to show where the property was located. Ms. Kean stated that the proposed MPUD was consistent with Policies 1.2.2.2 and 1.2.2.3 of the Future Land Use Element regarding the development of residential neighborhoods within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

Ms. Kean stated that the Planning and Zoning Board recommended approval of the proposed MPUD document and concept plan at the September 1, 2020 Planning and Zoning Board meeting.

Mayor Oravec stated that the subject property was located between Village Parkway and Community Boulevard and he inquired as to when Becker Road had to be constructed, to which Ms. Kean responded that there was a plan for GHL Homes and Becker Road had a final subdivision plat with a bond to get completed up to the entrance of GHL Homes.

Steve Garrett, Lucido and Associates, gave a brief presentation and offered to answer any questions.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Ordinance 20-54. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-54. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 20-55, Public Hearing, An Ordinance Authorizing
The City Manager To Make Provisions For Public Meetings By
Use Of Communication Media Technology And For
Attendance By Use Of Such Technology By Elected And
Appointed Officials During Periods When The City Manager
Determines And Declares A Local Public Health Emergency.

[2020-794](#)

The City Clerk read Ordinance 20-55 aloud by title only. Mayor Oravec opened the Public Hearing. The City Manager stated that the Ordinance would allow the Council and other Board Members to meet virtually when there is a local public health emergency. Vice Mayor Martin stated that she heard the County Commission was considering lifting the Ordinance on the 20th, to which the City Manager responded that he believed the County would be discussing the mask ordinance, but not the overall emergency.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 20-55. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-55. 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 20-58, Abandoning a Portion of a Twenty (20) foot

[2020-752](#)

Utility and Drainage Easement affecting Lot 2, Second Replat in Port St. Lucie Section Forty-Six, recorded in Plat Book 41, Page(s) 36, 36A to 36C, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 20-58 aloud by title only. Mayor Oravec asked if there were any questions, to which the Councilmembers responded in the negative. Councilwoman Caraballo moved to approve Ordinance 20-58. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 10.b** Ordinance 20-59, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 4, Block 2637, Port St. Lucie Section Thirty-Nine, according to the Plat thereof, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida.

[2020-753](#)

The City Clerk read Ordinance 20-59 aloud by title only. Mayor Oravec asked if there were any questions, to which the Councilmembers responded in the negative. Vice Mayor Martin moved to approve Ordinance 20-59. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

11. Resolution, Public Hearing

- 11.a** Resolution 20-R114, Public Hearing, A Resolution of the City Council of the City of Port St. Lucie, Florida declaring a Public Nuisance at the property located at 749 NW Cardinal Drive after a Show Cause Hearing; authorizing the City Attorney to file a complaint in a Court of Competent Jurisdiction for Injunctive Relief; providing for the recovery of abatement costs as a special assessment against the property; providing for conflicts; providing for Severability; and providing an Effective Date.

[2020-684](#)

The City Clerk read Resolution 20-R114 aloud by title only. Mayor Oravec opened the Public Hearing and asked the City Attorney if he had any guidance or if there was anything outside of the norm regarding the hearing, to which the City Attorney responded in the negative, and stated that the City wants to move forward but needed Council's approval.

Aaron Biehl, Supervisor, Code Compliance, stated that the property was located at 749 NW Cardinal Drive and the property was listed as

number one of the City's top 100 Code Liens. He stated that the property was severely overgrown and currently occupied by Bruce V. Chambers. Mr. Biehl stated that there were currently 12 liens on the property, the total owed to the City was \$133,316.35 and that the hard costs owed to the City was \$3,750. Mr. Biehl stated that City staff requested Council's authorization to declare the property a public nuisance and file a complaint in a Court of Competent Jurisdiction for injunctive relief seeking authorization from City forces or a private contractor to enter the property and abate the nuisance.

Mr. Biehl explained that since the property was homesteaded, they could not foreclose on the property. He also added that the City had issued over 20 citations to Mr. Chambers since 2007. (Clerk's Note: Photos were shown at this time.) Mr. Biehl stated that the City has worked with Mr. Chambers in the past, but communication has stopped, and the property owner has not responded to the City's repeated request to bring the property into compliance. Mr. Biehl stated that the bid to remove the overgrowth was \$3,500.

Mayor Oravec inquired as to if Mr. Chambers paid the adjudicated citations, to which Mr. Biehl responded in the negative. Mayor Oravec asked if Mr. Chambers was present, to which there was no response.

There being no further discussion, the Public Hearing was closed. Vice Mayor Martin moved to approve Resolution 20-R114. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 20-R114. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

13.a Oculus Surgical, LLC Temporary Construction Easement

[2020-798](#)

The City Manager stated that the City Council approved seeking an easement from Oculus Surgical, LLC., which would enable the sale and construction on two parcels located on Village Parkway and Discovery Way.

There being no further discussion, Councilwoman Caraballo moved to approve Item 13 a). Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

14. City Manager's Report

The City Manager stated that the Employee Health Clinic was reopened. He stated that the Organization continued to work through the crisis and managed to offer a good level of service.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – On October 2nd, she attended the Round Table Discussion.

Councilwoman Caraballo – On October 1st, she attended the opening night of the Cultural Alliance Art Guild. On October 6th, she attended the EDC via ZOOM where Cleveland Clinic gave an update. She requested that the update be brought back to a Special Meeting, as she thinks the public would be interested in hearing their efforts. October 8th, she attended River Nights and was happy to see everyone social distanced.

Councilman Carvelli – Announced Assistant Chief Del Toro's upcoming golf tournament on the 24th and encouraged donations.

Vice Mayor Martin – Announced that the Humane Society needed raffle baskets by October 23rd. She attended the TPO meeting and had the pleasure of serving on the St. Lucie County Canvassing Board.

Mayor Oravec – Served on a national panel regarding water pollution and he was able to be a resource by sharing what the City was doing to convert septic-to-sewer. Mayor Oravec asked Vice Mayor Martin if he missed anything at the TPO meeting, to which Vice Mayor Martin responded that some of the rankings changed on the projects. She explained that she spoke with Roxanne Chesser, Assistant Director, Public Works, to confirm that projects do not change in the future, as the City had been waiting a long time. Mayor Oravec requested to have a meeting prior to the TPO meeting to have a strategic conversation to ensure that the City's most important projects get done.

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 7:55 p.m.

Karen A. Phillips, City Clerk

Calleigh N. Myers, Deputy City Clerk

