

City of Port St. Lucie

City Council

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes - Final

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

Please visit www.cityofpsl.com/tv for new public comment options as a result of COVID-19.

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, January 25, 2021

6:30 PM

Council Chambers, City Hall

Addition of item 13D

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 January 25, 2021 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

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** Award Presentation - PSLinLights Holiday Light & Yard
Decorating Contest Winners

[2021-067](#)

(Clerk's Note: A video was shown at this time.) Melissa Yunis, Project Manager Communications Department, informed the City Council that there had been 16 residential winners & Sandhill Crossings won the NICE Neighborhood award for this year's PSLinLights. Mayor Oravec thanked the residents for making it a special holiday during a difficult time. Councilwoman Morgan voiced that the increase of participants was amazing & thanked the residents for participating. Councilman Pickett and Vice Mayor Martin thanked the residents for their participation. Councilwoman Caraballo thanked the Communications Department for putting the event together and thanked the residents for participating.

5. Public to be Heard

No one signed up under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilwoman Caraballo moved to approve the Agenda. Vice Mayor Martin seconded the motion. Under discussion the City Manager requested that Item 7 f.) be withdrawn. Councilwoman Caraballo amended her motion and moved to approve the Agenda with Item 7 f.) removed. Vice Mayor Martin amended her second. Under discussion, Vice Mayor Martin inquired as to why the item was removed, to which the City Manager replied that Councilwoman Morgan had questions regarding costs, and he needed to research the answer. Councilwoman Morgan stated that she was questioning the difference in the contract, and it dealt with legal documents, therefore it was best to remove the item at this point. The motion passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Caraballo moved to approve the Consent Agenda. Vice Mayor Martin seconded the motion. Under discussion, Mayor Oravec requested that Agenda items which have a fiscal impact be explained in the staff report. Mayor Oravec stated that the City partnered with Harbor Branch to guide spending and improve water quality; they had identified hot spots along the river. He thanked DEP for the large grant to help improve the Sagamore Basin and requested the reason as to why there was only one sidewalk around one of the STA's and not both; he hoped that the neighbors continued to be part of the process. The motion passed unanimously by voice vote. (Clerk's Note: Item 7 f.) was previously withdrawn.)

7.a December 14, 2020 Regular Council and January 4, 2021
Special Council Meeting Minutes

[2021-049](#)

This item was Approved.

7.b Motion: Termination of Restrictive Covenant #359 Executed

[2021-057](#)

by Albert L. Landry and Dorothy A. Landry with respect to **[Property Description Redacted in Accordance with Section 119.071(4)(d)2.a., F.S.]**, Recorded in Official Records Book **[Property Description Redacted in Accordance with Section 119.071(4)(d)2.a., F.S.]** of the Public Records of St. Lucie County.

This item was Approved.

- 7.c** Annual Review and Approval of the City's Pay Plan [2021-072](#)

This item was Approved.

- 7.d** Award Contract #20200113 for the Construction of the Sagamore Stormwater Treatment Areas - East & West. [2021-034](#)

This item was Approved.

- 7.e** Submission of Adopted Final Actual Expenses Budget for Pension Office [2021-041](#)

This item was Approved.

- 7.f** Approve Two Memoranda of Agreement for School Resource Officer Provision [2021-062](#)

This item was Withdrawn.

- 7.g** Request for Approval of an Interlocal Agreement for the CAD, RMS and MCT/MFR System Shared Network [2021-087](#)

This item was Approved.

- 7.h** Approve Major Site Plan Amendment for Pacific Star Warehouse at St. Lucie West (P06-391-A1) [2021-074](#)

This item was Approved.

- 7.i** Amend Contract #20150072 for the Dell Lease Agreement for Rugged Laptops and the Display Port Desk Docks. [2021-020](#)

This item was Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 20-56, 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 1-4, as Requested by Mattamy Palm Beach, LLC [2021-063](#)

(P20-059).

The City Clerk read Ordinance 20-56 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 an amendment to the Comprehensive Plan, the Future Land Use Element, Figure 1-4, which was the Conceptual Land Use Plan for Southern Grove NCD District. She informed the City Council that the proposed amendment adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center sub-districts to accommodate new development proposals and the re-alignment of Paar Road right-of-way. She stated that Southern Grove was located west of I-95, between Tradition Parkway and C-23 Canal, and the west was bordered by the Tradition DRI and the Riverland/Kennedy DRI. She showed an aerial, explained the Future Land Use, and gave the background on Southern Grove. She explained that the purpose of the amendment was to change the land use subdistricts as follows, 138 acres south of SW Discovery Way and west of SW Village Parkway from Mixed-Use to 16 acres of Neighborhood/Village Commercial and 121.96 acres Residential, 232 acres, GHO Homes, from Mixed Use to Residential, 42 acres at the northwest corner of Becker Road and SW Village Parkway from Mixed Use and Residential to Neighborhood/Village Commercial, 36 acres east of SW Village Parkway and north of Paar Road right-of-way from Mixed Use and Neighborhood Commercial to Regional Business Center to accommodate a proposed re-alignment of Paar Road which was a GFC request to accommodate for the Sansone Group.

Ms. Kean stated that the proposed Comprehensive Plan Amendment First Reading was approved by the City Council, on October 26, 2020, for transmittal to DEO and review agencies and added that there were no objections or comments to the proposed amendment from DEO or the review agencies. She informed the City Council that a letter was received from Martin County which requested a southern extension of SW Village Parkway, south of Becker Road & over the C-23 Canal, into Martin County. She felt that the request would be more applicable to the TPO to change the Regional Long Range Transportation Plan and not the map, since it was never depicted on the map. The City Manager stated that he provided the City Council a recommendation to the request as a separate item.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garret, Lucido & Associates, showed the existing map and the proposed map. He informed the City Council that the northern most change contained small amounts of residential in the southwest corner with an age restricted community; the south was the GHO development and the last proposed change was the adjustment to Paar Road right-of-way & the Sansone development. He stated that there was a letter sent on behalf of Mattamy regarding their stance on the extension of Village Green Drive.

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. Councilwoman Morgan moved to approve Ordinance 20-56. Vice Mayor Martin seconded the motion. Under discussion, Vice Mayor Martin stated that the City Manager should write a letter explaining that there was no plan at this time for the development, therefore an extension was not needed. The City Clerk restated the motion as follows: for approval of Ordinance 20-56. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 20-71, Public Hearing, An Ordinance of the City of Port St. Lucie, FL Amending Ch. 92, Animals to Amend Sec. 92.01, Definitions, and to Add Sec. 92.20, Retail Sale of Dogs, Cats and Rabbits; Providing Codification; Providing for Conflict; Providing for Severability; Providing for an Effective Date.

[2020-890](#)

(Clerk's Note: This item was heard after Item 13 c.)

The City Clerk read Ordinance 20-71 aloud by title only. Mayor Oravec opened the Public Hearing. Chief Bolduc informed the City Council that the ordinance would ban the sale of dogs, cats, and rabbits in retail establishment to allow shelters the opportunity to partner with the stores to sell/adopt the animals. Mayor Oravec inquired as to what Chief Bolduc's opinion was on the ASPCA's want for having a stricter definition/ordinance, to which Chief Bolduc replied that he understood their position since people had created fake 501(c)3's to move the animals through pet stores in other locations. He added that the City was trying to eliminate puppy mills from entering the City since there were none at this time, therefore there was not a strong need to have a strict ordinance. Councilman Pickett asked why they would approve an ordinance that they may need to change in the future opposed to just creating one strict ordinance at this time, to which Chief Bolduc replied

that approving a stricter ordinance would make legitimate sale of animals very restrictive, like hunting or police dogs. He added that they were trying to avoid puppy mills, bad behavior, without interfering with good behavior.

Mayor Oravec read in Sharon Resch's, Floppy Ear Rescue, comment into the record which was in support of the item. She stated that the ordinance should require neutering and ensure that the adoptive families were screened.

Joel Granlee, Regional Director Pet Supermarket, spoke in opposition of the item since it would have a negative economic impact on the store's three City locations. He added that Pet Supermarket had strict regulations to ensure that the animals, which were purchased from reputable suppliers, were 100% healthy and partnered with shelters for pet adoption. Mayor Oravec inquired as to why Pet Supermarket sold rabbits, but not dogs nor cats, to which Mr. Granlee replied that dogs/cats required more maintenance for consumers, and it would be a large task for the store to house those types of pets.

Jennifer Yowonske, Hops-A-Lot Rescue, spoke in favor of the item. She stated that Pet Supermarket employees were not educated on the care for rabbits and added that there was a new rabbit virus which could be brought into the area from infected rabbits.

Mayor Oravec asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Mayor Oravec stated that Mr. Granlee used market reasons for denial basis of the ordinance but added that the government existed because the market could not take care of negative externalities. He stated that pets were abandoned, and taxpayer money was spent to deal with the issue. Vice Mayor Martin moved to approve Ordinance 20-71. Councilman Pickett seconded the motion. Under discussion, Councilwoman Caraballo stated that large cities dealt with different types of pet abandonment and hoped that pets could be rehomed appropriately as opposed to hurting the environment & community. Vice Mayor Martin voiced that the ordinance language allowed for the sale of animals, but stores had to stay within the confines of the ordinance. Councilman Pickett felt that Pet Supermarket was more concerned with profit than with finding a good/safe home for the pet. The City Clerk restated the motion as follows: for approval of Ordinance 20-71. The motion passed unanimously by roll call vote.

A break was called at 7:31 p.m., and the meeting resumed at 7:45 p.m.

- 8.c** 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, as Requested by Mattamy Palm Beach, LLC (P20-188).

[2021-078](#)

The City Clerk read Ordinance 20-73 aloud by title only. Mayor Oravec opened the Public Hearing.

(Clerks' Note: A PowerPoint was shown at this time.) Ms. Kean stated that the item was an amendment to the Comprehensive Plan which was associated with the Western Grove DRI; Southern Grove DRI, Western Grove DRI, & Tradition DRI were all being developed by Mattamy Palm Beach, LLC. She explained that the request was to amend the text of the comprehensive plan by revising Figure 1-3 of the Future Land Use Element, which was the Conceptual Land Use Plan for the Tradition/Western Grove New Community Development District. She added that the adjustments to the Conceptual Land Use Plan was for Western Grove only. She stated that the property was west of the Tradition development, south of the Crosstown Parkway, east of Range Line Road, and north of the Southwest Discovery Way extension. She informed the City Council that the property was approximately 1,941 acres which would be made up of residential units, retail use, and office use. She said that they were proposing to adjust eight acres from Neighborhood Village Commercial to Residential, proposing to add the extension of Tradition Parkway (N/S A to Range Line Road) and were proposing to re-align N/S A north of Westcliffe Lane and south of the future Crosstown Parkway. She showed an existing map along with a proposed map with the utility site. She stated that the amendment was approved by the City Council for transmittal to DEO & review agencies in November and there had been no objections or comments.

Mayor Oravec inquired if there would be more Circle K canopies located near Crosstown Parkway, to which Mr. Garrett replied that between North/South A going west to Range Line Road & the Taylor Morrison project was the part of Crosstown Parkway that Western Grove fronts; the area is for the relocation of Peacock Canal in the future as well as landscape berm and residential behind that berm. (Clerk's Note: A PowerPoint was shown at this time.) Mr. Garrett stated that they were proposing to add Tradition Parkway to the map,

changing the alignment for North/South A as it was extending more to the west to provide the utility site with 10 acres on top of the FPL transmission corridor, and were removing commercial use to facilitate residential use. (Clerk's Note: A PowerPoint was shown at this time.) Mr. Garrett stated that they were proposing to add Tradition Parkway to the map, changing the alignment for N/S A as it was extending more to the west to provide the utility site with 10 acres on top of the FPL transmission corridor, and were removing commercial use to facilitate residential use.

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. Councilwoman Caraballo moved to approve Ordinance 20-73. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-73. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-01, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 3, Block 292, Port St. Lucie Section Two, recorded in Plat Book 12, Page(s) 12, 12A to 12D, of the Public Records of St. Lucie County, Florida.

[2020-1002](#)

The City Clerk read Ordinance 21-01 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, therefore the Public Hearing closed.

There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-01. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-01. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-02, Quasi-Judicial, Public Hearing, An Ordinance to Rezone 1,639.873 Acres of Property Located South of the C-24 Canal, East of Range Line Road, West of I-95, and North of Crosstown Parkway, From AG-5 (SLC Agriculture-5) to the PUD (Planned Unit Development) Zoning District and to Amend 96.4 Acres of the Existing Verano South Pod G PUD Zoning District for a Project Known as Verano South Pod G Rezoning and PUD Amendment 1 (P20-080).

[2021-026](#)

The City Attorney read the Quasi-Judicial Procedures into the record.

The City Clerk administered the Oath of Testimony to staff and other interested parties and read Ordinance 21-02 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.) Holly Price, Planner III, stated that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the request was to rezone 1,159 acres from St. Lucie County Agricultural 5 (SLC-AG-5) to Planned Unit Development (PUD), and to amend 96 acres of the existing Verano South Pod G PUD. She informed the City Council that the total proposed PUD site area was 1,256 acres and this was the first amendment to the Verano South Pod G PUD zoning document and Concept Plan. She showed a location map, the Future Land Use map, an aerial, and the Master Concept Plan. She informed the City Council that the Master Plan was a 6.64 acre site, and the Verano DRI was over 3,000 acres; the DRI and the PUD included multi-family & single family residences with golf courses, commercial offices, open space, assisted living facility, RV park and country club amenities. She stated that it proposed a maximum of 1,122 dwelling units or .89 dwelling units per acre. She stated that the changes were proposing to reduce the number of parking spaces from 3 spaces to 2 spaces for units that have one or two-car garages, reduce the side yard setback from 6 feet to 5 feet for single-family and from 7.5 feet to 5 feet for Villa duplexes, propose attached villa lots with a 25 feet minimum unit width and a minimum overall lot width of 50 feet, and propose single-family lots with a minimum width of 40 feet. She explained that there were new townhome lots, one was front loaded with front setbacks of 5 feet from the front property line and the second was rear loaded with front setbacks of 10 feet from the front property line; and the new type of Casitas homes had a 480 square foot minimum living area. She stated that other proposed changes were revised language which indicated that commercial, townhouse, and apartments would be reviewed according to the Citywide Design Standards. It added language to allow multifamily development with amenity centers and detached garages, up to 15 dwelling units per acre, and it added language that proposed subdivision plats had to provide a Conceptual Plan with Site Plan Review Committee submittal. She stated that it was consistent with the direction and policies of the Comprehensive Plan and it had been recommended for approval by the Planning & Zoning Board.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Sorrow, Cotleur & Hearing, stated that the property was 3,001 acres which was located south of Glades Cutoff Road, north of Crosstown Parkway, west of I-95, and located on both sides of the C-24 canal. He stated that the approved entitlements were residential units, assisted living units, hotels, golf courses, a 48-acre school site and a 50-acre park site. He showed pictures of the Oasis, pickleball court, secondary access road, and native preserve area which would be Public Art space. He explained that the Casitas, which was a new type of development, let each owner have a piece of open space within their yard and the apartments ranged from 480 square feet to 1,300 square feet. He showed a slide which indicated that there were road extensions to handle trip generations and a right in/right out at Crosstown Parkway.

Mayor Oravec requested the current sales velocity; average of inception to date, units per year, projected out by either units or trips. He inquired as to how much rental property the phase would have compared to ownership, to which Mr. Sorrow replied 500 units. Mayor Oravec stated that they were getting tighter on setbacks and were increasing rentals, to which Mr. Sorrow agreed and replied that the setbacks allowed for 5 foot setbacks which were similar to Tradition. Councilwoman Caraballo inquired if the additional setbacks for the Casitas would be for common area amenities, to which Mr. Sorrow replied that the space would be fenced in to allow for a tiny yard. He indicated that he provided the Clerk with documentation which explained that the N/S A roadway, 80-foot, was approved by Public Works which was consistent with the DRI. Councilwoman Caraballo inquired if the Casitas would be at market value or higher, to which Mr. Sorrow replied that it was a new product, at market rents, and hoped that it would be a success. Councilman Pickett inquired as to what demographic the Casitas would be marketed to, to which Mr. Sorrow replied all families, retirees, and single professionals. Councilman Pickett clarified that it would not be age restricted, to which Mr. Sorrow agreed.

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. Councilwoman Morgan moved to approve Ordinance 21-02. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-02. 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 21-03, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Large Scale Amendment to the Future Land Use Map at the Request of Midway Glades Developers, LLC for Property Legally Described as Tract D of LTC Ranch West; Located South of Midway Road and West of Interstate 95 as Follows: Change 58 acres of Land Designated as Residential, Office, Institutional (ROI) to Open Space Recreation/Institutional (OSR/I); and Change 55 acres of Land Designated as Open Space Recreation/Institutional (OSR/I) to Residential, Office, Institutional (ROI); and Realign the Arterial A, E/W #5 and E/W #2 Road Rights-of-Way (P20-180).

[2021-044](#)

The City Clerk read Ordinance 21-03 aloud by title only. Mayor Oravec opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, explained that the item was a Large Scale Comprehensive Plan Amendment Transmittal Hearing, which would go before the State Department of Economic Opportunity and their reviewing agencies for comments. She stated that the property was located south of Midway Road, and east of I-95 & Glades Cutoff Road. She showed an aerial, the Future Land Use Map and explained that LTC Ranch was an approved DRI which included both sides of I-95, but the Comprehensive Plan Amendment only pertained to the west side of the DRI, the residential & commercial area. She stated that the amendment was proposing to realign three arterials (A, E/W #5 and E/W #2), and change some land designation from Residential/Office/Institutional to Open Space Recreation/Institutional and to change Open Space Recreation/Institutional to Residential/Office/Institutional which would accommodate the proposed relocation of a High School site; she showed the existing Land Use Map and the Proposed Land Use Map. She informed the City Council that the School Board was pleased with the school site since it was more centrally located, the Public Works Department reviewed the proposed alignments for the roadways without any issue and added that the Planning & Zoning Board had recommended approval.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Garrett stated that the City Council knew the applicant, Midway Glades Developers, as Greenpointe the developers for the Veranda PUD, and the Becker Road Corridor. He showed the existing and future Land Use Maps with the realignments.

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.

Councilwoman Caraballo moved to approve Ordinance 21-03.

Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-03. The motion passed unanimously by roll call vote.

- 10.b** 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 13 a.)

The City Clerk read Ordinance 21-04 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-04. Councilwoman Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 10.c** 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. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-05. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** 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. There being no discussion, Councilwoman Caraballo moved to approve Ordinance

21-06. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.e** 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. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-07. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** 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](#)

The City Clerk read Ordinance 21-08 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-08. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** 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. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-09. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.h** 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. There being no

discussion, Councilwoman Caraballo moved to approve Ordinance 21-10. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.i** 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 Discovery Way right-of-way and within the Western Grove Development of Regional Impact (DRI) (P20-193). [2021-070](#)

The City Clerk read Ordinance 21-11 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-11. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.j** 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 stated that City Council members could advise him of their want to serve on the Committee after its' approval. Councilwoman Morgan moved to approve Ordinance 21-12. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 21-R05, Quasi-Judicial, Public Hearing, A Resolution Approving the Sixth Amendment to the Southern Grove Development of Regional Impact (DRI) Development Order Including Changes to Map H, the Master Development Plan, and Revisions to the Buildout and Expiration Dates (P20-067). [2021-058](#)

(Clerk's Note: This item was heard after Item 10 a.)

The City Clerk read Resolution 21-R05 aloud by title only. Mayor Oravec opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean stated that she had been sworn in and the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the western annexation

area, properties with NCD land use, were required to adopt into the Comprehensive Plan Land Use Map, therefore whenever a change in the DRI was proposed, the developers had to amend the City's Comprehensive Plan. She stated that the purpose of the amendment was to amend the Master Development Plan, Map H and Map H (2) of the DRI and to revise the buildout and expiration dates pursuant to the legislative time extensions granted by the Governor. She said that the property was located on the west side of I-95, south of Tradition Parkway, north of the C-23 Canal, and bordered Tradition & Riverland/Kennedy DRI's. She showed an aerial & the Future Land Use Map and stated that the entitlements were the same as her last presentation. She stated that the proposed amendment adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories to accommodate new development proposals, shifted the location for a proposed school and park site on SW Community Boulevard, realigned the Paar Road right-of-way between SW Village Parkway and Interstate 95 and reconfigured Tradition Trail. She informed the City Council that the request was consistent with the Comprehensive Plan Amendment, therefore staff recommended approval as did the Planning & Zoning Board.

(Clerk's Note: A slide was shown, and Mr. Garrett highlighted the changes.) Mr. Garrett stated that some of the trail along the Discovery Corridor, the Trail Head, and Public Art would be brought to the City Council for their consideration soon. Councilwoman Caraballo inquired as to where 'Tim' would be located, to which Mr. Garrett replied they were hoping to expand the autonomous vehicles for the expanded routes but the next phase of the vehicles would be from the Community & Discovery Way intersection & it would run along the southside of Discovery Way on it's own path, and then west to the Trail Head at the commercial property. He stated that in the future they hoped that it would cross over Village Parkway, continue east on Discovery Way to access Hegner Drive, south to the jobs corridor, as well as north to Tradition Hospital. Councilwoman Caraballo inquired if the mixed use change was similar to Tradition, to which Mr. Garrett replied that neighborhood/commercial would allow for sit-down restaurants and in-line commercial retail elements like Publix.

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. Councilwoman Caraballo moved to approve Resolution 21-R05. Vice

Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R05. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R06, Quasi Judicial, Public Hearing, A
Resolution Approving the Third Amendment to the Western Grove Development of Regional Impact (DRI), Including Changes to Map H, the Master Development Plan, Certain Development Order Conditions, and the Buildout and Termination Dates (P20-187).

[2021-071](#)

The City Clerk read Resolution 21-R06 aloud by title only. Mayor Oravec reopened Item 11 a.) 21-R05 and asked if there were any ex-parte communications to disclose, to which there was none. He opened the Public Hearing for Item 11 b.) 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.) Ms. Kean stated that there would be another amendment for the Southern Grove DRI and the Comprehensive Plan that would be coming before the City Council for their consideration within a couple months; the Comprehensive Plan was related to the Southern Grove Master Plan. She stated that she had been sworn in and the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the item was the third amendment to the Western Grove DRI and was proposing to amend Map H, the Master Development Plan, proposed certain changes to the development order conditions and proposed to revise the buildout and expiration dates. She stated that Western Grove was located south of the Crosstown Parkway extension to Rangeline Road, east of Rangeline Road, and north of Southwest Discovery Way. She showed an aerial, the Future Land Use, and stated that the entitlements were for residential units, retail use, and office use. She said that the changes mirrored the changes to the Comprehensive Plan, adjusted the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories to accommodate new development proposals, shifted the location for a proposed school and park site on SW Community Boulevard, realigned the Paar Road right-of-way between SW Village Parkway and Interstate 95 and reconfigured Tradition Trail.

(Clerk's Note: A slide was shown, and Mr. Garrett highlighted the changes.) Mr. Garrett stated the changes were the reintroduction of

Tradition Parkway, the overall lake system changes which were consistent with the development, the subdivision plans moving forward, the utility site, and the commercial use which was being removed just north of Tradition Parkway on the west side of N/S A. 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.

Councilwoman Morgan moved to approve Resolution 21-R06. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R06. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R08, A resolution to approve amending the impact fee mitigation agreement between City Electric Supply and the City of Port St Lucie.

[2020-979](#)

The City Clerk read Resolution 21-R08 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Elijah Wooten, Business Navigator, explained that the item was a companion item from the last City Council meeting, which was approved; the amendment of the ad-valorem tax exemption for City Electric Supply. He stated that the company was also requesting an amendment to the impact fee mitigation agreement and Resolution. He gave a brief history of the City Electric Supply incentives and stated that due to COVID they laid off 35 employees. He informed the City Council that City Electric was proposing to amend the Impact Fee Mitigation Agreement to extend the maintenance of the existing jobs to the end of 2021, and to extend the creation of new jobs until the end of 2022.

Vice Mayor Martin moved to approve Resolution 21-R08. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R08. The motion passed unanimously by roll call vote.

A break was called at 8:42 p.m., and the meeting resumed at 8:55 p.m.

- 11.d** Resolution 21-R09, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano PUD No. 1, Plat No. 22 (P20-082).

[2020-923](#)

(Clerk's Note: This item was heard after Item 10 j.)

The City Clerk read Resolution 21-R09 aloud by title only. (Clerk's

Note: A PowerPoint was shown at this time.) Ms. Price explained that the item was the Final Plat with Construction Plans for 43 acres which proposed 102 residential lots with a lake. She informed the City Council that the project was in compliance with Chapter 160, City Code, and the Verano Development of Regional Impact (DRI) for all Development Order requirements and added that the Site Plan Review Committee had recommended approval.

There being no further discussion, Vice Mayor Martin moved to approve Resolution 21-R09. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R09. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R10, A Resolution Approving the Preliminary Plat and Construction Plans for Veranda Estates (P20-221). [2021-060](#)

The City Clerk read Resolution 21-R10 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Laura Dodd, Planner II, explained that the item was requesting approval of a Preliminary Plat with Construction Plans for 238 single-family residential lots proposed for development over two phases upon the 209-acre property. She informed the City Council that they originally approved the application back in August of 2020 under the name P20-005; the difference was the revision of four more lots and a realignment of a right-of-way. She showed an aerial, the land use, and zoning. She stated that the Site Plan Review Committee and the Planning & Zoning Board had recommended approval with the condition that the applicant amend the Veranda Planned Unit Development Conceptual Master Plan to indicate a secondary emergency access point connecting to Becker Road prior to Final Plat approval.

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 21-R10. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R10. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Update on Adventure Park Design [2021-066](#)

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

Kelly Boatwright, Project Manager Parks and Recreation, stated that the Stantec consultants would be providing a presentation via Zoom. She informed the City Council that the property site was located at Crosstown Parkway and Cameo Boulevard and had received almost 400 public survey responses which created the Concept & Master plan.

(Clerk's Note: A PowerPoint was shown at this time.) David Nardone, Stantec, informed the City Council that the included elements in the park would be rock climbing, mountain biking, a ninja warrior course, playground, skating area, food truck area, walking trails and support areas. He explained that the parking with a loop drive aided to the phasing of the site and he went over the 16 elements with their locations inside the park; there would be two large wave riders, with a stage area for viewing. He said that they took into account the future offramp with FDOT, and he stated that they did have enough space under the highway ramp for paths and showed them graphically. Sean O'Connell, Stantec, informed the City Council that they would be breaking the project up into phases that worked well together, such as parking and site infrastructure; he added that the larger costs in the first phases would be bringing the utilities into the site. Mike McIntyre, Stantec, explained that part of the BMX Race Track would be included in Phase IA to generate revenue since races & practices could be held at the park; other costs would be Parking Lot A, infrastructure & utilities, support buildings, landscape improvements, and design/engineering/contingency for a total budget of \$3,777,460. Phase IB would be the remaining hills for the track and the design/engineering/contingency for a budget of \$259,350. Mr. Nardone stated that Phase 2 would be Parking Lot B which would include parking, landscape and beginner pump tracks designs. He advised the City Council that items could be phased differently. He said that Phase 3, Parking Lot C, included stormwater, infrastructure costs, dirt jump runs, and the skate park which was a larger phase. He stated that a positive of operating a site and constructing future phases would allow for some of the park to be operational. He stated that there was flexibility around the site and Phase 4 could be the ninja warrior site, rock climbing, and more parking with infrastructure; Phase 5 has the stormwater creation, pavement work and could include the playground, ropes course and the artificial wave; total cost for the project was just under \$25 million.

Mr. McIntyre informed the City Council that there were several options for leasing and operations and gave examples of municipalities that

were operated by city staff but stated that most of the BMX tracks were run by outside entities which were sanctioned and insured by USA BMX. He said that there were options for shared revenue like parking for events, lighting fees for night use, etc. He stated that the track would be on the circuit for USA BMX and would be designed to host local, state, and national races. Mr. Nardone advised the City Council that if the City did not want to operate the track, USA BMX would set up a local operator, like Travis County's park. He stated that the pump tracks, jump courses, skate park, and ninja warrior course could be open to the public daily and maintained by the City since they would not require much oversight operations but the rock climbing, wave riders, and ropes courses would need more supervision & could be run by outside entities. He stated that most adventure parks were built outside of cities but since the City wanted a park it should have control over the construction and some safety aspects, but it would be better to lease the operations. He said that staff was working on grants & were holding public meetings, therefore the next step would be creating a Master Plan Report. Mayor Oravec inquired if the full loop/trail would be lighted, to which Mr. Nardone replied that it did not have its own lighting set into the price, but they could evaluate lighting with the other phases. Mayor Oravec asked for Mr. Nardone's opinion on where the park would rank in the country, to which Mr. Nardone replied that no park was the same and added that this park would be unique. Mr. McIntyre responded that Baton Rouge had a similar park but added that Port St. Lucie's would be one of the best parks in terms of diversity and was his favorite. Mayor Oravec felt that the park would be a Top 5 or 10 destination and was very special and inquired about grants, private sponsorship and a funding plan as well as an operational plan, to which the City Manager replied that sponsorship opportunities, fine tuning and translating the Master Plan into the budget would be the next steps.

Mayor Oravec stated that staff may find resources to fund the build, but the operation costs could be too much and therefore a plan was needed. Brad Keen, Assistant Director of Parks & Recreation, stated that the operations were unknown at this time, but inquired if the Concept Plan was favorable by the City Council, and if so, the next step would be partnerships, sponsorships, and etc. Mayor Oravec and Councilwoman Caraballo requested a business plan that outlined funding, capital, and operations. Councilwoman Caraballo thanked Stantec on targeting the public's wants and needs and requested a projection of potential ROI in comparison to the best parks in the City to research how operational costs could be offset & actual buy-in from

grants and sponsors. Mayor Oravec stated that it was a favorable Concept Plan but said that if the business plan was not feasible the concept would need to be revised. Councilwoman Morgan inquired about the turnpike timeline because she felt that it would affect the park's construction/operation, to which Ms. Boatwright replied that the area was not on the funded list and assumed that it would take 10-15 years. She added that the construction would not interfere with the elements on the site. Councilwoman Morgan voiced concern over finding funding for \$25 million, to which Mayor Oravec replied that it was manageable over 10 years of phasing. The City Manager stated that staff could review the costs and see if there were options for sponsorships which would aid in the phasing and added that the business plan was very important. Vice Mayor Martin requested the percentage of municipalities that ran similar parks as a municipality in comparison to the amount that outsourced the operations.

Councilman Pickett inquired if each element would have their own sponsor or if it would be one partner for the site, and inquired about the liability to the City if the City ran the park, to which the City Attorney replied that as a governmental entity there was sovereign immunity and insurance coverage would be appropriate, therefore he did not see liability as a major problem. The City Manager responded that he anticipated that there would be multiple sponsors for each element and maybe one or two large sponsors for the full site; he stated that staff would research the return of investment on each element.

Councilwoman Caraballo stated that the residents have waited for a skate/ BMX park and assumed that the use may spur additional attention for future segments, to which Vice Mayor Martin agreed but wanted to ensure that if the plan was accepted the City would need to move forward on the entire park to meet expectations. The City Council was in favor of the Conceptual Plan but requested to see a business plan for funding and operational costs.

- 13.b** Approve Waiving Bidding for Lift Station SP-43 Replacement with Partial Developer Funding

[2021-073](#)

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

The City Manager stated that the lift station was located at a car wash on Walton Road and US 1 and it needed a larger lift station. Brad Macek, Utility Systems Director, advised the City Council that staff was trying to meet the opening date, which was in June, but the lift station was undersized. He stated that if the bidding process was waived, they

would be able to meet the deadline and open on time.

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

- 13.c** Response to Martin County Board of County Commission
Letter Regarding Extension of Village Parkway

[2021-079](#)

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

Mayor Oravec stated that from a planning perspective there should be a connection between I-95 and Rangeline Road but added that it should be pursued through the TPO first. Councilwoman Caraballo stated that there was a desire to connect into Martin County, Sandtrail, and Representative Overdorf had made that request. It was the consensus of the City Council to direct the City Manager to revise the letter to Martin County and pursue the connection through the TPO. Councilwoman Caraballo moved to approve Item 13 c). Councilwoman Morgan seconded the motion. Teresa Lamar-Sarno, Assistant to the City Manager for Land Development Services, stated that Mattamy Palm Beach was approved previously by the City Council which was in the Village Parkway area. Mayor Oravec replied that there still had to be a connection before the remainder of the area developed. The motion passed unanimously by voice vote.

- 13.d** Discuss Staff Response to Sawgrass Lakes PUD Outstanding
Concerns

[2021-082](#)

(Clerk's Note: This item was heard after Item 13 b).)

Bob Sweeney, Public Works Director, informed the City Council that staff completed an estimate for the removal of 10 sidewalks with potentially one more and were working with the Legal Department on drafting Right of Entry agreements. He requested the City Council's approval and then staff would remove the sidewalks within one week of receiving signed agreements. The City Manager stated that the driveways existed, therefore staff was proposing that the City sawcut the sidewalks on each side of the driveway, remove the concrete plates, resod, and repair any damage incurred by the City. He said that staff had contacted the developers/builders, but they had not agreed to remove the sidewalks. Vice Mayor Martin moved to approve staff's recommendation. Councilwoman Morgan seconded the motion. Under discussion, Vice Mayor Martin requested that staff receive all signed agreements from residents. Councilman Pickett requested that clear

direction be given to the residents. Mayor Oravec inquired if there was final word from Holiday Builders, to which the City Attorney responded in the negative and stated that he would call them again in the morning. Mayor Oravec responded that he was going to write a letter citing his disappointment since staff worked with them to release the lots and now Holiday Builders had abandoned the situation. He stated that he would be looking for Mr. Reinhard to put the money up for the repaving per ride a share as well as any of the outstanding responsibilities from the Successor Developer agreement. The motion passed unanimously by voice vote. Mayor Oravec informed the Sawgrass Lakes HOA that they would need to determine if they would sue the Successor Developer to resolve it.

14. City Manager's Report

The City Manager stated that the COVID-19 positivity rate dropped but there were not enough vaccine distribution locations; Cleveland Clinic and Christ Fellowship Church partnered and vaccinated 725 people and would be having a second shot. He stated that as of the 20th the County had 18,628 vaccinations but were behind on the per capita population size. He informed the City Council that the MidFlorida Credit Union Event Center could be an ongoing vaccination center but added that the County was having a hard time judging how many vaccines come in and when. The City Manager informed the City Council that the City received a check for \$6 million for additional rental assistance and would create a distribution plan in the upcoming weeks. He said that there would be a burn plan for January 25th or January 26th at McCarty Ranch Preserve playground area in case the City Council received questions/concerns from residents.

Mayor Oravec stated that the MidFlorida Credit Union Event Center was a \$30 million cultural & meeting facility, but it was also constructed to be a disaster recovery center. He stated that he received complaints from residents regarding the queuing and the waitlist for the vaccinations since residents had to be tech savvy and received concerns over why Martin County Publix received vaccinations. He voiced his concern over how mass COVID testing sites were ordered to be turned into mass vaccination sites since the City did not have a mass testing site. Councilwoman Caraballo requested that the Emergency Management Plan & Policy define the MidFlorida Credit Union Event Center as an Emergency Center.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- She attended the St. Lucie County Fireboard meeting on the 20th, and on the 21st she watched the Gold Star Veteran's Home Lottery drawing.

Councilman Pickett- He attended the Roundtable St. Lucie County meeting on the

13th, on the 15th he attended the Treasure Coast Regional Planning Council and attended the Gold Star Veteran's Home Lottery drawing; he congratulated the Heinz Family. On the 23rd he attended the opening of Winterlakes Park.

Councilwoman Caraballo- She attended the St. Lucie County Delegation for the Treasure Coast Regional League of Cities on the 19th; she informed the City Council that the Regional League of Cities supported the Regional Planning Council. Mayor Oravec requested that the City Council receive a copy of the Resolution for Support of the Treasure Coast Regional Planning Council. On the 20th she attended the Treasure Coast Regional League of Cities, on the 23rd she attended the opening of Winterlakes Park. She informed the City Council that she was appointed to the National League of Cities Transportation and Infrastructure Committee.

Vice Mayor Martin- She attended the St. Lucie County Fireboard meeting on the 20th, and on the 21st she watched the Gold Star Veteran's Home Lottery drawing; she congratulated Mrs. Heinz.

Mayor Oravec- He hoped that staff could find a way for the lottery's runner up to receive a house through the assistance program. He informed the City Council that Councilman Pickett was the contact for the Copper Creek issues. He stated that he received complaints from Verano residents regarding the Crosstown Parkway 7/11 and voiced that it was being constructed in a way that was inconsistent with the submitted exhibits, the exhibits that findings of fact were based upon. He inquired if 7/11 could be held accountable for the submitted evidence; he stated that the Circle K looked worse since it had a canopy even though it was approved by the Tradition Design Standards. Councilwoman Caraballo stated that she was disappointed with the 7/11 and would support bringing them into compliance.

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

17. Adjourn

There being no further business, the meeting was adjourned at 10:36 p.m.

Karen Phillips, City Clerk

Shanna Donleavy, Deputy City Clerk