

# City of Port St. Lucie

## Special City Council

### Meeting Minutes - Final

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

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I  
Dave Pickett, Councilman, District II  
Shannon Martin, Vice Mayor, District III  
Jolien Caraballo, Councilwoman, District IV

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**Monday, April 19, 2021**

**9:30 AM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Special Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Oravec on April 19, 2021, at 9:30 AM, 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. Pledge of Allegiance**

Mayor Oravec led the assembly in the Pledge of Allegiance.

**4. Public to be Heard**

No one signed up to speak under this item.

**5. Special Presentation**

**5.a** Citywide Design Standards Update Presentation

[2021-214](#)

Holly Price, Planner III, introduced Susanna Gonzalez, Cannon & Associates, LLC., who gave a brief overview of their involvement in the Citywide Design Standards revision and explained the importance of design guidelines within the City.

Ms. Price presented the Citywide Design Standards Update to the City Council. (Clerk's Note: A PowerPoint was shown at this time.)

Councilwoman Morgan stated that she was concerned with asking major companies to change their logo colors and asked if there were any comments submitted from TCBA, to which Ms. Price responded that the Chamber submitted comments and that they were not in-support of having the Design Standards applied to the NCD-type areas.

Councilwoman Caraballo stated that she wanted to make sure that the document was consistent with what they envisioned as the brand and marketing for the future of the City. Ms. Price stated that they were promoting the features of a Florida vernacular style.

Vice Mayor Martin asked if they were keeping it at 50% because it was a high cost for some people, to which Mayor Oravec responded in the affirmative. Mayor Oravec stated that one of the questions was whether the Design Standards should apply to Master Planned Communities and he thought the City would be well served if the Master Planned Communities continued to have flexibility then staff could review to ensure the private standards met or exceeded the City's Design Standards, to which Vice Mayor Martin and Councilwoman Caraballo agreed. Councilman Pickett stated that it was important to have the Design Standards throughout all of the communities.

Councilwoman Morgan inquired as to why the Chamber did not approve the inclusion of the Design Standards, to which Mayor Oravec responded that during his conversations with Terissa Aronson, President/CEO at St. Lucie County Chamber of Commerce, it was centered around flexibility. Mayor Oravec stated that gas station canopies were an issue and he would like to ask everyone to meet the Design Standard. Councilwoman Caraballo suggested working with the established entities and communicating that the Design Standards were updated.

Mayor Oravec inquired as to if Tradition would be willing to amend their design guidelines to be explicit regarding gas station canopies. (Clerk's Note: Inaudible response was given from the audience.)

Regarding RaceTrac, Mayor Oravec stated that they had a better

template with a brown metal seam roof, which could have been used, as it matched their cooperate color scheme. Vice Mayor Martin added that they were not trying to change corporate logos, but there needed to be a better balance for gas station canopies. Councilwoman Morgan stated that she knew Design Standards were important, but that they also needed uniqueness and she didn't want to step too far.

Mayor Oravec stated that the majority of Council supported the right to have a certain size badge on the canopy wall, but that there needed to be some type of roof. Ms. Price asked if the roof could be concrete or tile, to which Mayor Oravec responded that the roof could be Mediterranean to match the style of the building.

The Council discussed Section 3.0.8, Garage Doors and Open Bays, which was a new requirement that commercial buildings may not have garage doors or open bays facing an arterial or collector road. Councilwoman Morgan inquired as to if the verbiage 'or collector' needed to be included and asked if it could be determined on a case-by-case basis, to which Ms. Price responded that there was a list of arterial and collector roads in the Comp Plan, which she removed a few and offered to remove more, at the Council's discretion. Mayor Oravec stated that he continued to advocate for corridors and his personal definition is there should not be any on a corridor, to include Gatlin, Port St. Lucie Boulevard, or St. Lucie West Boulevard. Mayor Oravec suggested that Ms. Price come back with a shorter list to allow Council to have a follow up conversation.

Ms. Price explained the requirements for façade changes and stated that currently as long as it was less than 50% then the owner only had to address the feature that didn't meet the design standards. Mayor Oravec asked what would happen if a hurricane destroyed more than 50% of a building, to which Ms. Price responded that the property owner would need to bring the building up to all the design standards. Mayor Oravec asked if someone was keeping track of the 50% rule, to which Ms. Price responded that there wasn't language in the rules, but that she would come back with the information. Mayor Oravec stated that Council seemed to be supportive and it was important that this topic be worked out properly.

Mayor Oravec stated that the Council should vote on buildings that will be held accountable to the Design Standards. Vice Mayor Martin stated that she would rely on staff's expertise to make judgement

based on whether or not it was an issue that needed to be brought forward. Vice Mayor Martin suggested coming back with common best practices, to which Deputy City Manager Lamar-Sarno responded that they had a standard 5% threshold.

(Clerk's Note: This item was for discussion only and no vote occurred.)

**6. New Business**

**6.a** Transit Update

[2021-328](#)

(Clerk's Note: At this time, Mayor Oravec read a public to be heard email into the record.)

Milagros Rivera emailed regarding sidewalks and illegal turns at Darwin Square, to which Mayor Oravec responded that Port St. Lucie Boulevard was in the process of being constructed along with sidewalks. He also asked the City Manager to place Officer's at Darwin Square to enforce traffic safety. Mayor Oravec requested that the PSL Boulevard South Project update include the access management for the shopping center.

Murriah Deckle, St. Lucie County Transit Division Director, gave a brief introduction on the Transit Program and presented the Transit Update to the Council.

Councilwoman Morgan stated that she would like the intermodal located at the Community Center to offer Wi-Fi and also requested that the busses have adequate storage for riders with bicycles, to which Ms. Deckle responded that it was a challenge because the bike racks only held 3 bikes at a time, which was an FTA requirement. She added that they could reach out to other agencies to figure out another way, if possible. Mayor Oravec requested that the record reflect that they would like an update on Wi-Fi and bicycle storage.

(Clerk's Note: This item was for discussion only and no vote occurred.)

**6.b** Motion to Approve Autonomous Vehicle Concept Plan in Southern Grove

[2021-290](#)

Vice Mayor Martin requested a follow-up regarding the intersection improvements at Community Boulevard and Discovery Way, as she has received continuous complaints, to which Steve Garrett, Lucido and Associates, responded that they were aware that the intersection was confusing and would address the concerns.

Mr. Garrett presented the Autonomous Vehicle Concept Plan for Southern Grove to the City Council.

Vice Mayor Martin moved to approve 6 b) . Councilwoman Morgan seconded the motion. Under discussion, Mayor Oravec stated that it would be special if the trails could expand to Becker Road. The motion passed unanimously by voice vote.

**6.c** Tradition Regional Park Update & Phase I Approval

[2021-330](#)

Brad Keen, Assistant Director, Parks and Recreation, gave a brief introduction and stated that there were some changes to meet the Council's request.

Mr. Garrett presented the Tradition Regional Park Update to the City Council, which included the Phase I Master Plan.

Mayor Oravec stated that he was making the case to add the multipurpose area ball fields as part of Phase I, to which Vice Mayor Martin and Councilwoman Morgan agreed. Councilman Pickett suggested trading a softball field for a soccer field. Mayor Oravec stated that they needed to figure out how the City could enter into an agreement with Mattamy for them to build it and to deliver the finished product to the City.

The City Manager asked Mr. Garrett to reiterate the cost estimate for Phase I and what was included, to which Mr. Garrett responded that the proposal for Phase I was \$12 million, but with Council's dialogue it would increase to \$14 million and he assumed parking would be a desire for the fields, which then would bring the amount back to \$12 million due to the two lane park impact fee credit. Mayor Oravec asked what the City Manager included in the CIP, to which the City Manager responded that there was an option for Council to issue \$10 million in bonds for Tradition Park. Mayor Oravec asked what designated revenue source would be utilized, to which the City Manager responded that Impact Fees would be one source and explained that they were \$2 million short on Phase I, but that they could figure it out.

The City Manager clarified with Mr. Garrett that they were beginning the two ballfields along with parking and that the \$14 million estimate included three lighted soccer/multipurpose fields plus the parking, to which Mr. Garrett responded in the affirmative. Councilman Pickett asked if there would be a concession stand, to which Mr. Garrett

responded in the affirmative.

Vice Mayor Martin moved to approve the Master Plan in Phase I. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

Vice Mayor Martin moved to direct staff to come back with a Phasing and Budgeting Plan for the implementation of the full Master Plan. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

Mr. Garrett requested that the Council amend the agenda to allow Mattamy Homes to request additional public parks in Southern Grove, which would allow them to begin the planning process for two parks.

Vice Mayor Martin moved to amend the agenda to include a request from Mattamy Homes for additional public parks in Southern Grove. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

Mr. Garrett gave a brief presentation, which explained the request to begin the planning process, in similar fashion as the Tradition Regional Park planning process, for two public parks within the Southern Grove DRI.

Vice Mayor Martin stated that there were a lot of great concepts and she was all for it.

Vice Mayor Martin moved to authorize a public/private partnership on the planning of two public parks within Southern Grove. Councilwoman Morgan seconded the motion. Under discussion, Mayor Oravec stated that he thought the Council would grapple with East versus West for the foreseeable future. He explained that if Tradition and Southern Grove was everything, then it would leave nothing for every where else. He added that it was his 20th year working for and in the City of Port St. Lucie and that he had an outstanding promise for the redevelopment of the US-1 Corridor. Mayor Oravec stated that he was hopeful the City Manager would bring the City Center in for a landing, which would allow the City to take a more direct role in its redevelopment in creating the central gathering place in Port St. Lucie. From a marketing perspective, Southern Grove and Western Port St. Lucie were more superior than Eastern Port St. Lucie, which was a fact based on household income.

Mayor Oravec explained that certain things were not supportable on the Eastern side based on market-driven considerations. He added that they needed to be tactical on what the City Center could be, and he did not want the current Council or future Council's to lose sight of making City Center great. Councilwoman Caraballo agreed and stated that she would like to hear the Master Plan Process. She stated that she wanted whatever they did to be grand. Councilwoman Morgan stated that she thought the amphitheater would be better located on the West side rather than the East side, which was close to residents. Vice Mayor Martin stated that she was torn as to where the amphitheater should be located, as it wouldn't be just for Port St. Lucie residents. Vice Mayor Martin stated that she would like to have a broader discussion once they acquired City Center. Councilman Pickett explained that if they built a large amphitheater, the City would be competing with Palm Beach County. He added that he supported a smaller amphitheater and that they needed to discuss where the best location would be. The motion passed unanimously by voice vote.

- 6.d** Tentatively Approve the Proposed Fiscal Year (FY) 2021-22 [2021-324](#)  
Capital Improvement Program.

(Clerk's Note: It was consensus of the Council to table Item 6 d), to the April 26, 2021, Special City Council meeting.)

- 6.e** Review and Accept the City Manager's Strategic Plan Update [2021-216](#)

(Clerk's Note: It was consensus of the Council to table Item 6 e).)

## 7. Adjourn

There being no further business, the meeting was adjourned at 1:50 p.m.

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Sally Walsh, City Clerk

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Calleigh N. Myers, Deputy City Clerk