

City of Port St. Lucie

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

City Council

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.

Monday, April 26, 2021

6:30 PM

Council Chambers, City Hall

Meeting to follow the 4:30pm Special Council Meeting

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 April 26, 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 Proclamation for Port St. Lucie's 60th Anniversary

[2021-337](#)

Mayor Oravec read the Proclamation and proclaimed April 27, 2021 Port St. Lucie 60th Anniversary Day & invited the Public to attend the Birthday Bash at the MidFlorida Event Center. He presented the Proclamation to Patricia Christensen, Chair of the Port St. Lucie Historical Society, and the Port St. Lucie Historical Society.

4.b Discuss the 2021 State Legislative Update - Week 7 [2021-355](#)

Ella Gilbert, Deputy City Attorney gave an update on Week 7 of the Regular 2021 State Legislative Session and requested that the City Council reach out and thank Senator Harrell and Representative Overdorf.

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

7. Approval of Consent Agenda**7.a** February 24, 2021 City Council Retreat, February 25, 2021 City Council Retreat, February 26, 2021 City Council Retreat, and March 22, 2021 Regular Council Meeting Minutes [2021-329](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7.b Approve a Site Plan for GHO Homes Model Homes at Southern Grove (P19-182) [2021-339](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7.c Award Contract #20200104 for the Rehabilitation of City Sewer Structures, Manholes & Lift Station Wet Wells to Hinterland Group, Inc. [2021-317](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7.d Approve the Disposition of Surplus City-Owned Real Property as per City Council Policy# 18-01ccd. [2021-333](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7.e Award Contract # 20210032 for the Construction Engineering and Inspection (CEI) and Geotechnical (GEO) Services for the [2021-331](#)

Port St. Lucie Boulevard (Blvd.) North Project.

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Approve Amendment #6 to Contract #20160085 for the Design & Permitting Services Required for the Relocation of Utilities on Port St. Lucie Blvd. "North" Reconstruction Project to American Consulting Engineers, LLC.

[2021-341](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-27, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 22, Block 2406, Port St. Lucie Section Thirty-Four, recorded in Plat Book 15, Page(s) 9, 9A to 9W, of the Public Records of St. Lucie County, Florida.

[2021-276](#)

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

The City Clerk read Ordinance 21-27 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 further discussion, Councilwoman Morgan moved to approve Ordinance 21-27. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-27. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 21-28, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 6, Block 2656, Port St. Lucie Section Thirty-Nine, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida.

[2021-277](#)

The City Clerk read Ordinance 21-28 aloud by title only. Mayor Oravec

opened the Public Hearing and asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-28. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-28. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-29, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, authorizing the conveyance of portions of several parcels of real property described as Lot 18, Block 700, Lots 1, 2 and 3, Block 782, Lots 11, 12, 13, 14 and 15, Block 710, with all lots being in Port St. Lucie Section Eighteen, according to the plat recorded in Plat Book 13, Page 17 of the Public Records of St. Lucie County, Florida, to the Florida Department of Transportation for the Floresta Drive Improvement Project from Southbend to Prima Vista Boulevard, and authorizing the Mayor, the City Manager, or their designee, to execute the deed transferring said real property.

[2021-278](#)

The City Clerk read Ordinance 21-29 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, Councilwoman Caraballo moved to approve Ordinance 21-29. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-29. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-30, Public Hearing, An Ordinance Approving the Fifth Edition of The Citywide Design Standards (P18-024) And Repealing Citywide Design Standards Dated April 13, 2009, Ordinance 09-38.

[2021-302](#)

The City Clerk read Ordinance 21-30 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 table

Ordinance 21-30 to the May 17, 2021 Special City Council Meeting. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-30. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-31, Public Hearing, Abandoning a Portion of a [2021-314](#)
Twenty (20) foot Utility and Drainage Easement affecting Lot
3, Block 254, Port St. Lucie Section Six, recorded in Plat Book
12, Page(s) 36, 36A to 36D, of the Public Records of St. Lucie
County, Florida.

The City Clerk read Ordinance 21-31 aloud by title only. Mayor Oravec opened the Public Hearing. Councilwoman Morgan inquired if the vacant lot to the right had a Unity of Title since it was not shaded, to which Mr. Stocton replied that the abandonment which was related to the western part wouldn't affect the neighbors to the north. 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.

There being no further discussion, Vice Mayor Martin moved to approve Ordinance 21-31. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-31. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 21-32, Public Hearing, Abandoning a Portion of a [2021-315](#)
Twenty (20) foot Utility and Drainage Easement affecting Lot
10, Block 1941, Port St. Lucie Section Nineteen, recorded in
Plat Book 13, Page(s) 19, 19A to 19K, of the Public Records of
St. Lucie County, Florida.

The City Clerk read Ordinance 21-32 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, Councilwoman Morgan moved to approve Ordinance 21-32. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-32. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 21-33, Quasi-Judicial, Public Hearing, An [2021-291](#)
Ordinance Rezoning Approximately 1,800 Acres of Land
Located Southwest of the Midway Road and I-95
Interchange, for a Large-Scale Master Planned Residential

Development, Referred to as LTC Ranch West, From St Lucie County Agricultural and Expired PUD (Planned Unit Development) to PUD (P20-192).

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

The City Clerk read Ordinance 21-33 aloud by title only. Mayor Oravec opened the Public Hearing. Mayor Oravec inquired if there was any ex-parte communication to disclose, to which it was unanimous that each Council member spoke with the applicant regarding the project.

(Clerk's Note: A PowerPoint was shown at this time.) Laura Dodd, Planner II, explained that the item was the PUD Rezoning proposal for LTC Ranch West. She showed a map, an aerial, explained the Future Land Use & the Zoning Classification, and gave a brief background on the property. She informed the City Council that the PUD Rezoning request included to rezone over 1,000 acres from St. Lucie County Agricultural and residential to PUD, preserve over 400 acres of wetlands and native upland habitat, grant an entitlement for up to 4,000 single-family or multifamily units, a conceptual Master Plan as well as the development regulating documents explaining three proposed phases of development. The applicant would also be providing a 113-acre park, a linear greenway (Aerial A) as well as a 52-acre school site which was approved by the School Board. She said that it was consistent with the Comprehensive Plan and added that the Planning & Zoning Board had recommended approval.

Steve Garrett, Lucido & Associates, stated that he had been sworn in and could provide a presentation if requested. 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 21-33. Vice Mayor Martin seconded the motion. Under discussion Mayor Oravec inquired as to where the City's next industrial park would be and voiced that the City Council had to act as soon as possible since they were not finished with economic development and felt that the City needed more jobs. Vice Mayor Martin stated that the City Council needed to have a discussion on how large they want Port St. Lucie to be. The City Clerk restated the motion as follows: for approval of Ordinance 21-33. The motion passed unanimously by roll call vote.

8.h Ordinance 21-34, Quasi-Judicial, Public Hearing, An Ordinance Providing for the Second Amendment of the

[2021-307](#)

Planned Unit Development Document and Map for LTC Ranch Industrial Park Planned Unit Development, Located at the Intersection of West Midway Road, I-95, and Glades Cutoff Road and within the LTC Ranch DRI (P21-028).

(Clerk's Note: This item was heard after Item 7).

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. The City Clerk read Ordinance 21-34 aloud by title only. Mayor Oravec opened the Public Hearing. Mayor Oravec inquired if there was any ex-parte communication to disclose, to which it was unanimous that each Council Member spoke with the applicant regarding the project.

(Clerk's Note: A PowerPoint was shown at this time.) Isai Chavez, Planner I, stated that he 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. He explained that the item was the 2nd amendment to the LTC Ranch Industrial Park PUD with the major changes being the proposed addition of the Distribution & Fulfillment Services and Facilities as a permitted use, and the proposed deletion of the parallel access road that is south of W Midway Road and west of NW LTC Parkway. He explained the definition of Distribution & Fulfillment Services and Facilities and showed an aerial and the proposed map. He explained that the new change created a safer traffic pattern and said that the PUD amendment was consistent with the direction and policies of the City's Comprehensive Plan. He added that the Planning & Zoning Board had recommended approval. Councilwoman Morgan inquired about the deceleration lane coming off of I-95 to head west on Midway Road, to which Diana Spriggs, Regulatory Division Director, replied that the traffic comments could be addressed under the Site Plan item later on the Agenda. She stated that staff was in agreement over moving the parallel access road since it was no longer needed.

(Clerk's Note: A PowerPoint was shown at this time.) Jordan Haggerty, Kimley-Horn, gave a brief history of the property and explained the proposed modifications and showed an aerial of the PUD. 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.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-34. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-34. The motion passed unanimously by roll call vote.

- 8.i** Ordinance 21-35, Public Hearing, Ordinance Partially [2021-303](#)
Abandoning Flowage Easement recorded in O.R.B. 2902, Page 1177 and affecting Parcels 1 and 2 of Southern Grove Plat No. 31, recorded in Plat Book 90, Page 9, of the Public Records of St. Lucie County, Florida and Partially Abandoning Flowage Easement recorded in O.R.B. 3094, Page 1594 and affecting Parcels 2 and 3 of Southern Grove Plat No. 4 as recorded in Plat Book 56, Page 18, of the Public Records of St. Lucie County.

The City Clerk read Ordinance 21-35 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, Councilwoman Caraballo moved to approve Ordinance 21-35. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-35. 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 21-36, Public Hearing, An Ordinance of the City of [2021-312](#)
Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie by Amending Policy 1.1.4.13 of the Future Land Use Element, Pursuant to Chapter 163, Florida Statutes (P21-047).

The City Clerk read Ordinance 21-36 aloud by title only. Mayor Oravec opened the Public Hearing. Patti Tobin, Long Range Planning Administrator, explained that the item was proposing to remove the Institutional Zoning District from Policy 1.1.4.13 which was discussed at the City Council Retreat. 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.

There being no further discussion, Vice Mayor Martin moved to approve Ordinance 21-36. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-20. The motion passed unanimously by voice vote.

- 10.b** Ordinance 21-37, Authorizing the Mayor of the City of Port St. Lucie to Grant a Sidewalk Easement to the St. Lucie County Board of County Commissioners, Enter into a Sidewalk Easement Agreement for the Property Located between NE Royce Avenue and NE Lazy River Parkway; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2021-320](#)

The City Clerk read Ordinance 21-37 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-37. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-38, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 6, Block 1450, Port St. Lucie Section Fifteen, recorded in Plat Book 13, Page(s) 6, 6A to 6E, of the Public Records of St. Lucie County, Florida. [2021-326](#)

The City Clerk read Ordinance 21-38 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-38. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-39, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 11, Block 2325, 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. [2021-344](#)

The City Clerk read Ordinance 21-39 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 21-39. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 21-40, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 18, Block 1090, Port St. Lucie Section Eight, recorded in Plat Book 12, Page(s) 38, 38A to 38I, of the Public Records of St. Lucie County, Florida. [2021-346](#)

The City Clerk read Ordinance 21-40 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-40. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 21-41, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 20, Block 1352, Port St. Lucie Section Eleven, recorded in Plat Book 12, Page(s) 51, 51A to 51E, of the Public Records of St. Lucie County, Florida.

[2021-347](#)

The City Clerk read Ordinance 21-41 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-41. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 21-42, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for the CRJH, LLC, Property (P20-159) to Change the Future Land Use Designation of Approximately 3.75-acres from CG/I (General Commercial/Institutional) to CS (Service Commercial) for a Parcel Legally Described as Lots 10 and 11, St. Lucie West, Plat #143, Second Replat in Parcel 21D and Generally Located at the Southwest Corner of Northwest University Boulevard and Northwest California Boulevard for a Project Known as St. Lucie West, University Boulevard Business Center.

[2021-336](#)

The City Clerk read Ordinance 21-42 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 21-42. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 21-43, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for the to Change the Future Land Use Designation of Approximately 4.46-Acres from ROI (Residential, Office, Institutional) to RL (Residential, Low Density) for 17 Lots Located on the South Side of SW Abraham Avenue, the North Side of SW Abode Avenue, the North Side of SW Abode Avenue, the North Side of Yacolt Drive and East and West of SW Port St. Lucie Boulevard.

[2021-311](#)

The City Clerk read Ordinance 21-43 aloud by title only. Councilwoman Caraballo inquired if RL allowed for Open Space/ Recreation since the property was an entryway, to which Ms. Tobin replied that the four lots were City owned and could be changed and further enhanced.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-43. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 21-R40, A Resolution Approving a Preliminary Subdivision Plat with Construction Plans for Verano South PUD 1 - POD D - Plat No. 4 (P21-004). [2021-237](#)

The City Clerk read Resolution 21-R40 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R40. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R40. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R41, A Resolution of the City of Port St. Lucie, Florida, Amending the Title VI and Nondiscrimination Policy and Plan; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2021-268](#)

The City Clerk read Resolution 21-R41 aloud by title only. The City Manager advised the City Council that the item was a required update to the City's Non-Discrimination Policy which provided expansive language for the grants. Kim Sala, HR Analyst, gave an overview of the updates and stated that Deputy City Manager Kristina Ciuperger was the Designated Title 6 Non-Discrimination Coordinator and the ADA Coordinator was identified as HR Manager, Thema Neal.

There being no further discussion, Vice Mayor Martin moved to approve Resolution 21-R41. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R41. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R42, A Resolution of the City of Port St. Lucie, Florida, authorizing the City Manager to enter into and execute South Florida Water Management District ("SFWMD") Grant Agreements to benefit the St. Lucie River and Indian River Lagoon ("IRL") Water Quality Improvements. [2021-356](#)

The City Clerk read Resolution 21-R42 aloud by title only. Kate Parmelee, Strategic Initiatives Director, informed the City Council that the City received the maximum amount for three projects. She stated that the agenda backup contained an error as the Sagamore Basin Stormwater Treatment area was funded through DEP grants. She thanked staff for securing the funds and looked forward to the continued partnership. Mayor Oravec congratulated staff and thanked the City's partners, the legislature, and the Governor.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R42. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R42. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R43, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South PUD 1 - Pod C - Plat No. 4 (P21-041). [2021-349](#)

The City Clerk read Resolution 21-R43 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 21-R43. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R43. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R44, Approval of Professional Services Agreements to Re-appoint Special Magistrates for the City of Port St. Lucie. [2021-342](#)

The City Clerk read Resolution 21-R44 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R44. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R44. The motion passed unanimously by roll call vote.

- 11.f** Resolution 21-R45, Appointing Sally Walsh as City Clerk; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2021-362](#)

Mayor Oravec read Resolution 21-R45 aloud by title only. The City Council congratulated Ms. Walsh on her appointment.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R45. Vice Mayor Martin seconded the motion. The City

Clerk restated the motion as follows: for approval of Resolution 21-R45.
The motion passed unanimously by roll call vote.

- 11.g** Resolution 21-R46, Approving the Preliminary and Final Plat with Construction Plans for Discovery Way at Riverland Parcel C (P21-014) [2021-265](#)

The City Clerk read Resolution 21-R46 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R46. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R46. The motion passed unanimously by roll call vote.

- 11.h** Resolution 21-R47, A Resolution approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel C - Plat Ten Replat (P21-008) [2021-263](#)

The City Clerk read Resolution 21-R47 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R47. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R47. The motion passed unanimously by roll call vote.

- 11.i** Resolution 21-R48, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South PUD 1 - Pod D - Plat No. 2 (P21-018). [2021-297](#)

The City Clerk read Resolution 21-R48 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R48. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R48. The motion passed unanimously by roll call vote.

- 11.j** Resolution 21-R49, A Resolution Approving a Preliminary Plat with Construction Plans for Cadence (P20-174) [2021-352](#)

The City Clerk read Resolution 21-R49 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R49. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R49. The motion passed unanimously by roll call vote.

- 11.k** Resolution 21-R50, A Resolution Approving a Preliminary and [2021-351](#)

Final Plat with Construction Plans for Southern Grove Parcel
28 Replat (P21-007)

The City Clerk read Resolution 21-R50 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R50. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R50. The motion passed unanimously by roll call vote.

- 11.l** Resolution 21-R51, Florida Inland Navigation District [2021-319](#)
Waterways Assistant Grant 2021-2022

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

The City Clerk read Resolution 21-R51 aloud by title only. Jennifer Davis, CRA Project Manager, informed the City Council that staff was applying for a grant through the Florida Inland Navigation District for the southern section, Westmoreland, of the boardwalk connection. She stated that a project timeline was included in the agenda backup. Councilwoman Caraballo voiced her appreciation for the FIND partnership.

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 21-R51. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R51. The motion passed unanimously by roll call vote.

- 11.m** Resolution 21-R52, Approving Agreement for Amendment of [2021-348](#)
Dedication on Plat - Belterra Phase 1 Plat 1 (P21-015)

The City Clerk read Resolution 21-R52 aloud by title only.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 21-R52. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R52. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Historical Society Request for Naming of Municipal Complex [2021-327](#)
for Donald B. Cooper

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

Ms. Christensen voiced that Donald Cooper had been the City Manager for the City for 20+ years and had laid the ground work to what the City now was. She gave a history of projects and accomplishments that were completed with the help of Mr. Cooper. She informed the City Council that the Historical Society's recommendation was to name the municipal complex, including all three buildings, after Mr. Cooper. Mayor Oravec voiced that there were other appropriate honors that the City Council could discuss. He felt that the foundation of which the City Council worked off of, were items like water & sewer, LTC Ranch and Southern Grove which were put in place by Don Cooper and previous City Council's. Councilwoman Caraballo voiced her support of the item. Councilwoman Morgan was not in favor of naming parks, buildings, etc. after people. Councilman Pickett stated that he did not want City Hall named after anyone but would support naming the complex after Mr. Cooper. Vice Mayor Martin voiced that she was not in favor of naming items after people but added that she would support the majority of the Council. Councilwoman Caraballo stated that the City Council could amend the naming policy, to which Vice Mayor Martin replied that they did not need to amend the policy as it should be on a case by case basis.

There being no further discussion, Councilman Pickett moved to direct staff to refurbish the Municipal Complex signage with the requested naming. Councilwoman Caraballo seconded the motion, which passed by voice vote with Mayor Oravec, Vice Mayor Martin, Councilman Pickett, and Councilwoman Caraballo voting in favor and Councilwoman Morgan voting against.

A break was called at 8:06 p.m., and the meeting resumed at 8:20 p.m.

13.b Approval of Increase to Retirement Plan Contribution for
Non-Bargaining Unit Civilian Personnel

[2021-224](#)

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

The City Manager explained that the item was proposing to move the employees toward a sustainable contribution level for both the City and their personal funds, meaning that the City would contribute 12% and were proposing that the employees contribute 3%. Mayor Oravec inquired if there would be equity for all the groups, to which the City Manager responded in the affirmative. There being no further discussion, Vice Mayor Martin moved to approve Item 13 b).

Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 13.c** Approve a Major Site Plan for LTC Ranch Midway Distribution Center (P20-249)

[2021-354](#)

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

Mayor Oravec voiced his appreciation for the decisions made by past City Councils who had the foresight to realize what the City could become. Mr. Chavez stated that the item was proposing to create a one-story distribution building on a 109.8 acre site in the LTC Ranch Industrial Park which would consist of warehouse & office space, over 1,000 parking spaces for drop-trailer and employees, as well as 98 loading bays. He showed an aerial, the Land Use Map, a Zoning Map, and the proposed Site Plan. He explained that the off-site improvements consisted of the median closing on Midway Road, right-in access from Midway Road, the realignment and completion of a proposed driveway from Midway Road to LTC Parkway, a proposed signalized intersection at Midway Road and LTC Parkway & added that one condition of the Site Plan was the proposed Variance. He informed the City Council that it met parking, building height, & setback requirements, and added that a gopher tortoise survey was needed. He indicated that the applicant would pay a fee in lieu of providing public art. He explained the conditions that had to be met prior to the issuance of the building permits. Myra Patino, MARLIN Engineering the City's third party consultant, stated that they were expecting the applicant's consultant to respond to their comments in relation to the deceleration lane; they requested the analysis conducted which determined the storage length since the analysis was missing from the report.

(Clerk's Note: A PowerPoint was shown at this time.) Jason Lewis, Kimley-Horn, reiterated the Site Plan information. He explained and showed a map of the Site Circulation. James Taylor, Kimley-Horn, explained the Traffic Impact Analysis (TIA) for the site and stated that they created a trip generation based on the data provided by the prospective end user related to employee shifts and delivery schedules. They then compared to the nearest comparable in the ITE Journal and used the highest estimate. He explained the trip distribution and access & informed the City Council that DOT would be making improvements to I-95, creating a duel left turn to the north & south bound ramps. He addressed Councilwoman Morgan's concern regarding the right-turn by saying that the free flow yield into the eastbound traffic was low and the

queues were sustainable. He stated that there were no concerns locally identified at the project buildout which included the trips from Speedway as well as no new transportation deficiencies. Councilwoman Morgan voiced that there was still a concern regarding the merging & turning. She requested that the City and the applicant collaborate with the County, DOT, and the other manufacturing agencies in the area to ensure the safety of vehicles. Councilman Pickett inquired if Mr. Lewis had any road improvement recommendations for Glades Cut-Off, to which Mr. Lewis replied that there was nothing triggered that showed deficiencies for the project. Mayor Oravec clarified that the information that City Council reviewed would be different than that of the traffic analysis. The City Council inquired about stacking issues at the interchange of Midway Road, and I-95, to which Mr. Lewis explained that the volume of turning east from the northbound lane matched today's volume, and that their analysis did not show exceeding queuing. He stated that the analysis was still under review by the County and DOT but added that they preferred the "bump out". Councilwoman Caraballo stated that the City Manager could provide information from DOT's public meetings.

Jill Marasa, Economic Development Council of St. Lucie County, voiced her excitement over the project and thanked City staff for their hard work. She informed the City Council that they were anticipating approximately +-500 jobs and would announce more information in the upcoming months. Vice Mayor Martin moved to approve Item 13 c.) with staff's conditions. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 13.d** Approve a Major Site Plan for Capstone Communities in Southern Grove (P21-141)

[2021-350](#)

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

Councilwoman Caraballo inquired if 1.5 parking spaces were the average, to which Bridget Kean, Senior Planner, replied that 1.5 per unit were allowed by the MPUD but the development did have more spaces than what was required. She added that there was parallel & angle parking as well as garages.

Councilwoman Caraballo moved to approve Item 13 d). Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 13.e** Authorizing the City Manager to enter into a LED Lighting

[2021-340](#)

Agreement between Florida Power & Light Company, a Florida Corporation, and the City of Port St. Lucie, necessary for installation of roadway lighting facilities on the extension of Westcliffe Lane; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

The City Manager voiced that this item was similar to the LED agreements from the last meeting. Councilman Pickett moved to approve Item 13 e). Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

14. City Manager's Report

The City Manager stated that they would be hosting a Port St. Lucie 60th Birthday event at the MidFlorida Event Center. He advised that the City offered a number of vaccine pods and vaccinated over 2,600 people but added that the demand had been slowing down. He informed the Public that there were also vaccination sites at Publix and Walgreens. Councilwoman Caraballo requested that the City offer vaccine pods in the evening hours. The City Manager stated that they had a groundbreaking event at Legacy Park and the Sansone Group had already begun construction on some of their projects in Southern Grove. Councilwoman Caraballo stated that the public had concerns over being allowed to fish on the dock but were not allowed to walk their dogs on the docks. She inquired about the appraisals for the lots under Item 7 d.), to which the City Manager replied that they had been appraised and would inquire if there was any update. Councilwoman Caraballo inquired if the designation of the funds for the lots would go into the General Fund, to which the City Manager replied that staff generally goes to auction but would have to bring it back to Council for direction. Councilwoman Caraballo and Vice Mayor Martin voiced that surplus property funds should be earmarked for future land acquisition.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- On the 21st she attended the Fire Board meeting, on the 22nd she attended the Legacy Park Groundbreaking Event, on the 14th she attended the Tourist Development Council and advised the City Council that the Americas baseball Olympic qualifier would be held at Clover Park.

Councilman Pickett- On the 22nd he attended the Legacy Park Groundbreaking Event.

Councilwoman Caraballo- On the 22nd she attended Legacy Park Groundbreaking Event, and on April 21st she attended the Treasure Coast Regional League of Cities meeting. She advised the City Council that she was now on the Board for Grace Way Village.

Vice Mayor Martin- On the 21st she attended the Fire Board meeting, and on the 22nd she attended the Legacy Park Groundbreaking Event.

Mayor Oravec- He wished the City of Port St. Lucie a Happy Birthday.

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 9:43 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk