

City of Port St. Lucie

City Council / City Staff Retreat

Meeting Minutes

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

Gregory J. Oravec, Mayor

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

Thursday, February 25, 2021

8:30 AM

MidFlorida Event Center, 9221 SE
Event Center Pl., Port St. Lucie, FL
34952

1. Meeting Called to Order

A Special Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was reconvened by Mayor Oravec on February 25, 2021, at 8:40 a.m., at the MidFlorida Event Center, Emerald Ballroom I, 9221 Southeast Event Center Place, Port St. Lucie, FL 34952.

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

4. Public to be Heard

There was nothing heard under this item.

5. Retreat Business Items

Accept the Strategic Plan First Quarter Progress Report and
Review the City Manager's Biweekly Report

[2021-170](#)

(Clerk's Note: A PowerPoint was shown at this time.) Kate Parmelee, Strategic Initiatives Director, stated that they reached the margin of error of +/-5% for the Citizen's Survey and added that the Citizen's Summit was going to be held next week. She informed the City Council that they were revising the dashboard to become a performance

dashboard. She explained the seven goals of the Strategic Plan: Goal One Safe, Clean and Beautiful the initiatives being, improving safety and beautifying landscaping of roadways, public parks, and green waste. Under the first component the priority projects were the implementation of District Five & traffic safety and added that the projects were being monitored and tracked which supplied data that was available at any time. Under the second component the priority projects were the beautification of US 1. She stated that Final Construction drawings were underway and hoped for construction to begin in January 2022 following the resurfacing completion of US 1, meaning that the City was waiting on FDOT to complete their project before construction. She stated that the project worked well with the Diverse Economy and Employment Opportunities and improving City Center goal since it would add aesthetics to the area. She informed the City Council that staff was in the middle of the planning process for the Village Green Drive quarter revitalization project with the master plan scheduled to be completed by May. Heath Stocton, Public Works Assistant Director, informed the City Council that with regards to the US 1 Corridor the City would be allowed to install landscaping prior to FDOT completing their project.

Ms. Parmelee stated that by June the design and permitting would be complete for the St. James Beautification project which would address safety and stormwater connections to the Oxbow Eco Center. Councilwoman Morgan inquired if the County was in charge of maintaining the safety and the signals on the road, to which Ms. Parmelee replied that the City had jurisdiction over one signal but added that it was a collaborative effort and an interlocal agreement would be needed to move forward with construction. Mr. Stocton added that it was a convoluted area since the County handled the roadway and striping, but the City handled the signs and sidewalks therefore, he would need to review the interlocal agreement. Councilwoman Morgan described the safety issues on the road due to the 7/11 and requested that staff reach out to St. Lucie County and ask for more support on St. James Drive. Mayor Oravec stated that this project was in its third year and felt that it was taking a long time for a beautification project. Vice Mayor Martin voiced her disappointment in the County's response to the project. Mayor Oravec requested off-hour police enforcement on Morningside Boulevard between Lyngate & Westmoreland Boulevard as well as aggressive driving police enforcement on Port St. Lucie Boulevard. Ms. Parmelee informed the City Council that the identified high performance public spaces were under design with completion by

summer beginning with Morningside Boulevard & Westmoreland Boulevard, Airoso Boulevard & St James Gatlin Boulevard and Darwin Boulevard & Tulip. She stated that staff had identified that the Morningside Boulevard storm water treatment area would be an ideal location for the first living shoreline which would be located at the end of the Cambridge Trail. She stated that staff had begun their Neighborhood Park Development Program under the Vibrant Neighborhood goal and under the Quality Education for All Residents goal, staff was looking to partner with St. Lucie public schools and the Career Technical Academy to develop a mobile Boys and Girls Club to bring additional tutoring & academic support to area parks.

Mayor Oravec requested to hear the City Council's thoughts on Goal 3, Education to reevaluate the partnership with the school board. He stated that he was not that comfortable selling land to another charter school operator that did not have a proven track record. Councilwoman Caraballo requested that staff contact the corporate companies in the area and build a relationship with the schools. Mayor Oravec agreed and hoped that the meeting could happen before public meetings & felt that an update was needed from the City's partners, he added that the President of Charter Schools USA was in favor of having a discussion with the City. Mayor Oravec and Councilwoman Caraballo stated that having the education goal with a vo-tech aspect had brought a lot of attention to the public. Ms. Parmelee informed the City Council that through CDBG funding Neighborhood Services distributed 2,000 wi-fi hotspots to teachers and students and the MidFlorida Credit Event Center would be hosting summer camps. She stated that under the goal for Diverse Economy and Employment Opportunities the priorities were the build out of Southern Grove, reimagine City Center and to support small businesses. She added that the Southern Grove Master Plan had been adopted and there were numerous development agreements moving forward therefore staff was moving into funding and infrastructure. The City Manager informed the City Council that staff would be bringing forward an amendment to Accel's purchase agreement because staff had negotiated that Accel would build for the City at the costs that they anticipated for the Hegner Drive Extension. He stated that they were also in the process of designing 40-acres south and added that Cleveland Clinic was still moving forward with the survey process. Mayor Oravec inquired about the status of Oculus, to which the City Manager replied that they had a meeting next week. Mayor Oravec requested a formal statement of intent from Oculus. Ms. Parmelee stated that the next step for Southern Grove would be

implementing the Master Plan and figuring out what other procedures and policies were needed to maximize the goal. She stated that the next initiative was supporting City Center, which was undergoing transition and there had been a financial analysis completed in December.

Councilwoman Morgan felt that the City had to promote and support small businesses and provide more communication to them. Elijah Wooten, Business Navigator, responded by saying that the City highlighted which programs were available for small businesses and identified what partners supported small businesses. He stated that the Chamber of Commerce promoted residents and businesses to buy locally, created a quarterly workshop to assist business with issues and concerns before they sign a lease and also through Munis they gave vendors the ability to register themselves and hoped the City could utilize that. He added that the Communications Department made the business tax receipt available online instead of coming into the office. Mayor Oravec asked the Council if they had any ideas on how to support small business since he felt that the City was competing on a high level for large businesses but needed to do better supporting small businesses. He voiced that the City may need a New & Small Business Department. Councilwoman Caraballo voiced that the City was heading in the right direction and felt that the SBA and the Chambers were really helping in the community. Joel Dramis, Building Official, stated that when he was in charge of the Business Tax Division, he created a Commercial Assist to help lenders and bankers as well as a business class that created the strategic partnerships within the new businesses. Mr. Wooten stated that the City did offer Small Business Workshops along with the Business Accelerator Program with the SBC. Councilwoman Caraballo inquired as to how the public was informed of the classes/workshops, to which Mr. Wooten replied that there were fliers posted on the website and in public areas. He stated that the SBC performed their own marketing on the Accelerator Program, but the City posted information on social media. Councilwoman Caraballo requested that staff include the decision on the Home Business Bill in the Small Business conversation. Vice Mayor Martin voiced that the City needed to market and educate the small business workshops & classes, to which Mayor Oravec voiced that staff needed to build a small business culture within the City and needed the City Manager to define and assure that positions were improving the process. Councilwoman Caraballo hoped to expand the partnerships and hoped to keep all the resources in one area. Mayor Oravec wanted to have

access to knowledge & information in one place and wanted a landing page where staff communicated all of the small business initiatives. Councilwoman Caraballo stated that the City Council needed to define what a small business was, to which Mr. Wooten replied by saying that the SBA defined a small business as a business with less than 500 employees.

A break was called at 9:52 a.m., and the meeting resumed at 10:22 a.m.

Ms. Parmelee stated that under Goal Five, High Quality Infrastructure and Facilities, the strategic initiatives were planning roadways for future needs to advance mobility and improving water quality. She explained that Port St. Lucie Boulevard was a top priority which was moving forward, the Crosstown connectors exploratory report was scheduled to be heard later this afternoon and the Walton Road Conceptual Plan was a challenge, but staff was in the process of finding funding sources; staff was working with the County on the Transit Enhancement Plan, and the Multimodal Plan was being implemented. She stated that the City received a grant for the C-23 Canal and were working with South Florida Water Management District to move funds to different areas. She informed the City Council that the City received funding under the Indian River Lagoon Estuary Program for Septic to Sewer Conversions. Mayor Oravec voiced his excitement over the City's first shoreline and requested that staff couple water projects together when available & measure pre and post conditions. He inquired about the King's Waterway project and requested the stormwater grant applications status especially for the HMGP grant, to which Ms. Parmelee replied that since the federal grants took longer, it could be pending but she would need to clarify. Ms. Parmelee moved onto Goal 6 and stated that the Parks & Recreation Master Plan, the Port Master Plan, the development & funding of the Adventure Park were underway, and Torino Regional Park Phase I was "on the horizon". Councilwoman Morgan inquired if the City was working with the County on Torino Park since she was informed by the Commission that they were willing to collectively work on a regional park, to which Sherman Conrad, Parks & Recreation Director, replied that he would be meeting with the County's Parks & Recreation Director in the upcoming week to discuss the park & the County's Master Plan. He added that he was willing to work with the County on a Sports Complex at Torino. Councilwoman Caraballo hoped the County would fund the project in the beginning of their Master Plan. Vice Mayor Martin inquired

as to when the County's Master Plan would be completed, to which Ms. Parmelee replied that she would need to find out the exact date but knew that they were conducting stakeholder meetings.

Mr. Stocton informed the City Council that the HMGP Grant, from FEMA which was related to Hurricane Michael was still pending. Ms. Parmelee stated the staff had identified a contract with the Conservation Fund since they used a mathematical formula that allowed them to conduct a rapid analysis for both public and private environmental lands which allowed them to evaluate sites. She recommended that the City not follow a Land Acquisition Committee format at this time since the City had a high performance space team providing recommendations to the City Council. Vice Mayor Martin requested a conversation on the selling of the surplus properties which could fund land acquisitions. Mayor Oravec agreed and felt that before it was sold, the land should be evaluated with the public spaces team to ensure that it should be sold or traded. The City Manager informed the City Council that he requested that staff update the parcels list and strategically identify which parcels could be bought and sold & hoped to give the City Council an update within 90 days. Vice Mayor Martin gave the example of available land within a gated community, which she felt was not appropriate for the City and voiced that she wanted staff to move on land that was available instead of waiting piece by piece, to which Mayor Oravec stated that the City Council just needed a list of parcels prior to a project tracker. Ms. Parmelee informed the City Council that the City secured a FRDAP grant for Phase II of Winterlakes Park & was seeking funds for the Cambridge Trail while linking trails from there to the Port. Mayor Oravec stated that in the past the City had a master plan for Wilderness Park and requested that staff change the name of the Cambridge Trail to the Wilderness Trail to honor the history and planning effort. Ms. Parmelee explained that the City Council would have trails broken down in the CIP year by year and were creating a trail map as a way to communicate. Mayor Oravec requested the acquisition of the Borrow Site by Peacock Park & requested that staff tie up any loose ends. Ms. Parmelee moved onto the last goal of High Performing Organization, and explained staff was achieving this goal by the enhanced use of 1PSL, identifying service improvements, and were continuing to work on the County Legislative Program. Councilman Pickett inquired if there was a site selected for Torino Regional Park, to which Mr. Conrad responded in the affirmative and added that the site was around 150 acres to hold multi-purpose activities. Mayor Oravec voiced that most of the parks had a long

history and inquired as to what the origin/planning date was for the Torino Sports Complex, to which Mr. Keen replied 2002 and added that it was fully designed and permitted but had to be halted due to a declining economy. Mayor Oravec voiced that it was hard to measure success since the City could not measure it through profits but voiced that he was proud of the City Council for accomplishing goals in the Strategic Plan. Mayor Oravec hoped that there could be fields for girls' softball, and Councilman Pickett voiced that the City could hold travel ball tournaments and become a destination. Mayor Oravec voiced that he looked forward to future discussions regarding the usages of parks.

Introduction and Presentation of Departmental Strategic Business Plans

[2021-140](#)

(Clerk's Note: This item was not heard.)

5.a Continuation of Departmental Strategic Business Plans

[2021-179](#)

(Clerk's Note: This item was not heard.)

5.b Commission for Accreditation of Parks and Recreation

[2021-138](#)

Agencies (CAPRA) Accreditation Update with Revisions to the 10-Year Parks & Recreation System Master Plan

Mr. Conrad explained that staff was working hard on the accreditation process and introduced Michelle Park. (Clerk's Note: A PowerPoint was shown at this time.) Michelle Park gave an overview of CAPRA and added that the community and other departments were committed to assisting in the process. She informed the City Council that they would be submitting the report in March and would meet virtually in June with the hopes of finding out the results in September. She stated that across the country only 171 Parks & Recreation Departments were accredited. She informed the City Council that there were minor edits made to the Master Plan to receive accreditation: the addition of the department's Mission and Vision Statements, added a community inventory of other service providers on page 22 and lastly, Section 1.3 "Guiding Principles" was retitled to "Guiding Principles and Trends Analysis". Vice Mayor Martin moved to approve the revised 10-year Parks & Recreation Master Plan. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: A PowerPoint was shown at this time.) Patricia Roberts, Parks & Recreation Deputy Director, informed the City Council that 100+ employees were broken up into four categories in the department: administration, parks, recreation, and the Saints Golf Course. She

stated that during COVID-19 the department had 14,899 park reserves, held 1,600 recreation programs, sold 8,200+ events at the MidFlorida Event Center, had 45,000+ rounds of golf and hosted 345,000 visitors to the Recreation Center. She listed the 10-year Master Plan's projects and the five goals with key performance indicators of the Strategic Plan. Under Goal 1, Analyze and Strengthen for Optimal Performance, staff focused on the mission & the vision for the department, evaluated and improved operations, and expanded marketing. Under Goal 2, Improve Current Events and Programs, staff introduced new & expanded programs/events, analyzed existing programs, and expanded/improved existing parks. Under Goal 3, Improve Existing Parks & Facilities, staff implemented a 10-year Master Plan. Under Goal 4, Advance Programming Event & Facilities through Innovation, staff developed placemaking strategies, increased access to the parks, and developed health/educational programming. Under Goal 5, Investing in Our People, staff continued to encourage teamwork, morale, & camaraderie, utilized the volunteer staff, was in the process of becoming accredited, and expanded the team to reach the Community's needs.

Councilwoman Caraballo inquired if staff promoted the safety of the parks, to which Ms. Roberts replied that there were five new environmental programs in parks, the department was holding fitness classes in parks, and added that the department's article would be on the cover of the March FRPA Journal for Healthy You discussing mental health issues. Mr. Conrad stated that they were also increasing Park Officers to ensure that residents feel safe while being in the park. Vice Mayor Martin stated that staff was listening and were responding to the residents' needs and voiced her appreciation. Councilwoman Morgan thanked the Parks & Recreation staff for being essential and opening parks during COVID-19. Mayor Oravec requested that the boardwalk have a patrol officer. He stated that the City needs to be prepared and have succession plans in place to be able to keep up after long-term employees retire and must ensure safety in parks. He inquired as to what the three take-aways were from the Parks & Recreation Business Plan, to which Ms. Roberts replied that the major achievement was CAPRA accreditation and it mattered to the public because it meant that the playgrounds were safe according to best practices. Mr. Conrad added that they were updating Chapter 96 with Legal to ensure that they were following best practices throughout the department. Mayor Oravec and Mr. Conrad gave a brief history of the Parks and Recreation Department. Ms. Roberts continued by saying

that her second take-away would be innovation and the third was that the department worked with other departments, specially the Police Department to provide services to the public. Councilwoman Caraballo requested that staff find new innovative positions. Vice Mayor Martin inquired if the department still had issues with vacancies, to which Ms. Roberts responded in the affirmative. Mr. Conrad replied that it would be interesting because the minimum wage was going to be raised, but the department continued to meet to discuss turnover. Ms. Roberts added that they were working with staff internally to build values and culture. Vice Mayor Martin requested that staff find new innovative onboarding processes. Mayor Oravec requested innovated discussions regarding staff's Business Plans to get more details regarding threats, strengths, and weaknesses. Mr. Conrad voiced that in the future the City would need a large venue center with parking areas to accommodate the growth. Mayor Oravec replied that the City could use the City Center, while in negotiations, as a public use, and thought it was possible to turn it into an amphitheater with another recreation center & voiced that it could become a destination. He voiced that he wanted to discuss the future of the recreation centers for the City.

Councilman Pickett requested that they expediate hiring a Parks Officer so that residents felt safe in the parks, to which Mayor Oravec agreed. He requested that parks install cameras and have regular patrols and at the busy parks he requested that they have a regular police presence. Councilwoman Caraballo inquired about vandalism at the Botanical Gardens, to which Mr. Conrad and Assistant City Manager Graham replied that there had been vandalism and theft, therefore a gate and fencing were going to be installed. Mayor Oravec requested that staff research land acquisition from the homes across the street from the Riverwalk. He inquired about the timeline for the outbound lane widening, to which Jennifer Davis, CRA, replied that it was going to Site Plan Review within 30-60 days, and construction of the overall site would be 18-24 months. Mayor Oravec requested that staff use start and end dates with regard to construction projects to make public communication easier.

A break was called at 12:26 p.m., and the meeting resumed at 1:26 p.m.

Mr. Conrad informed the City Council that the residents were still supporting City events even in a pandemic. (Clerk's Note: A PowerPoint was shown at this time.) Kelly Tiger, Recreation Manager,

explained the definitions of the different events, explained how staff was enhancing Special Events, and described the five new Special Events. The City Council voiced that the City should host a Fest of Nations to celebrate the City's diversity. Mayor Oravec requested that a Haunted House be part of the Halloween festivities. Councilwoman Caraballo requested that staff partner with the Historic Society for the Haunted Houses. Mayor Oravec requested that staff figure out parking, stacking, directional, etc., issues prior to the Renaissance Fair as well as working with the County on fixing the road that connects into McCarty Ranch. Ms. Tiger requested \$30,000 to enhance Signature & Heritage Events, \$1,000 for each of those events to add a new component, and \$35,000 for a firework display at Festival of Lights. Councilwoman Caraballo stated that outside of trails, events were high on the list and voiced her support, to which Vice Mayor Martin, Councilman Pickett, and Mayor Oravec voiced support of Parks & Recreation Budget adding additional events/music. Vice Mayor Martin thanked Ms. Tiger for her creativity and innovation. Mayor Oravec inquired as to how the City could work with the business community to leverage opportunities to bring events, hotels, and restaurants to the area. He stated that the Special Events should be regularly programmed to become part of the City's culture. He hoped that there wasn't anyone standing in the way of staff's brainstorming so that it reached City Council level.

(Clerk's Note: A PowerPoint was shown at this time.) Linda McCarthy, MidFlorida Event Center Director, stated that they averaged 330 event days a year, and explained the new events that were being held at the Center throughout the year. She informed the City Council that staff had applied for a grant through the National Endowment for the Arts to help fund the Treasure Coast Arts & Mindfulness Event which was a two year partnership. She stated that they would continue the We Love Lucie Concert Series and requested future funding in the budget for more bands after the pandemic. Councilwoman Caraballo thanked staff for assisting with the COVID vaccine distribution at the center. Mayor Oravec requested that Ms. McCarthy be an active supporter in the stakeholder meetings and community process regarding the center's future. He asked staff to look into having ice skating, a snow drop off and sledding during the winter holidays, to which Ms. McCarthy replied that she was hoping to partner with other departments and agencies to create a holiday experience.

(Clerk's Note: A PowerPoint was shown at this time.) Keith Bradshaw,

Saints Golf Course Administrator, informed the City Council that he was working on reopening the bar and restaurant in stages in the upcoming weeks. He explained that the course had difficulties during the last few months but during that time staff had upgraded the course and the clubhouse. He listed the strengths, opportunities, threats, and weaknesses of the course. Mayor Oravec inquired about the greens, to which Mr. Bradshaw replied that the course was on aggressive ergonomics, received regular mowing & enhancements so the course had been receiving great reviews. Mr. Conrad suggested that Mayor Oravec tour the course. Mr. Bradshaw listed the three strategic goals for the course as well as how he will achieve them such as split tee times, marketing, clinics, sponsorship programs, fixing drainage issues, use of the banquet center, bar/restaurant usage, and installing a covered driving range area. He explained that the covered driving range area, the first piece of it, would cost \$50,000 and he believed that it would cover the loss of income during the wet season, & bring in more customers. Mayor Oravec stated that the total capital was \$20 million, to which Mr. Bradshaw stated that the number was the long-range number that included rebuilding the course. Mayor Oravec requested that accountability & transparency be added into the Saints Golf Course's Business Plan as a key performance indicator. Mr. Bradshaw informed the City Council that he put the superintendent on an aggressive program, staff was critiquing the sales to audit themselves and were conducting customer surveys. The City Manager added that twice a year they would have an evaluation group play the course and give feedback. Mayor Oravec voiced that he thought that the PGA "report card" would be one of the performance metrics listed in the Strategic Plan, he felt that reality did not meet expectations based on past conversations. He stated that it was a tough decision to use funding to support golf course enhancements over other departments or parks, to which Vice Mayor Martin agreed. Councilman Pickett voiced that he had a hard time investing in the golf course based on the current numbers, but he would support bringing in an outside consultant. Mayor Oravec stated that he would like the Budget Advisory Committee to review the golf course for accountability and performance measures. Councilwoman Caraballo requested quarterly updates on the Saints Golf Course and requested that staff update the course aesthetically or use Public Art on the course. Councilwoman Morgan stated that Mr. Bradshaw might need more time but still questioned if the City should be in competition with the private sector on a golf course. The City Manager stated that the City would need to invest in the golf course, over time, to keep it and to cover operating costs but

staff was looking for grants to cover the drainage issues. Mayor Oravec requested that Mr. Bradshaw provide an analysis of comparable municipal courses & private clubs at a future meeting, to set specific financial goals for the property. Councilwoman Caraballo stated that page 23 of the City Center plan was a perfect example of what the City Council was looking for.

A break was called at 3:01 p.m., and the meeting resumed at 3:31 p.m.

5.c Retreat Presentation - Septic to Sewer Conversions [2021-137](#)

(Clerk's Note: This item was not heard.)

5.d Discuss Crosstown Parkway Connectors Exploratory Report [2021-128](#)

(Clerk's Note: This item was heard after Item 5 e.)

(Clerk's Note: A PowerPoint was shown at this time.) Stef Mathes, Culpepper & Terpening, gave a brief history of the crossing of the Indian River Lagoon. He informed the City Council that the DOT reviewed the process which would involve environmental studies, as well as social and economic impacts and explained the five step process for the study. He stated that it could take more than 10 years and would cost between \$145-\$300 million based on long-range estimates and structural guidelines with some oppositions from environmental agencies. He listed the long-range project projections for Martin County which proved that by 2045 the access to Hutchinson Island would be considered as failing. He informed the City Council that he did not believe that this area had the same magnitude of sea level rise as southern Florida. Mayor Oravec thanked Mr. Mathes for his presentation and for informing him that a permit was pulled in 1987 when the population was much lower. Vice Mayor Martin voiced that it was not the City's land and did not think that the County would agree to move forward with the project. Councilwoman Caraballo felt that it was the City Council's responsibility to provide this presentation to the TPO since the majority of resident's wanted a connection. Vice Mayor Martin voiced that the County would not address Walton Road, or Indian River Drive which had fatalities. Councilwoman Morgan agreed with Vice Mayor Martin and felt that the City Council should be focusing on projects within City limits. Councilman Pickett felt that the presentation should be presented to the County to open a dialogue. Mayor Oravec agreed that it was more important to focus on bringing existing projects up to an expectable level of service, but he would take the Citizen's Survey, and the report to the County Chairman to express that it was the most requested item from the residents.

Mayor Oravec asked Mr. Mathes for his thoughts on the speed limit on the Becker Road roundabout, to which Mr. Mathes replied that he agreed with the City's steps to lower the speed limit. Mr. Stocton informed the City Council that the reduced speed limit signs were bought, and Mr. Mathes was in talks with the developer to see if they would pay for the solar paneled flashing beacons since they were against the rumble strips. He added that the Chief had three recorded accidents in that area, to which Mayor Oravec replied that the Police Department only had record if they were called out to an accident. Mr. Stocton explained that the developer was making improvements and maintaining it.

5.e Residential, Office, Institutional (ROI) Land Use Analysis and Issues

[2021-153](#)

Mayor Oravec clarified that he wanted the departments to be tactical when presenting business plans, and clearly defined what a business plan was and what he expected from staff.

(Clerk's Note: A PowerPoint was shown at this time.) Patti Tobin, Long Range Planning Administrator, explained the several roads that had conversions, Port St. Lucie Boulevard from US 1 all the way down to Becker Road, St. James, Leonard Road, west side of Bayshore Boulevard, Prima Vista Boulevard, Gatlin Boulevard and recently Becker Road. She explained that the Port St. Lucie Boulevard segment from Gatlin Boulevard to Becker Road was RM or Medium Density Residential which had affected the ROI Future Land Use Designation in that area since the City took a pretty heavy stance against multi-family development. She stated that because of that several uses became undesirable to residential communities like multi-family use, institutional use and office uses. She showed a map that showed ROI interspersed with the Medium Density Residential. She stated that staff had intensified the requirements of the design standards over time and would need to review the landscaping requirements but felt that an issue was no enforcement of landscaping. She introduced Nikki Van Vonno who completed a White Paper on the conversions with recommendations. Councilwoman Morgan requested that the east side of Bayshore Boulevard be included in the analysis. Mayor Oravec inquired if Bayshore Boulevard was mostly single-family, to which Ms. Tobin replied that she thought there was Institutional and would provide the maps. Mayor Oravec stated that he supported parkways and corridors versus single family directly on four lane divided highways

and at a minimum, circular driveways should be installed. Ms. Tobin responded by saying that the code did require either a hammerhead or turn around or a loop on specific roads. Mayor Oravec requested that staff research a service improvement opportunity to use a grant program or incentives for using circular driveways on arterial roads or arterial collectors. Councilwoman Caraballo inquired if a municipality had the legal ability to change design standards to accommodate for the conversions of business/home use in residential areas, to which Ms. Tobin replied that staff could work with the Legal Department but in the past the opinion was you couldn't go back if somebody had already been through site plan.

(Clerk's Note: A PowerPoint was shown at this time.) Nikki Van Vonno gave a brief history of the City. She informed the City Council that Cape Coral and Palm Bay both had comprehensive plan policies that were very supportive of redevelopment and mixed use and have CRA areas within them. She added that Cape Coral's Comp Plan required that new commercial development be done in accordance with a Commercial Corridor Study and there were a significant number of Comp Plan policies that required how new development could occur with site specific overlays; Palm Bay also had the same policies that support redevelopment and mixed use with site specific overlays. They also included a General Use Zoning District, that was very similar to the General Use Zoning District in the City. She provided four options in her recommendations, one being the removal of Institutional Use from ROI; two being the removal of ROI as a Future Land Use Designation; the third was to amend the policy, the Comp Plan, the Limited Mixed Use Zoning District, and the zoning code; and the last option was to fund a Commercial Corridor Study. She informed the City Council that the first two may be problematic because of acreage and serving proper notification. Therefore, her final recommendation was to complete an amendment to the Comp Plan, a slight revision to the policy and a slight revision to the Limited Mixed Use Zoning District, as well as funding a Corridor Study for South Port St. Lucie boulevard and Gatlin Boulevard. Mayor Oravec requested that staff locate & comprehensively focus on the major corridors in the city and propose to work with groups like Treasure Coast Regional Planning Council. The City Council inquired if a Zoning In Progress or moratorium would be needed, to which Ms. Van Vonno replied that it could be completed to reflect what the City Council was trying to achieve. Deputy City Manager Lamar-Sarno stated that she requested a scope and cost from Dr. DeLaney, and the preliminary timeline would be 9 months. She

said that if a project came up that did not have desirable planning, staff would use the current codes to review without some sort of Zoning In Progress or moratorium and continue to process it. Ms. Tobin added that if they removed Institutional it would narrow the focus a little bit.

Vice Mayor Martin moved to direct staff to amend policy 1.1.4.13 & to complete a Corridor Study for Port St. Lucie Boulevard, Gatlin Boulevard, and Becker Road with recommendations without a moratorium. Councilwoman Caraballo seconded the motion. Under discussion, Councilwoman Caraballo requested a meeting to receive further information on the denial of projects. Mayor Oravec felt that Village Green Drive and US 1 should be a separate CRA Master Planning effort. Ms. Parmelee discussed how the First Build Grant used place making strategies that combined light industrial with downtown areas. Ms. Davis added that they were reviewing the roadway sections to find out what the next steps could be. The motion passed unanimously by voice vote.

6. Adjourn

There being no further business, the meeting was recessed at 5:00 p.m.

Karen Phillips, City Clerk

Shanna Donleavy, Deputy City Clerk