

City of Port St. Lucie

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

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

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Monday, February 22, 2021

6:30 PM

Council Chambers, City Hall

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 February 22, 2021, at 6:32 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 Assistant 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 Engineers Week

[2021-146](#)

Mayor Oravec read the Proclamation, presented it to Steven Frank, EDC, who thanked City Council for their support.

4.b Proclamation for Black History Month [2021-148](#)

Mayor Oravec read the Proclamation into the record.

4.c City of Port St. Lucie Census 2020 Outreach Program Presentation [2021-110](#)

Melissa Yunas, Communication Project Manager, presented the Census Outreach Program and the multiple approaches to engage the community. She stated that they surpassed the 2010 response rate and ended up with a 73.9% response rate for 2020.

Mayor Oravec asked when the numbers were coming in, to which the City Manager responded that they could expect the results the end of April, but that he has seen news reports pushing back the date. Mayor Oravec stated that they had some re-districting that would be impacted by the results and thought it would be great if staff could do an insight piece once the data becomes available.

4.d Discuss the 2021 State Legislative Update [2021-171](#)

Ella Gilbert, Deputy City Attorney, provided a brief update on the 2021 State Legislative Program. Ms. Gilbert informed the Council that House Bill 1 was regarding rioting, in response to 'Black Lives Matter', and municipal budgets.

Councilwoman Caraballo stated that there were also Bills regarding Airbnb, Business Tax, and Code. She explained that the Code Bill stated that there could not be anonymous complaints, which would be a major challenge. Vice Mayor Martin stated that the legislatures were missing a major component and it was important to be active in conversations. Vice Mayor Martin stated that there was also a Bill regarding Building Designs, which was sponsored by Toby Overdorf and suggested making phone calls to Mr. Overdorf to explain how it affected the City of Port St. Lucie. Mayor Oravec stated that home design did not affect Mr. Overdorf, as he lives in a gated community and gated communities can have their own rules. He suggested forwarding everyone to Representative Overdorf's office. Mayor Oravec stated that Code enforcement was always problematic and there had been terrible neighbor disputes. He also added that personal disputes should not be enacted into state law, as that was not why they legislated.

5. Public to be Heard

Brian Lubinski expressed his concerns regarding the safety of the Becker Road

roundabout.

Heath Stocton, Public Works, stated that they had been working with Mr. Lubinski and explained that the City just gained ownership of the roundabout. He stated that they completed a study and the speed should be 15 mph not 25 mph. Mr. Stocton added that he shared the information with the engineer on record and asked them to reevaluate the design.

Councilwoman Caraballo asked if the roundabout was turned over to the City in its current condition, to which the City Manager responded that he was unsure. Councilwoman Caraballo stated that it was a brand-new roundabout and it was going to have a significant piece of art. She added that it would not be aesthetically pleasing with the current damage. Councilwoman Caraballo stated that she would like directional signs to inform drivers when they are approaching a new roundabout.

The Council would like staff to come back with safety recommendations such as flashing beacons, rumble strips, etc.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

Mayor Oravec requested that Items 7 g) and 7 h) be pulled for separate discussion.

Vice Mayor Martin moved to approve the Consent Agenda with Items 7 g) and 7 h), pulled for separate discussion. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

7.a January 19, 2021 Special Council and January 26, 2021 [2021-130](#)
Special Council Meeting Minutes

This item was Approved.

7.b Approve 2021 St. Patrick's Day Heritage Event License [2021-125](#)
Agreement

This item was Approved.

7.c Approval to Participate in the South Florida Water [2021-119](#)
Management District Contract #4600004255 for Invasive
Plant Control and Vegetation Management Services with
Aquatic Vegetation Control, Inc.

This item was Approved.

- 7.d** Approve Two Memoranda of Agreement for School Resource Officer Provision [2021-144](#)

This item was Approved.

- 7.e** Appoint Mayor Oravec to serve as the City's elected official on the Affordable Housing Advisory Committee [2021-147](#)

This item was Approved.

- 7.f** Award Contract #20200116 for the Replacement of the Emergency Generator at City Hall. [2021-085](#)

This item was Approved.

- 7.g** Approve a Major Site Plan for Gatlin Pointe (P20-239) [2021-115](#)

Mayor Oravec shared the future land use map with the Council and encouraged them to pay attention to the feel of Gatlin Boulevard. He stated that the green areas would not be green forever and that in the past the City Council acquired extra land and lots to create the current Gatlin Boulevard. He said Port St. Lucie was changing and that they needed to act now. Vice Mayor Martin stated that the market was high and that they needed to figure out the balance. She suggested having a workshop to discuss some of the areas of interest and coming up with a plan.

Councilwoman Caraballo stated that Becker Road had the Overlay District with Design Standards. She added that if Gatlin Boulevard was above the City's price tag, she would like to look at planning measures to improve the development, as it moved forward. Councilwoman Caraballo asked the City Manager to give the Council options at the future workshop.

Councilwoman Morgan moved to approve Item 7 g). Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.h** Approve a Major Site Plan for Veranda Volaris at Port St. Lucie (P20-173). [2021-084](#)

Mayor Oravec stated that he understood if Council wanted to support the item and that the issue of a wall was fairly debatable. He stated that he was thinking about how he would want to be treated in Veranda Gardens and added that he would want a wall along with really nice landscaping, not just a buffer. Mayor Oravec stated that he would not be supporting the item since it did not have a wall, but he understood if

Council approved it.

Councilwoman Caraballo stated that she did not have any issues with the parking, but she was concerned about the wall and the buffer deteriorating.

Vice Mayor Martin stated that she would support the item, as she has made many comments on how she feels about walls and concrete jungles.

Councilwoman Morgan moved to approve Item 7h). Vice Mayor Martin seconded the motion. Under discussion, Councilwoman Caraballo inquired as to if Veranda Volaris was a separate subdivision, to which Mayor Oravec responded that it was part of the same master development, but it was separate from the Veranda Gardens neighborhood. He stated that he wished he could say it was gated, but it was not walled. Councilwoman Morgan stated that walls ended up looking disgusting and most people prefer lush landscaping with a fence. The Assistant City Clerk restated the motion as follows: for approval of Item 7 h). The motion failed by roll call vote with Councilwoman Morgan and Vice Mayor Martin voting in favor and Councilman Pickett, Mayor Oravec, and Councilwoman Caraballo voting against.

Councilwoman Morgan stated that the item was on the Consent Agenda and the Planner along with the Applicant were present. She asked if the item could be brought back for a discussion or presentation. Councilwoman Caraballo asked if they denied the item, could they make another motion to approve it with the wall, to which Jim Stokes, City Attorney, responded in the affirmative and stated that it could be a condition on the motion and if they didn't want to proceed then they could meet with staff.

Councilwoman Caraballo moved to reconsider Item 7 h). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Mayor Oravec asked the Planner for a presentation.

Laura Dodd, Planner II, stated that the request was for Site Plan approval for a multifamily apartment development including 300 dwelling units, nine (9) apartment buildings, and one (1) clubhouse upon approximately twenty (20) acres. Ms. Dodd stated that the

applicant is Blaine Bergstresser, Kimley-Horn and the owner is Veranda St. Lucie Land Holdings, LLC. She stated that there was a lot of concern regarding parking, connectivity, and buffering. Ms. Dodd stated that she attached a 3-page letter assessing the items and that the Site Plan Review Committee, along with staff found the item to be consistent. (Clerk's Note: Ms. Dodd read the legal description into record.)

Lee Dobbins, Dean Mead Law Firm, stated that the applicant met all of the requirements of the PUD and they were not requesting a zoning change or land use amendment. He explained that there was a practical buffer and it was 3x of what was required.

Councilwoman Morgan moved to approve Item 7 h). Vice Mayor Martin seconded the motion. Under discussion, Councilwoman Morgan stated that she thought the Council voted not to get these items anymore. Mayor Oravec asked if the Council did not have the ability to do anything other than what staff tells them, then why do they hear anything. Councilwoman Morgan added that there have been many times that staff did not recommend approval and the Council approved the item. She added that the staff are professionals and the applicant met all of the requirements.

Councilwoman Caraballo asked if the item should be okay based upon the Site Plan Review process, to which the City Attorney responded that the Council made the decision and everything else was merely a recommendation or opinion of another body. Councilwoman Caraballo stated that she just wants to make sure that the separation was there between the multi-family and intensity of uses, as there had been a lot of changes in development.

The motion passed by voice vote to approve Item 7 h), with Vice Mayor Martin, Councilwoman Caraballo, Councilwoman Morgan, and Councilman Pickett voting in favor and Mayor Oravec voting against.

- 7.i** Approval to Participate in the Sourcewell Contract #013019 [2021-120](#)
for Pre-Engineered Buildings with Related Materials, Site Preparation, Installation and Ancillary Services with Nucor Buildings Group and BlueScope Construction, Inc.
- This item was Approved.
- 7.j** Motion: Termination of Restrictive Covenant # 360 Executed [2021-149](#)
by Festus O. Mayers with respect to Lots 15 and 16, Block

174, Port St. Lucie Section Four, and Recorded in Official Records Book 0925 at Page 1874 of St. Lucie County, Florida.

This item was Approved.

- 7.k** Motion: Termination of Declaration of Restrictive Covenant #028 Executed by Carlos A. Bonet and Yvonne S. Bonet with respect to Lots 28 and 29, Block 1290, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1424, Page 2329, of the Public Records of St. Lucie County, Florida.

[2021-150](#)

This item was Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-13, Quasi-Judicial, Public Hearing, An Ordinance to Rezone 2.81 acres of Property Located West of the SW Gatlin Boulevard and SW Fondura Road Intersection, Abutting SW Domina Road, Legally Described as Parcels 1 and 2, Gatlin Boulevard Center as well as Lots 26-28, Block 1711, Port St. Lucie Section Thirty-One, From PUD (Planned Unit Development) and CS (Service Commercial) to a PUD (Planned Unit Development) Classification, For a Project Known as Gatlin Boulevard Center PUD (P20-109).

[2021-059](#)

The City Attorney read the Quasi Judicial Procedures into the record and stated that it applied to Items 8 a) and 11 b). The Assistant City Clerk administered the Oath of Testimony to staff and other interested parties.

Mayor Oravec opened the Public Hearing and asked if there were any ex parte communications to disclose, to which there were none. The Assistant City Clerk read Ordinance 21-13 aloud by title only.

Laura Dodd, Planner II, stated that the application was to rezone 0.62 acres from Commercial Service (CS) to Planned Unit Development (PUD) and amend 2.19 acres of the existing Gatlin Boulevard Center PUD. She stated that the total proposed PUD site area was 2.81 acres and that it was the first amendment to the Gatlin Boulevard Center PUD. Ms. Dodd stated that the applicant was the Chambliss Group, Hunter Chambliss and SBS Engineers, Joseph Schul, and that the owner was Kiwi Land Holdings, LLC and Agree Stores, LLC.

Ms. Dodd stated that the PUD Master Plan incorporated an existing

AutoZone, identified proposed pedestrian and vehicle connections, conceptual stormwater management area and proposed uses. She added that the proposed uses included retail, all other uses permitted within the General Commercial (CG) Zoning District per Section 158.124 General Commercial, and Special Exception Uses as permitted within the General Commercial Classification. Ms. Dodd stated that the applicant's intended use was for a car wash, which was a special exception use proposal consistent with the requirements delineated in the General Commercial zoning district uses. Ms. Dodd explained that the related projects were P20-206, Kiwi Land Holdings, Variance request to eliminate southern cross-access requirement and P20-198, Gatlin Boulevard Center Parcel 1, Special Exception Use request to permit a car wash within Gatlin Boulevard PUD. Ms. Dodd stated that the PUD Amendment was consistent with the direction and policies of the Comprehensive Plan.

Lee Dobbins, Dean Mead Law Firm, gave a brief presentation and offered to answer any questions.

Hunter Chambliss, Chambliss Group, stated that they were proposing a self-service conveyor carwash and that they have put in a lot of time and effort to create an aesthetically pleasing design.

Councilwoman Caraballo asked how they would control litter in the area, to which Mr. Chambliss responded that there would be trash cans at every stall and full-time attendants to make sure the area stayed clean.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 21-13. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Ordinance 21-13. The motion passed unanimously by roll call vote.

9. Other Public Hearings

(Clerk's Note: There was nothing scheduled under this item.)

10. First Reading of Ordinances

- 10.a** Ordinance 21-14, An Ordinance Approving the Tenth Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Located North the C-24 Canal, and North of Crosstown

[2021-132](#)

Parkway and Within the Verano DRI (P20-212).

The Assistant City Clerk read Ordinance 21-14 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-14. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-15, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida. [2021-145](#)

The Assistant City Clerk read Ordinance 21-15 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-15. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-16, An Ordinance of the City of Port St. Lucie, Florida, Authorizing the Conveyance of Certain Residential Real Property Located at 4626 SW Inagua Street, Acquired via the City of Port St. Lucie Neighborhood Services Department to Lisa Heintz and Dierk Heintz; Providing For Conflict; Providing For Severability; Providing An Effective Date. [2021-139](#)

The Assistant City Clerk read Ordinance 21-16 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-16. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-17, An Ordinance Rezoning .71-Acres of Property, Located on the North Side of SE Port St. Lucie Boulevard about 200 Feet East of SE Glover Street, From the Single Family Residential (RS-2) Zoning District to the Professional (P) Zoning District for Property Legally Described as Lots 3-5, Block 700, Section 18 (P20-242). [2021-127](#)

The Assistant City Clerk read Ordinance 21-17 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-17. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 21-R18, A Resolution Adopting the Southern Grove Master Plan [2021-117](#)

The Assistant City Clerk read Resolution 21-R18 aloud by title only. Mayor Oravec stated that the item was tabled from the previous Council meeting and asked if any of the absent members had questions or comments, to which there were none.

Mayor Oravec stated that he asked the City Manager for additional economic projections, as he thought the economist missed an opportunity, to which the City Manager responded that one of the challenges for economists is they make their projections by looking at the past. In the past, the City did not own Southern Grove or have a Master Plan. The City Manager stated that it would be included in the final report.

Kim Delaney, Treasure Coast Regional Planning Council, stated that they were working on implementation and they have worked through the detailing of the economic projections and analysis. She stated that they were continuing to stay engaged and be available for any questions.

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 21-R18. Councilman Pickett seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R18. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R19, Quasi-Judicial, Public Hearing, A
Resolution Granting a Special Exception Use Provided for in Section 158.124(C)(4) to Permit a Car Wash Within a PUD (Planned Unit Development) Which Allows for CG (General Commercial) Special Exception Uses, for a Project Known as Gatlin Boulevard Center (P20-198), Located Upon Parcel 1, Gatlin Boulevard Center, as well as Lots 26-28, Block 1711, Port St. Lucie Section Thirty-One (P20-198).

[2021-136](#)

The Assistant City Clerk read Resolution 21-R19 aloud by title only. Mayor Oravec opened the Public Hearing and asked if there were any ex parte communications to disclose, to which Councilwoman Caraballo and Vice Mayor Martin responded in the affirmative.

Laura Dodd, Planner II, gave a presentation and stated that she had been sworn in and the file was submitted to the City Clerk's Office 5 days prior to the hearing to enter into the record. Ms. Dodd stated that the purpose of the request was for a special exception use within the Gatlin Boulevard Center PUD. Per the PUD regulations, all permitted

uses and special exception uses identified within the General Commercial (CG) zoning designation may be allowed within the PUD. Section 154.124(c)(4) General Commercial Zoning District identifies a car wash as a permitted special exception use. Therefore, the Applicant's request is needed at this time to permit the site design and construction of a carwash within the PUD.

Ms. Dodd stated that the applicant was the Chambliss Group, Hunter Chambliss and SBS Engineers, Joseph Schul, and that the owner was Kiwi Land Holdings, LLC and Agree Stores, LLC. Ms. Dodd explained that the related projects were P20-206, Kiwi Land Holdings, Variance request to eliminate southern cross-access requirement and P20-109 Gatlin Boulevard Center PUD, request to amend and create Gatlin Boulevard Center PUD concept and regulations.

Ms. Dodd stated that the Special Exception Use Request was reviewed and recommended for approval by the Site Plan Review Committee on November 12, 2020 and that the Planning and Zoning Board recommended approval of the request on January 5, 2021.

Lee Dobbins, Dean Mead Law Firm, thanked staff for their hard work and offered to answer any questions.

Mayor Oravec asked if the applicant completed any market studies, as it was the sixth carwash being approved within the past year, to which Mr. Dobbins responded that they were all in separate trade areas. Mayor Oravec asked if this was a matter of carwashes being financed by the market and being over developed, to which Mr. Dobbins responded in the negative and stated not in this case.

There being no further discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Resolution 21-R19. Councilwoman Caraballo seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R19. The motion passed by roll call vote, with Councilwoman Caraballo, Councilwoman Morgan, Councilman Pickett, Vice Mayor Martin voting in favor and Mayor Oravec voting against.

- 11.c** Resolution 21-R20, A Resolution approving the Preliminary and Final Plat for Southern Grove Plat No. 34 within the City of Port St. Lucie, Florida, on the request of Port St Lucie Governmental Finance Corporation (P20-216).

[2021-129](#)

The Assistant City Clerk read Resolution 21-R20 aloud by title only. Mayor Oravec asked the Council if they would like a presentation, to which they responded in the negative.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R20. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R20. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R21, A Resolution Approving a Preliminary Subdivision Plat with Construction Plans for Verano South PUD 1 - POD E - Plat No. 2 (P20-232). [2021-133](#)

The Assistant City Clerk read Resolution 21-R21 aloud by title only. Mayor Oravec asked the Council if they would like a presentation, to which they responded in the negative.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R21. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R21. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R22, A Resolution Approving and Accepting the Final Plat and Construction Plans for Del Webb at Tradition Plat No. 4 (P20-156). [2021-035](#)

The Assistant City Clerk read Resolution 21-R22 aloud by title only. Mayor Oravec asked the Council if they would like a presentation, to which they responded in the negative.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R22. Councilwoman Caraballo seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R22. The motion passed unanimously by roll call vote.

- 11.f** Resolution 21-R23, A Resolution Approving the Final Plat with Construction Plans for Veranda Plat No. 9 - Veranda Gardens East Phase 3 (P20-205). [2021-135](#)

The Assistant City Clerk read Resolution 21-R23 aloud by title only. Mayor Oravec asked the Council if they would like a presentation, to which they responded in the negative.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R23. Councilwoman Morgan seconded the motion. The

Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R23. The motion passed unanimously by roll call vote.

- 11.g** Resolution 21-R24, A Resolution Opposing Elimination of Statutory Authorization for Regional Planning Councils in Florida.

[2021-167](#)

The Assistant City Clerk read Resolution 21-R24 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R24. Councilwoman Caraballo seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 21-R24. The motion passed unanimously by roll call vote.

12. Unfinished Business

(Clerk's Note: There was nothing scheduled under this item.)

13. New Business

- 13.a** Adopt the City of Port St. Lucie Federal Program

[2021-141](#)

Kate Parmelee, Strategic Initiatives and Innovation Director gave a brief overview of the item and asked Council if they would like a presentation, to which they responded in the negative.

Strategy wise, Councilwoman Caraballo asked what Ms. Parmelee's anticipation as far as the changes due to COVID-19 and meeting in-person, to which Ms. Parmelee responded that they were relying on their national partners and they were also attending ZOOM calls.

Mayor Oravec asked if the Council would support placing infrastructure at the top of the list, to which the Council responded in the affirmative.

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

- 13.b** Approve Waiving Bidding for NUE Urban Concepts, LLC to Prepare a Mobility Plan and Mobility Fee Study

[2021-152](#)

The City Manager stated that the City Council directed staff to develop a Mobility Plan and Mobility Fee Study. He added that there was a team ready to go, if Council approved the item, and that timing was important. The City Manager stated that they have given St. Lucie County notice to end the current Interlocal Agreement on Impact Fees effective October 1.

Teresa Lamar-Sarno, Deputy City Manager, stated that the team began developing a schedule and collecting data. She added that there was a phase 2, which was an implementation plan and that they would provide future details of the mobility study. Ms. Lamar-Sarno informed the Council that the consultants were online if they had any questions.

Mayor Oravec stated that the Council needed to be sure, as this item was going to become staff's number one priority. Vice Mayor Martin stated that she supported the item, as they had several conversations about taking control of their planning for roads and infrastructure projects. Councilwoman Caraballo stated that the City had to take control to make sure the funds were being placed to the projects that have a nexus.

Councilwoman Morgan stated that she had agita over the whole thing and explained that they could do a lot more with the mobility fees rather than the impact fees. She stated that she understood the timeline and that it would come back to the Council for a First and Second Reading. Councilwoman Morgan stated that she wanted to make sure there would be stakeholder meetings along with community meetings to gather input. Mayor Oravec clarified that there would be plural stakeholder meetings, to which Ms. Lamar-Sarno responded in the affirmative. Councilwoman Caraballo stated that she wanted the whole thought process of creating a mobility fee to be targeted for the east side versus the west side and how they could craft that creativity. Vice Mayor Martin stated that she wanted examples of how the mobility fees could work in different areas to help everyone understand.

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

13.c City Manager's Annual Review

[2021-075](#)

Kristin Ciuperger, Deputy City Manager, presented the City Manager's Annual Performance Review to the City Council and requested that the Council discuss the City Manager's performance and provide an increase in pay.

Councilman Pickett stated that given the perimeters, he was only in office for 3 days, and did not feel it was prudent for him to give Mr. Blackburn a review. Councilman Pickett stated that he gave Mr. Blackburn a list of goals that he would like to see them implemented

over the next year. He added that he would like to see the agenda more balanced, so the meetings were around the same length of time. Councilman Pickett stated that the Strategic Plan was a well-written document, but it was cumbersome for the average person. He suggested an executive summary with 2-3 pages.

Councilwoman Morgan stated that she thoroughly enjoys working with Mr. Blackburn, as he is always responsive and dedicated to the City.

Councilwoman Caraballo stated that she would like to complete executive reviews after Retreats, as she wanted to be in a constructive environment. She stated that Mr. Blackburn knew the items that she wants him to work on and that she was concerned about the difference in pay between other cities. Councilwoman Caraballo stated that an increase was warranted, but the amount was at Council's discretion.

Vice Mayor Martin stated that she has enjoyed working with Mr. Blackburn over the past several years and she felt he was moving the City into a positive direction. Vice Mayor Martin added that she saw a lag in a certain area and explained that there was a group of individuals on the team, who were innovative and then others who were hampered in the old way of doing things. She stated that they did not have a good balance and she wanted to see that change over time. Vice Mayor Martin stated that she respected Mr. Blackburn's institutional knowledge, but that he needed to make sure everyone was going in the same direction. She also added that they needed to make sure departments were planning for the future.

Mayor Oravec stated that Mr. Blackburn has brought steadiness to the City, which has been instrumental in the City's success. He stated that the City has had consistent progress and this year he felt like there was some regression in important areas such as the Saints. Mayor Oravec stated that little things add up and that the City Manager could not do everything himself. He stated that the City Manager needed to figure out how not to regress and to keep on continuous improvement. Mayor Oravec asked Council how they wanted to handle pay and if they wanted to do the 3% then come back with a salary study, to which Councilwoman Caraballo agreed.

Deputy City Manager Ciuperger asked if the Council had any further direction on what they would like to see, to which Councilwoman Morgan requested that the salary study include the longevity of the

person in the position. Vice Mayor Martin requested that the salary study be brought back at the next City Council meeting.

There being no further discussion, Councilwoman Caraballo moved to approve a 3% pay increase retroactive to October 1, 2020. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

13.d City Attorney's Annual Review

[2021-076](#)

Kristin Ciuperger, Deputy City Manager, presented the City Attorney's Annual Review to the City Council and requested that the Council discuss the City Attorney's performance and provide an increase in pay.

Councilwoman Morgan stated that she had a great working relationship with Mr. Stokes and his team.

Councilman Pickett stated that his interactions with the Legal Department had been minimal, but when he has asked questions, they were responsive.

Councilwoman Caraballo stated that she hears comments that individuals are waiting on the Legal Department and she asked if the City Manager could create an internal policy with a deadline to complete things in a timely manner. Councilwoman Caraballo stated that she met with Mr. Stokes on a regular basis and he is always responsive.

Vice Mayor Martin stated that the Legal Department needed to work on follow-up, especially in the past year. She added that they needed to work like a law firm and give 150%. Vice Mayor Martin pointed out that it had not been a year since the last contract.

Mayor Oravec stated that Mr. Stokes had a great demeanor and represented the City well. He stated that it was important for Mr. Stokes to keep the Council up to date and to have a sense of urgency when following up on important items.

Councilwoman Morgan asked if the 3% increase would be retroactive to May 1st, to which Deputy City Manager Ciuperger responded that it was at Council's discretion, however if not, it would be retroactive to October 1st, as it was the same for all employees. Councilwoman Morgan recommended that the 3% be effective on May 1st. Vice Mayor Martin stated that she was not comfortable giving the retroactive pay,

Mr. Stokes was given a pay increase and full benefit package in June. Mayor Oravec asked if the 3% increase was COLA, to which Deputy City Manager Ciuperger responded in the affirmative. Mayor Oravec stated that COLA should be an annual adjustment and merit should be on the anniversary date. Councilman Pickett questioned as to why the City did not offer a car allowance, such as the other cities on the comparison list, to which Mr. Stokes responded that he did not ask for those types of benefits, as the City has taken good care of him.

It was consensus of the Council to adjust the City Attorney's Annual Review date to May 1st.

There being no further discussion, Councilwoman Morgan moved to approve 3% pay increase effective on May 1st and to bring back additional information on tenure and car allowance. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager stated that St. Lucie County applied for the Upward Mobility Grant from the Melinda Gates Foundation and staff was participating with the County and all other major institutions in St. Lucie County. He also reminded the Council of the Winter Retreat being held at the Event Center, which will cover strategic initiatives. The City Manager also informed the Council that Karen Phillips was retiring on April 23rd and that she has done a wonderful job since 1994. He added that they would all miss Karen in her role, as they all have learned from her and appreciate the work she has done.

Councilman Pickett stated that he was approached by students at Treasure Coast High School regarding a Student Advisory Council and asked for more information on that program, to which the City Manager responded that there would be an update at the Retreat.

Mayor Oravec asked for a follow up on Impact Fees, to which the City Attorney responded that he had a team in the office working on the issue. Mayor Oravec requested that the update include why the County gave millions of dollars in credits to Westchester/Tradition. Councilwoman Caraballo stated that State Laws were clear on how Impact Fees were collected and if staff had researched to see if the nexus required by the State was being followed. She also asked if they should be collecting the fees and putting the funds into escrow until they had clarification. The City Attorney responded that the impact fees were being collected via County Ordinance and they had the legal authority to do so and recommended going to court to obtain a declaration that it was an unlawful fee, which they were gearing up

to do anyway.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – On January 27th and February 3rd she attended the TPO meeting. On February 7th, she attended the Four Chaplains ceremony and read Councilman Pickett’s speech, as he was unable to attend. On February 16th, raising the walls at Tradition Preparatory Academy.

Councilman Pickett – He thanked Councilwoman Morgan for attending the Four Chaplains ceremony and reading his speech for him. He attended the Treasure Coast League of Cities virtual meeting and on February 19th, he attended the Treasure Coast Regional Planning Council meeting.

Councilwoman Caraballo – On January 23rd and 27th, she attended the TPO meeting. On January 28th, she attended a tour of the training facility at the Palm Beach Gardens Police Department and she also attended The Port workshop the same day. On February 10th, she attended the Fast Flying Committee meeting and on February 12th, she attended to Treasure Coast League of Cities Budget and Audit Committee meeting. She also wished her father a very happy birthday.

Vice Mayor Martin – No update.

Mayor Oravec – No update.

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

(Clerk’s Note: There was nothing heard under this item.)

17. Adjourn

There being no further business, the meeting was adjourned at 10:25 PM.

Karen A. Phillips, City Clerk

Calleigh N. Myers, Deputy City Clerk