

City of Port St. Lucie

City Council

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

Meeting Minutes - Final

Gregory J. Oravec, Mayor

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

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

Monday, April 12, 2021

6:30 PM

Council Chambers, City Hall

Addition of items 13C and 13D

1. Meeting Called to Order

A Regular Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Vice Mayor Martin on April 12, 2021, at 6:42 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Vice Mayor Shannon Martin
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilwoman Jolien Caraballo

Council Members Absent:

Mayor Gregory J. Oravec

3. Invocation & Pledge of Allegiance

The Pledge of Allegiance was recited at the preceding meeting of the Governmental Finance Corporation.

4. Proclamations and Special Presentations

4.a Recognition of Retirement

[2021-275](#)

Lanelda Gaskins, Southeast Director, Florida Association of City Clerks (FACC), presented Karen Phillips with Resolution 2021-20 to honor her retirement and express their appreciation and gratitude for her many

years of service and dedication during her tenure as the City Clerk of the City of Port St. Lucie, Florida. Ms. Phillips thanked Ms. Gaskins and the FACC for the Resolution and for FACC's support and guidance through the years.

The City Manager and Councilmembers congratulated Ms. Phillips on her retirement; thanked her for her professionalism, integrity, and service; and wished her the best. Ms. Phillips stated that it has been a pleasure to serve the City of Port St. Lucie, elected officials, residents and staff. She thanked them for having her all these years.

4.b Proclamation for Water Conservation Month [2021-318](#)

The City Clerk read the proclamation proclaiming April 2021 as Water Conservation Month in the City of Port St. Lucie, Florida. Vice Mayor Martin presented the proclamation to Jenny Tomes, Utility Systems, City of Port St. Lucie.

4.c Presentation of Water Conservation Poster Contest Winners [2021-306](#)

Jenny Tomes with the City's Utility Systems announced the winners of the Water Conservation Poster Contest, which was held in conjunction with the Florida American Waterworks Association. She stated that 180 entries were received from students in kindergarten through 12th grade from seven different area schools. She said the posters were based on a water conservation theme and judged on their creativity and message. Ms. Tomes congratulated all the winners.

4.d Discuss the 2021 State Legislative Update - Week 5 [2021-313](#)

Ella Gilbert, Deputy City Attorney, discussed week 7 of the 2021 State Legislative Session. She stated the budget has been approved by both the House and Senate. She said the House has \$97 billion in their budget and the Senate has \$95 billion. She explained the next step is for the two chambers to negotiate the final outcome of the budget.

Ms. Gilbert stated that two of the City's four projects have been well-positioned in the budget this year. She said the septic-to-sewer program has a line item on the Senate side for \$250,000 and the St. Lucie River C-23 water quality restoration project, known as McCarty Ranch, has an appropriation amount of \$500,000. She said they are hoping these projects are included in the final budget.

Ms. Gilbert indicated the League of Cities has kept them updated on various local government preemptions moving forward. She said one is regarding home-based businesses and will be heard on Wednesday,

April 14th at 9:00 AM in the Rules Committee. She said another is impact fees and the final stop for that bill is the Senate Appropriations Committee, which will meet Thursday, April 15th at 9:00 AM.

Ms. Gilbert noted that a memo will be sent to the Councilmembers tomorrow with the update for week 6.

5. Public to be Heard

Richard Bouchard, 581 NW Haven Street, spoke about problems with sediment in the driveway culverts and stormwater maintenance. Vice Mayor Martin requested that staff call Mr. Bouchard regarding his concerns, as he left the meeting before Council could provide a response.

Vice Mayor Martin read the following on-line submissions into the record:

1. Mark Gotz, 154 NW Magnolia Lakes Boulevard, submitted that the federal monies being given to state and local governments through the CARES ACT should be given back to the taxpayers through a COVID Relief Fund and not be kept by government. In response, Vice Mayor Martin stated that local governments have restrictions and stipulations and have to follow rules and guidelines per the federal government on how to use the funding, so Mr. Gotz' comments are not completely accurate.
2. Pete DiBernardo, President of Mako Soccer Club, submitted his concerns regarding the Port St. Lucie Hurricanes Soccer Club and the lack of soccer fields in the City for the Mako Soccer Club.
3. Fredy Montoya, Port St. Lucie, submitted that it was unfair for PSL United Soccer Club to give up the majority of its fields to another club.
4. Alexander Sanchez, Port St. Lucie, submitted that their family was very concerned about the soccer fields being taken by another club and not giving the importance to their own club schedules for practices and games.
5. Hopeton Rodgers, 5437 NW Briscoe Drive, in her submission questioned why the Port St. Lucie Hurricanes had use of fields at Swan Park and McChesney Park.
6. Roberto Pulido, Vero Beach, submitted that the situation affects the players, because they need the space to be able to train.

The City Manager explained that the lack of soccer fields has been an issue over the last couple of years and is not easy to resolve to everyone's satisfaction. He said their youth soccer programs continue to grow along with their softball

programs and other youth sports. He stated that the independent Task Force provided some recommendations and the City has been implementing them, including utilizing the flex fields for soccer. He indicated that a meeting will be held on Wednesday between the City and the presidents of the two main soccer programs.

Councilman Pickett inquired about the history of the flex fields and Brad Keen explained how, when and by whom the fields have been used since 2006.

Councilman Pickett asked if the football fields could be utilized for soccer. In response, Mr. Keen stated that they have looked into that as well as explored any opportunity to maximize use of the other fields throughout the City. He said he was looking forward to the meeting on Wednesday to come up with a resolution.

Councilwoman Caraballo inquired if the general public or a family could put together a soccer game and play somewhere. She asked if the City had any private partnerships or developers with available open green space. She stated the developers in the DRI's are obligated to provide future park space and Riverland Paseo Park will be breaking ground in the next several months.

Council indicated they were hoping for a respectful meeting in regard to the lack of soccer fields in the City and looking forward to the outcome/update.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda with the removal of Item 13.d for a future agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

7. Approval of Consent Agenda

Councilwoman Caraballo moved to approve the Consent Agenda with the removal of Item 7.f. Councilman Pickett seconded the motion.

Under discussion, Councilwoman Caraballo acknowledged Jason Bezak for doing a great job with the RFP for the Public Works building.

The motion passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

7.a March 8, 2021 Regular Council and March 8, 2021 Special
Council Meeting Minutes

[2021-266](#)

7.b Approve Shortlisted Firms and Begin Negotiations for the
Request for Proposals (eRFP) # 20210018 for Consulting

[2021-271](#)

Services for a New Public Works Building.

- 7.c** Approve a Site Plan for Telaro Model Home Park at Southern Grove (P20-064) [2021-309](#)
- 7.d** Request for Two Year Extension for Las Palmas Town Homes - Minor Site Plan (P17-242) [2021-298](#)
- 7.e** Approve Amendment #1 to Contract #20200005 for Public Information Service for the Floresta Widening Project with Quest Corporation of America, Inc. [2021-247](#)
- 7.f** Approve Amendment #1 to Contract #20180096 for the Installation of New Construction Grinders and Septic Conversions with Accurate Septic Services, Inc. [2021-296](#)
- (Clerk's Note: Staff requested that this item be removed from the agenda.)
- 7.g** Award Contract #20210025 for the Sandia Drive Sidewalk Construction Project to Heavy Civil, Inc. [2021-294](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-03, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Large Scale Amendment to the Future Land Use Map at the Request of Midway Glades Developers, LLC for Property Legally Described as a Portion of Tract D of LTC Ranch West; Located South of Midway Road and West of Interstate 95 (P20-180) as Follows: (I) Change 52.7 acres of Land Designated as Residential,Office,Institutional (ROI) to Open Space Recreation/Institutional (OSR/I); and (II) Change 55 acres of Land Designated as Open Space Recreation/Institutional (OSR/I) to Residential,Office,Institutional (ROI); and (III) Realign the Arterial A, E/W #5 and E/W #2 Road Rights-of-Way (P20-180). [2021-261](#)

The City Clerk read Ordinance 21-03 aloud by title only. Vice Mayor Martin opened the Public Hearing.

Anne Cox provided a PowerPoint presentation on Ordinance 21-03. She stated this was the adoption hearing for the Midway Glades

Developers, LLC, Comprehensive Plan Amendment and that Matthew Yates of Lucido and Associates is acting as the agent. She said the application is to amend the Future Land Use map for the LTC Ranch DRI area and showed Council the location of the overall property located south of Midway Road and west of I-95.

Ms. Cox reviewed the background of the LTC Ranch and its entitlements. She also reviewed the changes included in the proposed amendment. She indicated the Florida Department of Economic Opportunity had no comments on the application and the Planning and Zoning Department recommends approval of the proposed amendment.

Steve Garrett, the applicant, stated he was there to make a presentation and answer any questions. Council indicated that no presentation was needed.

There being no comments from the public, Vice Mayor Martin closed the Public Hearing.

The City Attorney requested that the motion include the correction of a typo on Page 3, Section 2, of the Ordinance to read Tract D of LTC Ranch West.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-03 with the correction to Page 3, changing Tract A of LTC Ranch Residential Plat 1 to Tract D of LTC Ranch West. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-03 with a notation that on Page 3, Section 2, Tract A shall be changed to Tract D of LTC Ranch West. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 8.b** Ordinance 21-24, Public Hearing, Authorizing the
Conveyance of Previously Designated Road Right-of-Way for
Paar Drive, from Village Parkway to Interstate 95, to the Port
St. Lucie Governmental Finance Corporation.

[2021-242](#)

The City Clerk read Ordinance 21-24 aloud by title only. Vice Mayor Martin opened the Public Hearing.

Wes McCurry stated this is the Ordinance from the preceding Governmental Finance Corporation (GFC) Meeting that transfers the

right-of-way for Paar Drive between the GFC and the City.

Vice Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-24. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-24. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 8.c** Ordinance 21-25, Quasi-Judicial, Public Hearing, An Ordinance to Rezone 36 Acres of Property Located Directly North of Becker Road, East of SW Village Parkway, West of Interstate 95, and North and South of the Paar Road Right-of-Way From the Zoning Designation of AG-5 (SLC Agricultural-5) to the the City's MPUD (Master Planned Unit Development) Zoning District; to Include the 36 Acres in the Tradition Regional Business Park @ Southern Grove MPUD and to Amend the MPUD Conceptual Master Plan and Regulation Document for a project known as Tradition Regional Business Park MPUD Amendment No. 1 (P21-032)

[2021-248](#)

The City Attorney reviewed the quasi-judicial procedures for items 8.c, 11.a, and 11.b, at this time. The City Clerk administered the Oath of Testimony to staff and other interested parties.

The City Clerk read Ordinance 21-25 aloud by title only. Vice Mayor Martin opened the Public Hearing.

Bridget Kean provided a PowerPoint presentation on the Tradition Regional Business Park at Southern Grove Rezoning and MPUD Amendment 1. She indicated that Dennis Murphy with Culpepper and Terpening, Inc., is acting as the agent.

Ms. Kean reviewed the proposed project as well as the location of the subject property within Southern Grove, the future land use, and the zoning.

Ms. Kean provided some background on the Traditional Regional Business Park and reviewed the proposed amendment. She reminded Council that in January 2021 they approved a DRI Amendment and Comprehensive Plan Amendment, which changed 36 acres of the business park that was previously designated as mixed use. She

showed Council the existing and revised concept plans.

Ms. Kean stated that the proposed MPUD is consistent with the policies of the City's Comprehensive Plan, regarding the development of regional business centers, and also consistent with the policy that recommends a mix of land uses within close proximity to work and home. She said the Planning and Zoning Board recommended approval of this MPUD amendment at the March 2, 2021, Planning and Zoning Board Hearing.

Vice Mayor Martin asked for ex-parte communication, to which the Council indicated there was none.

Mr. Murphy indicated that he was available for any questions.

Vice Mayor Martin closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 21-25. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-25. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 8.d** Ordinance 21-26, Public Hearing, An Ordinance Amending Title III, "Administration", Chapter 32, "Departments, Boards, and Committees", Article VII, "Planning and Zoning Board" of the Code of Ordinances of the City of Port St. Lucie.

[2021-245](#)

The City Clerk read Ordinance 21-26 aloud by title only. Vice Mayor Martin opened the Public Hearing.

Patti Tobin explained that this proposed amendment changes the At-Large positions on the Planning and Zoning Board from Districts to At-Large, as they are hoping to increase the pool of applicants who are eligible to serve on this Board.

Councilwoman Morgan noted that the time of the Planning and Zoning Meetings will be changing to 6:00 PM starting in May 2021, which will help in increasing the members of this committee.

Vice Mayor Martin closed the Public Hearing. She stated she hopes changing the time of the meeting will help resolve their issues and better serve the City and its residents.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-26. Councilman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-26. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 21-27, 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](#)

The City Clerk read Ordinance 21-27 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-27. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.b** Ordinance 21-28, 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. There being no discussion, Councilman Pickett moved to approve Ordinance 21-28. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.c** Ordinance 21-29, 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 [2021-278](#)

their designee, to execute the deed transferring said real property.

The City Clerk read Ordinance 21-29 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-29. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.d** Ordinance 21-30, 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.

The Council indicated that they would wait for second reading for a presentation.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-30. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.e** Ordinance 21-31, Abandoning a Portion of a 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.

[2021-314](#)

The City Clerk read Ordinance 21-31 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 21-31. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.f** Ordinance 21-32, Abandoning a Portion of a 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.

[2021-315](#)

The City Clerk read Ordinance 21-32 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-32. Councilwoman Morgan seconded the motion, which passed

unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.g** Ordinance 21-33, An 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).

[2021-291](#)

The City Clerk read Ordinance 21-33 aloud by title only.

Laura Dodd provided a presentation on the City of Port St. Lucie LTC Ranch West Planned Unit Development Rezoning (P20-192). She indicated that the owner is Midway Glades Developers, LLC, and the applicant is Matt Yates, Lucido & Associates. She explained that the applicant is requesting approval of a Planned Unit Development (PUD) rezoning. She stated that the proposal consists of a large-scale master planned residential community consisting of several neighborhoods and 4,000 total allowable dwelling units.

Ms. Dodd showed Council the location of the subject property as well as the Future Land Use. She noted that the existing uses of the property include some ongoing and expired agricultural operations. She stated environmentally sensitive areas are located on the property and other more intensive uses are associated with this LTC DRI. She said the future land use is predominantly ROI with some open space recreation and institutional, and the zoning classification is predominantly St. Lucie County Agriculture or expired PUD.

Ms. Dodd reviewed the background of the property, the PUD rezoning request, and the consistency with the Comprehensive Plan. She stated the Planning and Zoning Board recommended approval of the LTC Ranch PUD at their February 2, 2021, meeting.

Steve Garrett stated he was with Lucido & Associates and representing the applicant. He said he concurred with Ms. Dodd's presentation and could answer any questions.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-33. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.h** Ordinance 21-34, An Ordinance Providing for the Second Amendment of the 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). [2021-307](#)

The City Clerk read Ordinance 21-34 aloud by title only.

Council indicated they would hear the presentation at the second reading.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-34. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-34, which passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 10.i** Ordinance 21-35, Ordinance Partially 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. [2021-303](#)

The City Clerk read Ordinance 21-35 aloud by title only.

Council indicated that they did not require a presentation.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-35. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

11. Resolutions

- 11.a** Resolution 21-R11, Quasi-Judicial, Public Hearing, A Resolution Approving the Fourth Amendment to the LTC Ranch Development of Regional Impact (DRI) Development Order Including Changes to Map H, the Master Plan; Map G, Environmental Exhibit; and Development Order Conditions (P20-179). [2021-267](#)

The City Clerk read Resolution 21-R11 aloud by title only.

Anne Cox with Planning and Zoning provided a PowerPoint presentation on the LTC Ranch DRI 4th Amendment. She reviewed the proposed project and indicated that Lucido & Associates was acting as the agent for Midway Glades Developers, LLC and LTC Midway, LLC. She showed Council the location of the subject property as well as the Future Land Use and entitlements. She discussed the proposed changes to the LTC Ranch DRI development order and minor revisions.

She reviewed the background of the LTC Ranch, the proposed amendment, the existing and proposed master development plans. She stated that the Planning and Zoning Board recommended approval of the DRI Amendment at their meeting of February 2, 2021.

Vice Mayor Martin asked the Council Members to disclose their ex-parte communication, to which Councilwoman Caraballo stated that she met with Steve Garrett and the applicant. Vice Mayor Martin, Councilwoman Morgan, and Councilman Pickett said they each met with the applicant and discussed the details of the project.

Mr. Garrett provided a brief PowerPoint presentation, and indicated that his team and client were online virtually to answer any questions. He explained that Midway Glades Developers was the actual legal entity and GreenPointe Communities was the developer of Veranda PUD. He showed Council their current branding effort for Wylder with the tagline The Path Less Traveled. He also showed Council the location of the Wylder LTC Ranch as well as the master plan. He discussed the arterial road changes and existing school location. He also discussed the preliminary plat process and design plans for Arterial A, which may be renamed.

Mr. Garrett stated they were willing to have a discussion regarding park impact fee credits for doing something on the park site. He also provided some details on POD 1.

Mr. Garrett concluded his presentation with a video of the current Becker Road.

Councilwoman Caraballo explained that even though Glades is a County road, the landscaping should be consistent with Becker Road.

She suggested partnering with the County, so that it looks good for the residents.

Councilwoman Morgan inquired if Condition #17.i should state "enter into an agreement with the County," to which the City Manager stated that was an old condition and if they enter into an agreement, they will do an Interlocal Agreement with the County.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 21-R11. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R11. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

Councilwoman Caraballo stated for the record that the County received \$2 million in 2003 for impacts from the developer for this particular property. The City Manager noted that the funds were provided to the City and then the City provided them to the County.

- 11.b** Resolution 21-R34, Quasi-Judicial, Public Hearing, A
Resolution Approving the 7th Amendment to the Southern
Grove Development of Regional Impact (DRI) Development
Order to Add a Condition in Support of Mass Transit
(P21-058).

[2021-295](#)

The City Clerk read Resolution 21-R34 aloud by title only.

Vice Mayor Martin asked for ex-parte communication, to which the Councilmembers indicated there was none.

Vice Mayor Martin opened the Public Hearing.

Bridget Kean provided a PowerPoint presentation on the Mattamy Palm Beach, LLC, Southern Grove DRI 7th Amendment to the Southern Grove DRI development order. She explained that the purpose of the amendment is to add a condition in support of Mass Transit to the DRI. She indicated that Steve Garrett is acting as the agent, along with Autumn Sorrow of A.J. Entitlements.

Ms. Kean showed Council the location of the subject property and the Future Land Use. She provided some background on Southern Grove and reviewed the proposed amendment. She also provided some analysis on Section 380.06(7)(a), F.S.; Objective 1.2.2 of the Future

Land Use Element; and Policy 1.2.3.4.

Ms. Kean stated that the Planning and Zoning Board recommended approval of the proposed amendment at the April 6, 2021, Planning and Zoning Board Meeting.

Mr. Garrett explained that the adopted language in the DO allows the CDD to fund maintenance and operations as well as Council and City staff to partner with Mattamy to go for the Build Grant, which is the federal dollars for implementing creative transportation programs. He noted that on April 19th Council will receive a more thorough and robust presentation on the entire Trail System through Southern Grove, which includes the autonomous vehicle.

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 21-R34. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R34. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

Vice Mayor Martin and Councilwoman Caraballo noted that they were looking forward to seeing the autonomous vehicles throughout the City.

- 11.c** Resolution 21-R35, A Resolution Approving a Preliminary Subdivision Plat with Construction Plans for Heron Preserve at Tradition Phase 2A (P19-121). [2021-293](#)

The City Clerk read Resolution 21-R35 aloud by title only.

Council indicated that they did not need a presentation.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R35. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R35. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 11.d** Resolution 21-R36, Approve Well Site Easement Agreement and Temporary Access Easement Agreement between the City of Port St. Lucie and Midway Glades Developers, LLC [2021-292](#)

The City Clerk read Resolution 21-R36 aloud by title only.

Council indicated that they did not need a presentation.

There being no discussion, Councilman Pickett moved to approve Resolution 21-R36. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R36. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 11.e** Resolution 21-R37, A Resolution Approving the Final Plat with Construction Plans for Belterra Phase 1 Plat 1 (21-015)

[2021-310](#)

The City Clerk read Resolution 21-R37 aloud by title only.

Council indicated that they did not need a presentation.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R37. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R37. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

12. Unfinished Business

13. New Business

- 13.a** Authorizing the City Manager to enter into a LED Lighting 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 Tradition Parkway; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2021-300](#)

Vice Mayor Martin read Item 13.a aloud by title only.

The City Manager explained it is City policy to have LED lighting as new roads develop and that there is a long-term rental agreement with FP&L. He said that Becker Extension and Tradition Parkway are following this model.

There being no further discussion, Councilwoman Caraballo moved to approve Item 13.a. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Item 13.a. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 13.b** Authorizing the City Manager to enter into a LED Lighting Agreement between Florida Power & Light Company, a

[2021-301](#)

Florida Corporation, and the City of Port St. Lucie, necessary for installation of roadway lighting facilities on Fernlake Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

Vice Mayor Martin read Item 13.b aloud by title only.

There being no discussion, Councilman Pickett moved to approve Item 13.b. Councilwoman Caraballo seconded the motion.

Under discussion, Councilwoman Caraballo suggested that future LED Lighting Agreements be presented as a list and not individually. The City Manager stated that staff will look at combining the agreements into one agenda item.

The City Clerk restated the motion as follows: for approval of Item 13.b. The motion passed unanimously by roll call vote. (Clerk's Note: Mayor Oravec was absent from this meeting.)

- 13.c** Discuss Formation of a Districting Commission for Adjustment of City Council District Boundaries pursuant to the 2020 Census.

[2021-322](#)

The City Attorney explained that the City Charter requires a Districting Commission, to evaluate whether or not redistricting is necessary, and it has to follow the decennial census. He stated when they get the certified numbers from the Census Bureau, a ten person commission has to be established within 30 days. He said the commission has to file its report on any redistricting within 120 days after they have been formed. He stated the members of the commission must have been registered to vote in the last regular election and shall not be employed or appointed by the City in any other capacity. He said the other Charter provision says that the Mayor appoints and the Councilmembers ratify or approve his appointment. The City Attorney stated he would like Council to start thinking about making appointments to the ten person Districting Commission for the Adjustment of City Council District Boundaries pursuant to the 2020 Census.

Councilwoman Morgan suggested that anyone interested in serving on this commission contact the City Council Members or the Office of the City Council.

Councilwoman Caraballo stated she would like to get the Districting Commission in place, so they are ready to go before the numbers are released.

Councilwoman Caraballo asked how this information was going to be advertised, to which the City Manager stated that the vacancies would be posted to the City's website and staff will reach out to the groups they normally notify when there are vacancies on the City's Boards. He recommended that the Council Members reach out to the people they know and come to the table with a couple of appointees for the Mayor to consider.

Councilwoman Caraballo inquired if a third party was needed to ensure the redistricting process is done correctly. In response, the City Manager and Vice Mayor Martin explained that the City Attorney's Office will provide guidance.

- 13.d** Historical Society Request for Naming of Municipal Complex
for Donald B. Cooper

[2021-327](#)

(Clerk's Note: Council removed this item from the agenda and it will be placed on the 4/26/2021 agenda.)

14. City Manager's Report

The City Manager reported on the status of the COVID vaccinations and thanked those individuals who have been working tirelessly on this effort. He also discussed the loss of jobs and loss of revenue due to COVID. He stated the City is partnering with St. Lucie County on providing mortgage and rental assistance to the people who need it. He noted that State data indicates that unemployment is going down, which is very positive.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported that she attended the:

- Transportation Planning Organization meeting.
- Economic Development Council meeting where they reviewed the scorecard for St. Lucie County. She said more information can be found at FloridaScorecard.org regarding the growth in St. Lucie County.
- Florida Public Relations Association Treasure Coast Chapter meeting. She congratulated Jenny Tomes, Leslie George, and the City's Communications Department for receiving an award for their work on the Census 2020.
- Treasure Coast Builders Association of St. Lucie County where she had the opportunity to be the guest speaker.
- Ribbon cutting at the Clean Machine Car Wash on Port St. Lucie Boulevard.

Councilwoman Morgan acknowledged the St. Lucie Department of Health on a seamless vaccination process and the City's Building Department for their work and donations to Grace Packs. She indicated she toured the FP&L Solar Energy Center. She also commented on and stated she was in favor of four-laning Hegener Drive.

Councilman Pickett reported that he attended the Transportation Planning Organization meeting, he received his second COVID shot, and that Council needs to have a conversation to further discuss Becker Road.

Councilwoman Caraballo stated that she attended all her scheduled meetings and did not have any updates.

Vice Mayor Martin asked what was discussed at the Transportation Planning Organization meeting, to which Councilman Pickett indicated there was a lengthy discussion about crosswalks.

Vice Mayor Martin thanked staff and the City's departments for working together and being involved with the vaccination clinic at Holy Family Catholic Church. She thanked Dr. Mark Pamer as well, as they have a great community partnership.

The City Manager responded to Council's comments regarding the four-laning of Becker Road. He stated that it will ultimately be a four-lane section all the way out, as the MPUDs and DRIs anticipated who would be providing the next lanes. He indicated there is sufficient right-of-way for four-laning Hegener Drive if needed. He explained that staff will be looking at the larger distributors coming in and preparing traffic analyses, to determine what their trips would necessitate as far as capacity, to make sure Hegener Drive works well.

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 9:05 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk