

# City of Port St. Lucie

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

## City Council

### Meeting Minutes - Final

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Shannon Martin, Vice Mayor, District III

Jolien Caraballo, Councilwoman, District IV

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**Monday, January 11, 2021**

**6:30 PM**

**Council Chambers, City Hall**

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**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 January 11, 2021, at 6:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Council Members

Present: Mayor Gregory J. Oravec  
Vice Mayor Shannon Martin  
Councilwoman Jolien Caraballo  
Councilman Dave Pickett  
Councilwoman Stephanie Morgan

**3. Invocation & Pledge of Allegiance**

The City Clerk gave the Invocation, and Mayor Oravec led the assembly in the Pledge of Allegiance.

**4. Proclamations and Special Presentations**

**4.a** Proclamation for Martin Luther King, Jr. Day

[2021-037](#)

Mayor Oravec read the Proclamation, and presented it to the Kelly Tiger, Recreation Manager, who said that that Martin Luther King, Jr.

Day Celebration would be held at Whispering Pines Park on January 18, 2021, beginning at 12:00 p.m., and invited everyone to attend.

**4.b** Proclamation for Arbor Day

[2021-038](#)

Mayor Oravec read the Proclamation and presented it to Judith Sekscenski and Bethany Partlo, Keep Port St. Lucie Beautiful Committee, who thanked the City Council.

Jeff Chambers, Vice President, Botanical Gardens, thanked the City Council for the support and presented the annual attendance numbers for each event held at the Botanical Gardens.

Councilwoman Caraballo stated that the Botanical Gardens was having issues regarding security and that she would brief Council during her closing comments.

Mayor Oravec stated that he would like to see the whole area patrolled, as it was just as important as the Boardwalk and The Port.

**4.c** Present the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) and Special Performance Measures Recognition.

[2020-806](#)

Ivy Ladyko, Senior Management Analyst, accepted the Distinguished Budget Award on behalf of the Finance Department. She thanked Kate Parmelee, the Communications Department, the City Manager and the City Council for their leadership.

**5. Public to be Heard**

Chrissy Fannis spoke regarding Democracy and voter fraud. She requested that the Council publicly announce that it was a fair election.

Jerry Beitler spoke regarding Democracy and the fight against the pandemic.

Julia Summers agreed with the previous speakers and would like everyone to continue wearing their masks, as she worked out in public.

Ervin Valcin emailed regarding the lack of field space in the City.

Megan During emailed regarding the availability of the COVID vaccine.

Mayor Oravec addressed the comments on Democracy explained that the Council was non-partisan. He stated that the Council stayed away from partisan issues and that they were not allowed to campaign based on their party.

In his personal opinion, Mayor Oravec stated that this was where unsubstantiated allegations and fanning the flames can lead when leaders choose the pursuit of power and passion over facts, reasons, and principals. He felt that it was a dark and embarrassing day for America. Mayor Oravec stated that passion was a kind word for popularity, and it did not mean it was the right thing to do.

Mayor Oravec addressed Mr. Valcin's comments and stated that the task force for recognized field user groups could not get done soon enough, to which the City Manager responded that the task force was starting very soon.

Mayor Oravec stated that the vaccine rollout is being conducted pursuant to a plan that was formed by the Governor and it specifically identified classes of individuals with one of them being 65 and older. The City Manager added that in some cases the immunocompromised may be eligible. Mayor Oravec stated that if a resident is 65 or older and immunocompromised, they can go to the Department of Health in St. Lucie County's webpage to sign up or they can go through their primary care physician.

#### **6. Additions or Deletions to Agenda and Approval of Agenda**

There being no discussion, Vice Mayor Martin moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

#### **7. Approval of Consent Agenda**

There being no discussion, Councilwoman Caraballo moved to approve the Consent Agenda, with Item 7 b) being tabled to the January 25, 2021 Council meeting. Councilwoman Morgan seconded the motion passed unanimously by voice vote.

- 7.a** December 7, 2020 Regular Council and December 14, 2020 [2021-019](#)  
Special Council Meeting Minutes

This item was Approved.

- 7.b** Approve Two Memoranda of Agreement for School Resource [2020-944](#)  
Officer Provision

(Clerk's Note: This item was requested to be tabled to the January 25, 2021 Council Meeting.)

- 7.c** Award Contract # 20200082 Suppliers for Water & Sewer [2020-992](#)  
Products to Core & Main LP., Ferguson Enterprises, LLC &  
Fortiline, Inc.

This item was Approved.

- 7.d** Award Contract # 20200115 Furnish & Install Sod to Nature's Keeper, Inc. [2020-996](#)
- This item was Approved.
- 7.e** Approve Additional Noise Monitoring & Analysis on Crosstown Parkway with KCI Technologies, Inc. [2020-1005](#)
- This item was Approved.
- 7.f** Approve request for the joint sponsorship of the Treasure Coast Business Summit. [2021-004](#)
- This item was Approved.
- 7.g** Award Contract# 202000102- Event Catering Services at MIDFLORIDA Event Center. [2021-031](#)
- This item was Approved.
- 7.h** Award Contract #20210012 for the Purchase of Sensor Floats for Residential Grinder Systems. [2021-017](#)
- This item was Approved.
- 7.i** Approval to Participate in the State of Florida Contract #25101600-16-1 for the Purchase of Medium & Heavy Trucks with Duval Ford, LLC, Hub City Ford-Mercury, Inc., and Tampa Truck Center. [2021-022](#)
- This item was Approved.

**8. Second Reading of Ordinances, Public Hearings**

- 8.a** Ordinance 20-85, Approving the Amendment of the Economic Development Ad Valorem Tax Exception Ordinance, Ordinance 20-26, for City Electric Supply. [2020-958](#)

The City Clerk read Ordinance 20-85 aloud by title only. Mayor Oravec opened the Public Hearing.

Elijah Wooten, Business Navigator, gave a brief presentation and explained that City Electric Supply requested to extend the deadline to December 2021 and to extend the start of their employment by a year.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 20-85. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-85. The motion passed

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unanimously by roll call vote to approve Ordinance 20-85.

- 8.b** Ordinance 20-86, An Ordinance of the City of Port St. Lucie, Florida, Conveying Fee Simple Title for a Portion of E/W 2 Right-of-Way, as Recorded in Official Records Book 3935, Page 2995, of the Public Records of St. Lucie County, Florida; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2020-976](#)

The City Clerk read Ordinance 20-86 aloud by title only. Mayor Oravec opened the Public Hearing and asked the Council if they had any questions, to which there were none.

There being no discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Ordinance 20-86. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-86. The motion passed unanimously by roll call vote to approve Ordinance 20-86.

- 8.c** Ordinance 20-87, An Ordinance Approving the Amendment of the Planned Unit Development and Conceptual Development Plan for Sawgrass Lakes Planned Unit Development Located East of Darwin Boulevard and South of Tulip Boulevard, with Paar Drive being on the Southern and Eastern Border of the Property (P20-152)

[2020-980](#)

(Clerk's Note: This item was requested to be verbatim.)

The City Attorney read the Quasi-Judicial Procedures into the record. The City Clerk administered the Oath of Testimony to staff and the applicant and read Ordinance 20-87 aloud by title only. Mayor Oravec opened the Public Hearing and asked if there were any ex-parte communications to disclose, to which Vice Mayor Martin, Councilwoman Morgan, Councilman Pickett responded in the negative and Councilwoman Caraballo responded in the affirmative.

City Manager: "Daniel Robinson is online to give a presentation."

Daniel Robinson: "Hello, Daniel Robinson, Planning and Zoning Department. I have been sworn in in the City file has been submitted to the City Clerk 5 days prior to this hearing and please enter this file into the record. The project before you is a PUD Conceptual Plan Amendment. The application was submitted by MBV Engineering as the agent for Sawgrass Lakes. The PUD consists of approximately 315

acres. The property is located east of Darwin Boulevard, south of Tulip Boulevard, with Paar Drive being on the south and east borders of the property. The Future Land Use is low density residential, open space recreational, and limited commercial. The project has a Planned Unit Development (PUD) zoning designation.”

“This application is to add a typical right-of-way section for the Concept Plan for Phase 3A and 3B of the Sawgrass Lakes PUD. The new section will show the right-of-way without the street trees or sidewalk. The request intends to exempt the project from the installation of the sidewalk, allow the several pieces of existing sidewalk in front of the single family lots to be removed, and allow the missing 57 street trees to be planted in the preserve area in lieu of the right-of-way. The street trees that are currently located there will remain. There are currently 8 homes with sidewalks. The current builder on this project is following the approved plans and installing the sidewalks and street trees. None of the sidewalks connect to each other.”

“The Sawgrass Lakes PUD, P02-197 was approved by Ordinance 02-13 on December 9, 2002. The Concept Plan attached to the Ordinance shows the street right-of-way sections that include street trees and sidewalks. The Estates of Sawgrass Lakes Phase 3 Plat was approved on August 23, 2004, by the City Council. The construction and landscape plans show 75 lots with one street tree per lot and the sidewalk.”

“A bond was issued to the City on February 3, 2005, to cover the cost of the projects, infrastructure, and street trees. This bond has expired due to the statute of limitations.”

“Paramount Quality Homes Corporation was the developer responsible for the project in 2008. The developer foreclosed on the property in 2008. On December 22, 2009, the remaining 63 lots of the 75 were deeded to Paar Estates Developing, LLC. The Paar Estates Developing, LLC, was the successor developer and the Public Works Department requested them to provide a bond in 2018. The bond was not provided. The LLC has since abandoned the project and Paar Estates at Sawgrass Lakes Property Owners Association is now the successor developer.”

“Paar Estates at Sawgrass Lakes Property Owners Association has submitted the application requesting to be exempt from the required

infrastructure improvements for sidewalks and to be able to place the street trees in the preserve instead of along the right-of-way on individual lots. The Association is assuming the responsibility for continuing operations and maintenance of Phase 3A & 3B of Sawgrass Lakes.”

“The picture bolded in yellow is the front entrance. This is an existing sidewalk on the north side that spans from Paar Drive into the project. This sidewalk is proposed not to be removed. The other photos on the slides are of the existing sidewalks throughout the community. The existing street trees are also seen in the pictures within the properties.”

“The proposed amendment to the Concept Plan is consistent with the direction and policies of the Comprehensive Plan. Sidewalks are not required on private rights-of-way per the Comprehensive Plan. The transportation element of the Comprehensive Plan states that there is a sidewalk plan for the City to build sidewalks along Paar Drive, as it is an urban collector road. The entrance of this project along Paar Drive does have a sidewalk, as seen. This sidewalk will be able to tie into to sidewalks along Paar Drive when the City completes the program.”

“Section 156.093 of the City of Port St. Lucie Subdivision Regulations does not require a sidewalk along the right-of-way of this project. Section 158.222 (F) of the City of Port St. Lucie Zoning Code does not require Phase 3A and 3B to have sidewalks as the project rights-of-way serve less than 400 units nor is it adjacent to non-residential use. Section 156.121 of the Subdivision Regulations require street trees to be placed on both sides of the development right-of-way. The trees are to be placed within the right-of-way.”

“The Planning and Zoning Board has recommended approval of the proposed amendment at their regular meeting of December 3, 2020.”

“Does Council have any questions?”

Mayor Oravec: “Thank you. Any questions for staff.”

Councilwoman Morgan: “I had made a few notes from the last meeting and I’m not sure if I asked them or if I just wrote them down to save them for tonight. I believe it came up as to who would be removing the sidewalks and also in regard to the second lift in asphalt.”

Mayor Oravec: "Thank you ma'am. Those were the questions and I'm disappointed we weren't able to tie them up into a tidy little bow for tonight's hearing. We received a memo sometime today that didn't really give us the answers. It said that they asked Holiday Builders to remove the sidewalk to contribute and they declined. I believe that it has also come to light that there was still a dispute over the master developer rights between Mr. Rynard and his various vehicles and the HOA."

"I think what is not in dispute is that we, at the City, and of course this Council wasn't there at the time, but we didn't do everything we could on the stewardship of this development. The bond should have been there for these things and it wasn't. So, here we are trying to clean it up. I think these are outstanding questions and I mean I think we can have the conversation now and leave it until after we ask for comments, but this is the crux of the issue."

"On removing the sidewalks, my question to your question is if the City received a waiver from the HOA and any property owners, what would keep us as a good steward of going in there and helping with removal of the sidewalks. What would stop us from doing that? I think that it is what we should do. I don't think we have an answer to your question. We will let staff answer your question. Then, on the lift of asphalt what I was hoping we might entertain there is, again, with waivers, when the HOA seeks the bid for the second lift couldn't we ask our vendor at the City, who we have an annual resurfacing contract with to give them a price. In the hopes that it might be a better price going through our vendor then through the market. Mr. Manager, can you answer Councilwoman Morgan's questions?"

City Manager: "Mr. Mayor, Councilwoman Morgan does remember the conversation well. This is difficult for everybody because you have a master developer that ultimately went under and the financial group that took over sold it to Mr. Rynard and Mr. Rynard never really acknowledge his responsibilities as a master developer. The City, at some point after he took over, issued him permits and they didn't include building the sidewalk or putting the street trees in. The point . . . .probably in 2017 . . . .we became well aware that those were his responsibilities and started pushing him to live up to his responsibilities as the master developer and he never would. There was ultimately lots of conversations between Legal, Planning staff, Public Works staff, and Mr. Rynard didn't yield the answer that he would do the work that he



should.”

“So, then he sold some units to Holiday Builders and they were very explicit they were not taking the responsibility of the master developer. We allowed them to move forward because we didn’t want to damage everybody else and they built 8 homes. We did go back to Holiday, even though they acquired it without the master developer responsibilities and asked them to take the sidewalks out that they put in as required at the time. They declined. Bob Sweeny is online, and he had the conversations with Holiday Builders. There is also a final lift that is required, and I believe that the HOA was now responsible for both of those things. So, the Mayor’s comment on whether the City could encourage our road repaving company to allow them the price that we have. We certainly could ask that, and it would be an agreement with the HOA not the City.”

“The question on removing of the sidewalk. It’s 8 lots and with the proper releases . . . those property owners would have to have releases as well for the City.”

City Attorney: “I would concur with that. Contingent of course on Council direction, because it would have public purpose found for the expenditure of City funds on this, but that would go partial with you directing staff to go down that road. Beyond that, we can certainly draft whatever releases are necessary. If there happened to be a property owner that objected to having the sidewalk taken out and they wanted it that would end up being an individual matter between the HOA and that one property owner.”

Mayor Oravec: “Thank you. The floor is Councilwoman Morgan’s still and after she’s done, we will go to Councilman Pickett.”

Councilwoman Morgan: “So, the question is there is 8 to be removed, supposedly, but as a homeowner they don’t have to have it removed if they don’t want it removed. I hear what you’re saying Mayor with helping out and I agree with possibly the asphalt and the final lift to see if we can get them a decent deal. As far as the removal of the sidewalks I don’t know if I want to get into that because it was between each individual homeowner. Are they all going to be done at the same time? Are they all going to be individual? Is it going to be one here and two there? I would like to leave that up to the property owner’s association and let them deal with that on an individual basis. I would

have to hear more.”

Mayor Oravec: “If we would have . . . if the then Engineering Department would have done its job there would have been a bond on file and the City would have invoked the bond and demanded that the work be done. We would have got it done and we wouldn’t be here right now. So, imagine that they sued us because we didn’t do our job. You don’t think that we would settle for \$10,000 of time and expense to remove 8 sidewalks.”

Councilwoman Morgan: “Ok, well since you put it that way.”

Mayor Oravec: “I am just walking it around.”

Councilwoman Morgan: “I like the conversation and I agree. That was one of the other questions I had, and I am very disappointed in Holiday Builders. They have been around for a long time and they have built thousands of homes in Port St. Lucie. The other is the expired bond. Where does that fall? Would we have been the one to say, ‘your bond is coming up due’ or ‘you need to renew your bond’. Do we have things in place now to prevent it from happening again?”

Mayor Oravec: “Gentleman, this is for both of you. . . . managing contracts and managing the bond process. It is not just bonds. There is a real opportunity for us to improve on the management of contracts because they go into a file and unless there is turnover there is not a system to make sure everything is taken care of.”

“There is a piece of property on Rosser that should be a park, but it’s not a park. Remember that piece of property, Vice Mayor?”

Vice Mayor Martin: “Please, don’t get me started.”

Mayor Oravec: “Gentleman, please answer the Councilwoman’s question.”

City Manager: “Most of them come up when the developer or owners are trying to do the next part of their development and they get caught that way. We do review them, and Public Works maintains a log and reviews them. This one happened during the recession and there were a lot of layoffs and developers going out of business. It is a legacy of the recession. Unfortunately, the staff at that time missed the bond

expiring. It should have been continued or the development should have deceased and that didn't happen. Permits were issued for a number of years, prior to anybody here, to build homes."

"The developer became the master developer by the number of lots that he purchased. He never thought of himself as a master developer, but he was. When we became aware that they were doing something they shouldn't be doing that's when we started pushing on the buyer, Mr. Rynard. Public Works, Planning staff, and the City Attorney were all pushing hard, and he ultimately kept telling us things that were not accurate and sold some of the lots to Holiday. They were very clear that he retained all of the master developer responsibilities."

Mayor Oravec: "That doesn't answer her questions."

Councilwoman Morgan: "With bonds and contracts I keep having flashbacks of reverter clauses. I have flashbacks of impact fees in our annual report that was never received for 11 years. It seems like there are a lot of loose ends. Yes, we can say it was a result of the recession. Are we going to say in 10 more years that it was a result of COVID? You can't stop business and we can't stop doing our job."

City Manager: "Regarding the contracts, we absolutely noticed that we have an issue there and we found it with the 19th Hole where there were inspections that were required. We are implementing a new contract management system because we found that folks were not going back and checking some of those responsibilities. The new contract module will help. It still requires our competence to look at and be aware of what it is going on."

Councilwoman Morgan: "It goes to remind me of . . . . I know there has been several times that we have approved something with conditions. Who follows those conditions to make sure they were done properly? It is all one big ball of yarn that keeps getting bigger."

Mayor Oravec: "You are on to something big here. I would say to put it on your to-do list. It is on my to-do list. It is one of Russ' 770 things on my to-do list. Historically, what I've seen here is that sometimes the Finance Department manages it and sometimes the City Attorney's Office manages it and sometimes the department manages it. When something's wrong they go like this. . . .and that needs to end. The City Manager, as part as his administration of the City, needs to come up

with a system that everyone is going to follow. It is a tool and is only as good as the people and how they use it.”

“Just like we have talked about project management in getting something done. Well, this is managing the contract and it doesn’t matter if it’s the bond requirement on the development side. It doesn’t matter if it’s a fill operation on a piece of property on Rosser where the Huggin’s Land Company is supposed to pay the taxes and then turn over the property to the City free and clear. It doesn’t matter if it’s a cell tower lease revenue and making sure we are getting our revenue payment. If you can think of The Rock in his wrestling days, ‘It doesn’t matter’. It doesn’t matter what kind of contract it is because you have to take care of business to your point. I think that the City Manager has some follow-up to do because he didn’t answer your question.”

Councilman Pickett: “One question I have is . . . as I look at these pictures, we are talking about taking out the sidewalks and part of the sidewalk goes across these resident’s driveways. We need to determine where the sidewalk starts and stops because I don’t want someone ripping out the sidewalks and driveway. Next thing you know, we will have residents in here complaining that we tore up their sidewalk and driveway then the City is on the hook for paying for someone’s driveway. We need a definite sidewalk stops here and driveway starts here before we go demolishing anything. That is all I have.”

Mayor Oravec: “Thank you, sir. As you probably know, because you strike me as a pretty handy guy, a little concrete saw and flush cut should do it.”

Vice Mayor Martin: “Mayor, I am ok with both of the options. I do not want to rely just on what the POA says just in case. I want to make sure that the City Attorney reaches out to each homeowner since there are only 8 and hear from them about removing the sidewalk. Then, find out how much it costs and move forward with it. I don’t want to make it sound like we are setting a precedent here and I want to be careful of that.”

“We had a failure, so we have to own it and rectify it. I would like to move forward in that way and then with the asphalt, yes, absolutely. There is no reason why we can’t reach out and ask them to give the POA the same price. There is no harm in asking.”

Mayor Oravec: "Thank you. I think your approach is great. I think you have to pay for the fill. You make the invitation of the HOA and each property owner and if anyone says no, then you don't do it. You have the formal letter asking just to show any Council in the future. God forbid they have to deal with any of this, but we try to do the right thing."

Councilwoman Caraballo: "It looks like some of the sidewalks are not connected to other sidewalks, but then some sidewalks are connected and have a connecting piece. My only concern, I am in favor of helping them get this taken care of because of the City overlooking it, but if certain people sign on and certain people don't you might end up with piece meal sidewalks. I feel like you need full participation of a section to remove it because I don't want it to look choppy in their community. That is just my thought on that."

"Regarding the issues in software, I had a lot of concerns on follow-up and we have an item on tonight's agenda that is unrelated to this that I really liked the way they structured it because in the Resolution they have the development promises and it actually says what has been fulfilled within that development. I like it as an example and maybe we need to look at a model similar to this when there are development requirements. It shows the Council when issues have been satisfied."

Mayor Oravec: "Mr. Robinson, can you reiterate how many total units are in the development."

Mr. Robinson: "It is 75 lots."

Mayor Oravec: "How many have sidewalks?"

Mr. Robinson: "When I was out there, there were 8, but Holiday Builders was still building."

Mayor Oravec: "I just want to say your concern with being choppy – it is already choppy. It is 8 out of 75. The key part is the entry way that links the private development to the sidewalk system, which is the perpendicular piece. This development is basically a barbell and the barbell is connected to the street system. It is possible that two are connected because they just got built, which by the way it is possible that our building inspector was like, 'hey, make sure you get that sidewalk done'. Even though P&Z was considering a request for

removal of sidewalks. There's that on top of everything else."

Vice Mayor Martin: "Are there any more under construction because we don't want them putting sidewalks in if we have to go in and pull them out. We need to do something about the sidewalk issue before they keep putting more in and we have to rip them out because that is a waste."

Mayor Oravec: "Yes, Vice Mayor."

Vice Mayor Martin: "That needs to be handled like ASAP."

Councilwoman Morgan: "Could that be in this approval to include only the 8 that have been installed prior to today?"

Mayor Oravec: "Russ, if one got poured between the first and second reading you are going to have a tough time with me. I hope that is not the case. We are still going to have public to be heard and you have to be sworn in to participate in this hearing."

Vice Mayor Martin: "Ok, yeah. We have to stop it tonight."

Mayor Oravec: "Well, it should have been stopped."

Vice Mayor Martin: "I know, but obviously it hasn't been. I don't know how many phone calls have to go out tonight. I don't know who Joel needs to speak with, but first thing in the morning somebody needs to start calling Holiday Builders immediately and get a hold of somebody. We can't have this."

Councilwoman Morgan: "Am I understanding this correctly? Supposedly, there is 8 existing sidewalks that were built prior. Now, all of this has happened and they are not going to put in anymore. Holiday is continuing to build homes and install sidewalks, but they do not want any part of removing?"

Vice Mayor Martin: "That is the problem. That is my question. That has to halt. Departments are not communicating or something."

Mayor Oravec: "After the First Reading, we got into some of the details and identified a trajectory. We should have knocked it out then and there is no value in belaboring it here, in this moment, but we have to

address this.”

City Manager: “We do not know that is the case. We do not know if there are any sidewalks being put in now. We know that there are 8 that were installed.”

(Clerk’s Note: Inaudible conversation ensued.)

Mayor Oravec: “We will take your testimony and you are under oath. This is a formal hearing and we will take it. If I were in your shoes, before I went where you started going, I would make sure I knew the facts.”

“Let’s go ahead and go to testimony at this point. If you have been sworn in, you are more than welcome to speak. I do not have any cards, but if you have been sworn in on this item to provide testimony, now is the time.”

“Ok, we will go to the HOA President. Good evening, ma’am. Have you been sworn in?”

Liz Malardo: “I have not.”

Mayor Oravec: “Alright. If anyone is going to speak on this item and you haven’t been sworn in, please rise and raise your right hand.”

City Clerk: “Do you swear or affirm to tell the truth, the whole truth, and nothing but the truth, so help you god?”

Liz Malardo: “I do.”

Mayor Oravec: “Alright, Madam President the floor is yours.”

Liz Malardo: “Thank you so much for bringing up these questions and concerns. I apologize I am doing a CE credit course, as this meeting is going on. Holiday Builders was not allowed to get a CO on their properties, and they have continued to put in sidewalks, which did not make sense to the HOA because the sidewalks were requested to be removed. So, to the point of spending money and now spending more money to pull them out. We have considered this to be a waste the whole time. I do believe that there are more than 8 sidewalks. Holiday Builders got CO’s the last week of December, which was between the

last meeting and this meeting. We went to the City and we asked if they would not be able to put those sidewalks in and we were told that they had to follow suit. So, I can tell you there is some disconnect there between the departments and it would be really great if that could be fixed and taken care of.”

“I am extremely grateful for any help that you can give our HOA for the mere fact that our Board has only been here for 2 years and our reserves are very low. Mr. Rynard took the reserves that we had and between having to fix the sidewalks and putting in the trees, gate and pavement it is very costly for the 55 homeowners.”

“I just want to make sure that it is clear to Holiday . . . I believe they have 1 or 2 more homes left to finish, but the sidewalks will stop. We do need help because it is definitely going to be more than 8. I can tell you that every homeowner wants their sidewalk removed. I do appreciate sending letters to them directly just to make sure the communication is very clear. I really need help from the City to handle this problem. Thank you.”

Mayor Oravec: “Thank you, Madam President. Council, I think now you can see why I proposed that we address it. This issue did come up at the first reading along with the questions you asked this dynamic of ‘hey, are we taking a hardline on the sidewalks to get a CO?’. That came up at our first hearing and I was disappointed it wasn’t addressed for tonight’s hearing because that is what we specifically requested.”

City Manager: “Diana, our new Assistant Director of Public Works over development is online and would like to give us some information.”

Diana Spriggs: “I have been sworn in. I just want to update you that I talked to Mr. Trevor Lewis of Holiday Builders last week and I did update him on the first reading and the changes. I let him know that the second reading would be this evening. I will let him know the results of this meeting. He knows about the sidewalks and the street tree change.”

Mayor Oravec: “Was the Building Department still issuing CO’s without the sidewalk. Information and knowledge are one thing, but if the Building Department is still requiring a sidewalk before they issue a CO that would keep Holiday from closing and of course the builder wants to close so they can close the transaction to receive the check. Do you



have the details on those specific mechanics?”

Diana Spriggs: “I have not spoken with the Building Department, but I will make sure that they are all aware.”

Mayor Oravec: “Thank you ma’am. Welcome to the hot seat. We will take any additional members of the public and please state your name for the record.”

Don Greenberg: “I appreciate what you are saying, and it sounds like everyone understands what is going on. I would like to speak to the integrity of Holiday Builders. Instead of building the sidewalks . . . . instead of stopping here and starting here . . . . they knew that sooner or later they were going to have to remove the sidewalk. Why disrupt the driveway and try to find bricks that match the driveway? At the very beginning, when Rynard sold the property I went to Holiday Builders and asked them if they knew that all the building permits for the area were taken away and I explained this and that and the bond. They said they didn’t know anything about it and that’s when it hit the fan. That’s when Holiday Builders started getting a little crazy. I went up to them the other day . . . . I talked to a couple of the new neighbors. By the way, did you know that more than likely were going to wind up paying for the gate and asphalt lift. Did Holiday Builders or their agents tell you these things? ‘Oh no, we don’t know a thing.’ I went to Holiday Builders and asked their sale agent point blank, ‘Do you know about this?’ and she said ‘Nope. I know nothing about it.’ Holiday Builders is not telling the perspective buyers all these things that are wrong with the neighborhood and more than likely you are going to end up paying for it. Thank you. You guys are terrific.”

Mayor Oravec: “Would anyone else like to provide testimony?”

Bruce Budlong: “I am the Chairman of the ARV and last year I was on the HOA. One thing I wanted to mention to everyone here I have a drawing that is signed and sealed by the City of Port St. Lucie Planning Department. It indicates that it was supposed to be constructed with the driveways starting at the mouth of the garage and solid all the way to the street. Then, the sidewalk . . . .when this was presented and signed . . . .that was when the sidewalks were supposed to go through. This drawing clearly says they were supposed to bring the sidewalks to the driveway, stop and leave the pavers intact, and then continue the sidewalk. If you would like to have this as evidence, I will bring it up to

you.”

“Both of the developers took, in the purchase of our homes, the fees for lifting the asphalt as well as the trees and the sidewalks. We have never seen that money. That money is gone. Holiday has not presented a penny to our budget and Rynard took that money because when we took over the association the money was gone. I’ll be darned if I am going to pay for a PUD or an infrastructure, twice. I paid for it once already. We all did and to pay it twice is robbery. These developers are walking away with our money. Since we saw you at the last meeting, they have built 3 sidewalks, as well as they completely split the emergency exit and you cannot get a vehicle through it. They are not stopping, and they have no intentions of ripping up what they put down. Quite frankly, I am disgusted with the way they act. We always felt the Rynard Construction was crooked and we are noticing the same thing with Holiday.”

Mayor Oravec: “Council, what I would say is we cannot solve and implement everything from here because the Council-Manager form of government. I ask us to give the City Manager direction to come back with his proposed solution on tying this up into the neatest possible bow under the circumstances. Going back to Holiday and figuring out the driveways. We can do our part of it, but they need to handle the driveway and make sure the pavers are right.”

Vice Mayor Martin: “I agree, but I think if we do not put any teeth in it, we could have a problem. I do not want anything else to slip through the cracks. No more CO’s. No more permits in this development until this gets worked out, if we can do it. Otherwise, this is going to continue, and they are going to keep getting away with things. Our Building Department is the one that does these, and this has got to be the top priority first thing tomorrow morning. Start working on this because this should not have happened. I am just really disappointed. Mistakes were made and things are still happening when we know it’s a problem. Finally, we got some resolution last month and things are still slipping through the cracks. I hate to say it, but quite frankly, it’s embarrassing and I’m really disappointed.”

Councilwoman Caraballo: “Can we put in an emergency moratorium and include it in the motion? You mentioned something about the emergency exit that made me a little uneasy . . . when the PUD was agreed to prior obviously there are certain specifications that the

developer needs to abide by. . . . Being that he didn't abide by certain things or might be changing items that might not be in the PUD . . . . Is there any legal recourse that the City could take to recoup any costs that we've had to invest to correct their old mistakes?"

City Attorney: "As far as putting the brakes on anything going on out there, we did that once before if you remember. We actually have a freeze on 10 lots that are still owned by John Rynard. The freeze is recorded, and nothing can be done on those lots, so those are still sitting there. Part of my concern is the way we did that; we would have to do the same with Holiday if we wanted to do it to any additional lots. We are imposing our government police power to impact somebody's personal property. We have to give them their due process rights and that is what we did with Mr. Rynard. We gave him a violation notice and we gave him a hearing date then Council ruled, and the freeze was put in place. The freeze was put in place because the provisions of the 2004 development orders weren't followed. If we un-do those requirements and make changes to make those go away, I think there is a possibility we are giving Mr. Rynard an opportunity to go in and say, 'This is now moot and you have got to lift this freeze because this violation notice says that I didn't do X, Y, and Z, but now you have taken further legislative action saying that those provisions are no longer required'."

"I think what the Mayor said about letting my office work with staff to look over the plans . . . . there have been so many irritations of that PUD and we need to look at them all. I cannot tell you where the driveways are supposed to start or stop. Knowing our staff, I would find it hard to believe that if something was required, they would just overlook it. That is not the way our Building Department is, but anything can happen."

Councilwoman Caraballo: "Is it sounding like you want us to table this until you come back with more information?"

Mayor Oravec: "No, I would ask that we consider a separate motion directing staff to come back with a settlement of the issue. I would ask us to act on the Quasi-Judicial Hearing and then I would entertain a second motion requiring the settlement of this issue. Let me just be explicit, this is what should have been done between the first reading and the second reading. I am not the City Manager. I am not the City Attorney. I asked the City Manager at every weekly meeting since the first hearing, 'where are we at on Sawgrass?' We got a memo today

that says nothing and that is disappointing. I share the Vice Mayor's disappointment because we asked for it to get fixed because it was embarrassing and now with it still not fixed it's even more embarrassing. We vented now we have to be constructive and do what we should have done last month before the next meeting."

Vice Mayor Martin: "I just don't want another sidewalk poured before the next meeting."

Mayor Oravec: "Amen."

Vice Mayor Martin: "It's got to stop. That is what I am saying what can we do so nothing falls through the cracks? I know how it works with contractors and everything else. The lack of communication, especially in the construction industry. I don't want to pay for something we expected to be stopped. I am afraid that if something isn't done right away then we are going to lose the opportunity, and something is going to become more costly to us."

Mayor Oravec: "Councilwoman Caraballo the floor is still yours. I just want to shed some light on this issue. Of course, the City Manager called the Building Official and said make sure we are not taking a hardline of acquiring sidewalks. To the City Attorney's point, they went the right way. We went about it the right way of shutting down Rynard. We shouldn't be loosey goosey with someone else, we should follow the procedure."

"One thing that could have been done was to say, 'Hey, Holiday Builders, we are going to take you to a hearing to shut you down unless you do the right thing. So, you better fix the driveway and put in your pro-rata share for the second lift. Otherwise, we are going to have to take out the electronic microscope to your plans from now on'. That is the kind of conversation the Manager can have that we can't have."

Councilwoman Caraballo: "I think it needs to be done immediately. I am good with moving forward with the item. Mr. Manager, it's been a couple years, but we used to receive a list of deliverables from the City Clerk's Office. Do we still have that as part of the process?"

City Clerk: Yes, the Action Agenda is posted online after every meeting and the Deputy who transcribes the minutes sends it out usually 3-4 days after the meeting."

Councilwoman Caraballo: "Can I request having it emailed after every council meeting, so we can review it and then if there is something missing or not to our recollection, we can head it off before it happens."

City Manager: "I do staff assignments, as well as the way Karen does things. When I meet with my Department Directors in the morning I will say, 'This is a follow up from the Council meeting and immediately sidewalks are not required in Sawgrass Lakes'. We have to figure out from Jim because I know that we do have those 10 units that have a hold on them. That is a legal question because we were trying to get Mr. Rynard to do the sidewalks and now, we are changing the direction. The homes that are under construction, we will not require a sidewalk and one of the challenges is when they got their builder permit, they were required."

"Vice Mayor, I don't know and I'm not saying whether or not someone said, 'hey, hold off on those'. I don't want to misrepresent."

Councilwoman Caraballo: "Just to close off on comments, you will have the Action Agendas emailed individually to Council after every meeting? Mr. Stokes it will be helpful as well because I think sometimes Legal is trying to figure out where the process is at and if there is legal direction from Council in the action items, we can keep tabs on everything."

Vice Mayor Martin: "I just want to make sure that tomorrow morning there isn't a concrete truck out at 8:00 a.m. pouring a sidewalk. This is driving me nuts and there are a couple things that are driving me nuts. I am not going to get into details, and I am just going to make a blanket statement. This body should not be up here getting into the weeds the way we are in this situation. We are policy makers, but because of this situation and other situations, we have to get into these weeds. We are being put into this position and I don't like it and I don't appreciate it. Something really needs to change here, and it needs to change starting with the City Attorney and the City Manager. This is the third thing now within a month, that I feel that I and/or other Members of Council have had to get into the weeds because things aren't being done. There is too much reactivity and not enough proactivity. I don't want to hear about COVID. I don't want to hear about holidays because that doesn't matter. Jobs need to get done and departments need to talk to each other. You can't create a task force and still have people not

talking to each other. It seems like a façade. People need to start getting their acts together. They need to start talking to each other and these things should not be happening. I don't want to get into the weeds of things that I don't need to be in the weeds for. I want to stay on Policy, where we should be. I don't want to be put in positions that I shouldn't have to be put into. Sorry, that's it."

Mayor Oravec: "Is there any more testimony from the public? I just want be sure that we got everyone."

"At this time Council, I will turn it over to you for a discussion or a motion."

Councilwoman Morgan: "Before we get into a motion, I keep hearing that Holiday, supposedly, I mean they are not here. I don't know if they should have been involved with this proceeding because I hate to . . . . I want to hear their side. There may be something that we are missing there. However, when they are the ones that say, 'We are not going to help remove these sidewalks', yet you know they are going to be stopping and you're still pouring them for us to remove. I think I am just as aggravated as a few others up here."

Mayor Oravec: "We are all aggravated and we are going to take a recess after we get through this item. Then, we are going to move forward constructively."

"Is there a motion to approve the application?"

Councilwoman Morgan: "Motion to approve Ordinance 20-87."

Councilwoman Caraballo: "Second."

Mayor Oravec: "We have a motion and a second. Any discussion of the motion? Separately, I will be asking for a motion directing the City Manager and City Attorney to organize a settlement of the outstanding issues."

Councilwoman Caraballo: "I didn't know if you wanted it included in this motion."

Mayor Oravec: "Keep it separate. We had a big conversation that was outside the scope of the Quasi-Judicial hearing."

“We have a motion and a second. Any additional discussion of the motion? No? Madam Clerk, please restate the motion and call for a vote.”

City Clerk: “The motion is for approval of Ordinance 20-87.

“Vice Mayor Martin?”

Vice Mayor Martin: “Yes, ma’am.”

City Clerk: “Councilwoman Caraballo?”

Councilwoman Caraballo: “Yes, ma’am.”

City Clerk: “Councilwoman Morgan?”

Councilwoman Morgan: ““Yes, ma’am.”

City Clerk: “Councilman Pickett?”

Councilman Pickett: “Yes, ma’am.”

City Clerk: “Mayor Oravec?”

Mayor Oravec: “Yes, ma’am.”

“At this time Council, I would like to entertain a motion to direct to City Manager and the City Attorney to propose a settlement of all outstanding development issues at Sawgrass Lakes.”

Councilwoman Caraballo: “Approved.”

Councilwoman Morgan: “Second.”

Mayor Oravec: “We have a motion and a second. Any additional discussion of the motion? No? All those in favor say, ‘Aye’.”

Council Members: “Aye”

Mayor Oravec: “Any opposed? (none heard) That passed unanimously.”

“Madam Clerk, would such a motion be reflected in the Action Agenda?”

City Clerk: “Yes, sir.”

Mayor Oravec: “Thank you, ma’am. At this point we are going to take a recess. We need it. See you in 5.”

- 8.d** Ordinance 20-88, An Ordinance Authorizing and Directing [2020-994](#)  
the City Manager to Renew the District Office Lease Between  
the City Of Port St. Lucie and Congressman Brian Mast

The City Clerk read Ordinance 20-88 aloud by title only. Mayor Oravec opened the Public Hearing.

There being no further discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Ordinance 20-88. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 20-88. The motion passed unanimously by roll call vote to approve Ordinance 20-85.

## 9. Other Public Hearings

There was nothing scheduled for this item.

## 10. First Reading of Ordinances

- 10.a** Ordinance 20-71, An Ordinance of the City of Port St. Lucie, [2020-890](#)  
FL Amending Ch. 92, Animals to Amend Sec. 92.01,  
Definitions, and to Add Sec. 92.20, Retail Sale of Dogs, Cats  
and Rabbits; Providing Codification; Providing for Conflict;  
Providing for Severability; Providing for an Effective Date.

The City Clerk read Ordinance 20-71 aloud by title only. Mayor Oravec asked that Council if there were questions or comments, to which Councilwoman Caraballo responded that she was happy the breeder piece was removed and that other concerns would be addressed at the Second Reading.

Mayor Oravec stated that if anyone wanted to change the Ordinance to incorporate certain language then it should be done at the first reading. Councilwoman Caraballo responded that they all cared about the furbabies and she wants to make sure no one was using a loophole to deal with a puppy mill. Councilwoman Caraballo stated that she would be grateful if the Council could do a poll when the Ordinance came



back for second reading to include Pet Supermarket and other similar stores. She explained that she purchased food from Pet Supermarket, and they were promoting shelters and rescues.

Mayor Oravec stated that dogs and cats were not the issue and explained that rabbits were the issue, which were being sold at Pet Supermarket and Pet Smart around Easter.

Councilman Pickett stated that he wanted to make sure that the Ordinance was ironclad against individuals creating incorporations pretending to be a rescue, to which the City Attorney responded that it was always hard to sidestep evil actions or intentions of others, as people get around things all of the time.

Mayor Oravec stated that it would be interesting if staff would talk with the General Managers of Pet Smart and Pet Supermarket to find out how the new law would impact their retail revenue and if they were willing to work with the local shelters to sell their rabbits.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 20-71. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-01, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 3, Block 292, Port St. Lucie Section Two, recorded in Plat Book 12, Page(s) 12, 12A to 12D, of the Public Records of St. Lucie County, Florida.

[2020-1002](#)

The City Clerk read Ordinance 21-01 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-01. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-02, An Ordinance to Rezone 1,639.873 Acres of Property Located South of the C-24 Canal, East of Range Line Road, West of I-95, and North of Crosstown Parkway, From AG-5 (SLC Agriculture-5) to the PUD (Planned Unit Development) Zoning District and to Amend 96.4 Acres of the Existing Verano South Pod G PUD Zoning District for a Project Known as Verano South Pod G Rezoning and PUD Amendment 1 (P20-080).

[2021-026](#)

The City Clerk read Ordinance 21-02 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-02. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 21-R01, Quasi-Judicial, Public Hearing, A  
Resolution Approving Verano Development of Regional  
Impact (DRI) - Amendment No. 7 (P20-189).

[2021-036](#)

The City Clerk read Resolution 21-R01 aloud by title only. Mayor Oravec opened the public hearing and asked if there were any ex parte communications, to which there were none.

Holly Price, Planner III, stated that she had been sworn, and that the official file was submitted to the City Clerk 5 days before the meeting to enter into the record. She explained that the purpose of the amendment was to amend Condition 50 and delete Condition 51 and Exhibits “E”, “E1”, and “E2”, which refer to an earlier version of the DRI Master Plan, Map H that illustrated the design criteria. These and other changes revise the type of information required on the DRI and PUD Concept Plans. Other minor changes are also proposed. Ms. Price stated that Daniel T. Sorrow, Cotleur-Hearing was acting as the agent for Verano Development, LLC. She explained that the property was west of I-95 and south of Tradition.

Ms. Price stated that Verano was an approved Development of Regional Impact (DRI) Approximately 3,004 acres in size and the entitlements included 7,200 residential units, 50 assisted living units, 300 spaces for recreational vehicles, 848.5 square feet of retail/service, 100,000 square feet of office, 300 hotel rooms, 1 golf course, with 100,000 square feet of ancillary uses, 48-acre school site, and a 50-acre park site.

Mayor Oravec asked when Map “H” was amended, to which Ms. Price responded that it was amended and approved in January 2018. Mayor Oravec clarified that in January 2018, a map that provided for the mixed-use area was amended to be more residential in nature, to which Ms. Price responded that it took out from the original Master DRI Plan and the depiction of the roads along with the mixed-use area. She explained that she wasn’t with the City at the time but read about it and it was the intention of the applicant and the City to give the applicant

more flexibility.

Ms. Price stated that the Planning and Zoning Board recommended approval on December 1, 2020 and that the Planning and Zoning Department staff found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommended approval.

Daniel T. Sorrow, Cotleur-Hearing, offered to provide a presentation and requested approval consistent with staff's recommendation. Mayor Oravec asked if there were any questions for the applicant, to which there were none.

There being no discussion, the Public Hearing was closed. Councilwoman Caraballo moved to approve Resolution 21-R01. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R01. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R03, A Resolution of the City Council of the City Of Port St. Lucie, Florida, Authorizing the City Manager to Execute the State of Florida Department of Transportation Utility Work by Highway Contractor Agreement Necessary to Relocate the City's Utility Facilities for the Public Purpose of Constructing and Improving Port St. Lucie Boulevard From Paar Drive to Alcantarra Boulevard; Providing for Severability; Providing an Effective Date.

[2021-023](#)

The City Clerk read Resolution 21-R03 aloud by title only.

Kevin Matyjaszek, Deputy Director, Utilities, explained that FDOT was requiring Utilities to move their infrastructure underneath the existing roadway. Mr. Matyjaszek stated that they changed the requirements and that Utilities was originally on the hook for the work to be done and to reimburse FDOT. He explained that upon approval the City Manager would enter into an agreement, which would require the City paying upfront.

Mayor Oravec asked where they could find the latest iteration of the project schedule, to which the City Manager responded that Clyde Cuffy, Public Works, had the overall project schedule. Mayor Oravec requested that the latest iteration of the schedule be distributed, if it was not on the dashboard, to which the City Manager responded that

the schedule was on the project tracker. Mayor Oravec clarified that he wanted the latest schedule on the dashboard, as it was important. Mayor Oravec stated that Port St. Lucie Boulevard South and the interchange in St. Lucie West needed to be completed then they could have another conversation about St. Lucie West.

Councilwoman Caraballo stated that she received many comments about St. Lucie West Boulevard. She stated that people were also concerned with the loss of greenspace and as things get tighter, it will be a tougher conversation. Mayor Oravec stated that the loss of the single-family lots was driving that dynamic and one of the special things about Port St. Lucie was that residents could have a 1/4- acre lot and the block wasn't built out.

Mayor Oravec stated that they are supposed to have a Preservation Master Plan and asked when the update would be provided, to which the City Manager responded that they would be providing an update on the 19th.

Vice Mayor Martin stated that people do not understand the DRI's, the entitlements, or property rights. She stated that Woodland Trails Park sold her neighborhood and there were only two lots left. Vice Mayor Martin stated that there was a truck with a wrap saying, 'PSL Mayor and City Council are destroying our beautiful City and allowing too many homes to be built due to greed. Call the Mayor's office and put a stop to over populating'. Vice Mayor Martin asked that whoever saw the truck to please call one of the Councilmembers, so that they can explain growth and entitlements.

Councilwoman Caraballo stated that whoever owned the truck should also call or come in, so that they could be educated as well.

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 21-R03. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R03. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R04, A Resolution approving the Preliminary and Final Plat for Southern Grove Plat No. 28 within the City of Port St. Lucie, Florida, on the request of Baron Shoppes Tradition, LLC (P20-006)

[2020-990](#)

The City Clerk read Resolution 21-R04 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R04. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R04. The motion passed unanimously by roll call vote.

**12. Unfinished Business**

There was nothing scheduled for this item.

**13. New Business**

There was nothing scheduled for this item.

**14. City Manager's Report**

The City Manager stated that the City issued 4,278 new single-family building permits in 2020, which was the largest number since 2004. He stated that the City was awarded the Rebuild Florida Grant for road hazards and impacts and that the City partnered with the County on a \$600,000 grant for resiliency planning.

The City Manager stated that there was an increase in hospitalizations and deaths due to COVID. He also gave an update on the COVID vaccines and where the residents can go to receive their vaccine, along with the requirements. The City Manager stated that they were looking at providing an ongoing vaccination site, but they did not have the details as of yet.

The City Manager gave an update on recent Site Plan approvals.

Councilwoman Caraballo inquired as to if there were 2 locations for the COVID vaccine, to which the City Manager responded in the affirmative and added that the County was looking at the Fenn Center. He added that they were also looking at the Mid Florida Credit Union Event Center and they were getting written agreements with Christ Fellowship Church. Councilwoman Caraballo suggested using the Community Center if needed.

Mayor Oravec suggested leveraging resources and explained that the Tampa Metro area is doing a pilot with Publix and the panhandle is doing a pilot with churches. He suggested using the lobbyist to call the Governor's Office to say, 'Hey, Christ Fellowship is a big faith-based institution in our community and they were willing to do it and can you get them 1000 per week on top of what is being distribute to the Department of Health, hospitals, CVS, and Walgreens'.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan – On December 16th she attended the Treasure Coast League of Cities annual luncheon and the St. Lucie County Fire Board meeting. On the 18th, she attended the Parks and Recreation luncheon. On January 6th, she

attended the Treasure Coast Council of Local Government luncheon.

Councilwoman Morgan stated that she took her mom to the Health Department for her COVID vaccine and reminded residents that the vaccination rollout will take time. She stated that she was disappointed to read about a fire in Fort Pierce and explained that the person had their shutters up. Councilwoman Morgan stated that the issue was becoming more prevalent in the County, not just the City. She spoke with Chief Spera and all of the Fire Marshalls have been given a supply of educational door hangers.

Councilwoman Morgan stated that she wanted a Charter review and to have a discussion on re-Districting.

Mayor Oravec asked for the status of the Hurricane Shutter Ordinance amendment, to which the City Attorney responded that he would have to check with staff, but he believed it was passed in December. The City Attorney stated that he would double check and send an email in the morning.

Mayor Oravec stated that they should have a Special Meeting or a discussion at a Special Meeting regarding the Charter Review. He asked when the Government was obligated to provide the Census numbers, to which Councilwoman Morgan responded that it was April 1st, but it was delayed.

Regarding re-Districting, Vice Mayor Martin stated that she wanted to make sure there were proper perimeters and proper discussion in place, before moving forward, to avoid repeating the past.

Councilman Pickett – On January 2nd, he attended the arts and craft fair at the Botanical Gardens. On the 6th, he attended the Treasure Coast Council of Local Government luncheon and stopped by the Synergy home.

Councilwoman Caraballo – Agreed with Councilwoman Morgan about the shutter issues and added that she would be willing to increase the fine, if need be. Regarding the Charter review, she is fine with having a future discussion, but she would like a good lay of the land, as she has never been part of the process. On January 2nd, she attended the arts and craft fair at the Botanical Gardens. She informed the Council that there was graffiti on the Public Art, and she shared that information with the City Manager. Councilwoman Caraballo stated that they needed more cameras around the art pieces, as it was the City's property. She stated that they needed to address fencing without barricading and requested to have a future discussion with Council.

Mayor Oravec stated that he would vote for additional park Police Officers, who are trained in crime prevention, friendliness, and customer service to represent the City, as brand ambassadors.

Vice Mayor Martin – stated that she was unaware there were security issues at the Botanical Gardens, and she would like to be informed. Vice Mayor Martin stated that she wanted each department to have proper succession planning and proper structuring for the future of the City. She explained that the City was growing, and they needed to make changes to fit the community's needs. As they move forward toward the Retreat, she would like to know what each department was doing to make sure there was proper succession planning going forward. Mayor Oravec requested a Succession Plan for the City Manager's office.

Vice Mayor Martin stated that she received a call from the Chair about ongoing issues and that the Planning and Zoning Board was the most important advisory board. She explained that there has been past discussion about the difficulty finding members and possibly changing the time of the meeting. Vice Mayor Martin stated that the Council needed to act on the issues, sooner rather than later.

Mayor Oravec asked if Council could receive a background analysis, so they could understand all of the moving pieces, to which Vice Mayor Martin responded that they have talked about it. Vice Mayor Martin stated that she was concerned if they do not address it, they will continue having issues, which looks bad on the Council.

Councilwoman Morgan stated that the Charter stated, 'The Planning and Zoning Board recommended to the City Council', but it didn't say anything about members. She had a discussion with the City Attorney regarding the time of the meeting and suggested holding the meeting at 6:00 p.m. for the members sake, as they may have full-time jobs.

The City Attorney stated that there was a provision in the Charter, which was located in a strange place under 'removal of Board Members'. He explained that they needed to look at the way of interpretation and there were several things to look at without changing the Charter.

Councilwoman Caraballo stated that they should reach out to certain expertise and she thought the time change would be helpful to allow different diversity on the Board.

The City Attorney stated that his office already drafted a proposed ordinance to fix some of the issues and it could be individually shared with Council. He stated that a big issue was the districting and explained that the Board wanted to shuffle

members around within the positions. The City Attorney stated that they were told that they could not shuffle seats and the Board disagreed with Deputy City Hertz.

Vice Mayor Martin stated that there was a reason for their disagreement, as they were having trouble finding good people in the district positions and they also had a dependable alternate, who could not fill a seat unless it was an At-Large position. Vice Mayor Martin stated she was also informed that a realtor was not allowed on the Board, as they would be considered a conflict.

Councilwoman Caraballo stated that she didn't like the separate district seats and she wanted to build the Board with the best talent not which district they are from, to which Mayor Oravec agreed and stated that he liked when Council recommended 1 or 2 people.

Teresa Lamar-Sarno, Special Assistant to the City Manager, stated that the Council received the recommendation of the Board, along with all of the applications.

Councilwoman Caraballo suggested having a prominent placement for board applications, to which Mayor Oravec stated that there should be a 'Volunteer PSL' booth at all of the City's functions.

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

There was nothing heard under this item.

**17. Adjourn**

There being no further business, the meeting was adjourned at 9:38 p.m.

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Karen A. Phillips, City Clerk

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Calleigh N. Myers, Deputy City Clerk