

# City of Port St. Lucie

## Special City Council

### Meeting Minutes

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

Gregory J. Oravec, Mayor

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

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**Monday, September 21, 2020**

**1:30 PM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Virtual Special Meeting of the City Council of the City of Port St. Lucie was called to order by Mayor Oravec on September 21, 2020, at 1:30 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 John Carvelli (virtual)  
Councilwoman Stephanie Morgan (virtual)

**3. Pledge of Allegiance**

Mayor Oravec led the assembly in the Pledge of Allegiance.

**4. Public to be Heard**

No one signed up to speak under this Item.

**5. Special Presentations**

**5.a** Southern Grove Master Plan Update

[2020-718](#)

Teresa Lamar-Sarno, Assistant to the City Manager for Land

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Development Services, stated that the Master Plan process started in October and they had a great turnout at the January workshop. She stated that they made a commitment to the residents that they would reach out to them for input regarding the draft Master Plan and explained that they have communicated via email, postcards, etc. The Assistant to the City Manager for Land Development Services stated that there were 105 participants that attended the virtual meeting and thanked staff for all of their help answering questions.

Kim Delaney, PhD., TCRPC, gave an update on the Southern Grove Master Plan. She stated that the project objectives were to develop a demographic and economic profile, evaluate real estate market conditions & market/development potentials; evaluate financial/TIF mechanisms & potential funding mechanisms; develop an updated Land Development & Infrastructure Master Plan, including an Infrastructure Assessment, to help create a, 'Sense of Place'; and develop a recommended implementation approach with community development and phasing strategies.

Dr. Delaney stated that their recommended Master Plan would allocate about three-quarters of the total net developable area, which would be recommended to be workplace/industrial type use. She stated that 22% of land was recommended to be utilized as mixed-use and a smaller quantity of land to be used as lifestyle commercial. Dr. Delaney stated that they also recommended the use of stormwater lakes, which could be full of water during droughts or be drawn down before a storm.

Dr. Delaney stated that the Duda Canal was the main vehicle for conveying stormwater. She explained that stormwater flowed from west to east and that they recommended a stormwater lake system to be 15% of the total amount of land area that must be treated for stormwater. Dr. Delaney stated that the most efficient idea would be to create a Master Lake System and allow developers to purchase into the lake, which would result in better stormwater and allow the City to control it. She also added that consolidated stormwater would increase the net value of land sold.

Dr. Delaney stated that she was aware of the issues regarding the Marshall Parkway Interchange and the PAAR Drive Overpass. She stated that the CDD was analyzing the need for the connections and the City was in the process of reviewing the CDD's documents and traffic analysis with respect to those connections. Dr. Delaney stated

that they did not recommend either of those locations be executed unless there was a need identified in the traffic study analysis. Dr. Delaney explained that they reserved the alignment for the two connections, if needed.

Dr. Delaney stated that the hospital was an incredible regional resource and suggested minimum building heights in the area with a tight pattern of street blocks and urban development. She stated that the City wanted the Bio District to be as walkable as possible. Dr. Delaney suggested having a 6-story building along I-95, 8-story building height in the center, and a 10-story building height in the central part of the district.

Dr. Delaney explained that there was a synergy to co-locating uses, as individuals liked to have lunch and then go to the next stop. She explained that by putting uses together, it made a more robust destination. Dr. Delaney stated that if there was a need to have a convention center then it would be located at the northern end of the district.

Dr. Delaney presented the major roadway network, which included Village Parkway and a series of lateral roads. She stated that the internal roadway network was identified as part of the Master Plan and that the main internal roadway was Hegener Drive. Dr. Delaney presented the alignment for Tradition Trail and stated that City staff was leading discussions with Sansome to ensure that the Tradition Trail could be aligned through their property to the west of the development but to east of the mixed-use area. She stated that the lake system created a nice edge for the trail system and could support wildlife habitats and offer natural vegetation.

Dr. Delaney presented the schedule and stated that they were waiting for the City to decide on the Traffic Study recommendations. She stated that they expected to deliver a Master Plan to the City by the end of October and would be requesting a workshop in December to present the entire Master Plan to the Council.

The City Manager stated that the Traffic Study was completed by the private sector, at Mattamy's request. He explained that the Traffic Study was reviewed by a third party, who had a few follow up questions, which were sent to Mattamy for a response. Mayor Oravec asked if there was a date specific, to which the City Manager responded in the

negative.

Vice Mayor Martin stated that she would like KITE to start sharing their plans with the City Council, to which Mayor Oravec agreed and requested that the CRA Director cultivate relationships with all of the property owners, especially with KITE.

Councilwoman Caraballo stated that KITE should be included in discussions, as they were going to be an important partner to succeed in the area and providing amenities to the community. Councilwoman Caraballo inquired as to if there were any new consensus ideas shared on the public ZOOM meeting, to which Dr. Delaney responded that it was remarkably consistent.

Councilwoman Caraballo asked if there were any ideas that could increase the level of pro-activeness for stormwater for less impact to the north fork, to which Dr. Delaney responded that a Master Stormwater Lakes System made sense for the district, as it was less expensive to develop and the City had control. She added that the Master Stormwater Lakes offered much better stormwater quality treatment. Councilwoman Caraballo inquired as to if the Master Plan would address the interconnectivity and beautification, to which Dr. Delaney responded in the affirmative and stated that Council would be given a set of recommendations.

Councilman Carvelli suggested maintaining flexibility in the zoning to allow optional uses. He inquired as to the expected buildout timeline, to which Mayor Oravec responded 30-40 years, which included contemplating the redevelopment of the Landing.

Colt Schwerdt, Deputy Director, Public Works, stated that they met with Mattamy on September 2nd and that the Traffic Study would take approximately 30 days.

(Clerk's Note: This item was for discussion only and no vote occurred.)

## 6. New Business

### 6.a Pioneer Park final playground design concept plan

[2020-712](#)

Douglas Thompson, Landscape DE, presented the Pioneer Park final playground design concept plan and gave a brief review of the changes.

Mr. Thompson presented the updates to the alligator structure, which included the structure being designed to be more accessible with wider access ways and a more open design, making the structure slightly larger with more climbing access, and adding open areas along the alligator's body and bottom to increase transparency and visibility.

Mr. Thompson presented the updates to the schooner area, which included removing the spinner to accommodate a larger schooner and wider access ways to be more accessible. Mr. Thompson stated that they also expanded the water spray area and created a smaller creek play area. He stated that the swing area was updated from 3 to 4 swings, which included an additional nest swing for accessibility.

Mr. Thompson presented the updates for the main entry, which included a revised design for support trees evoking Live Oak form and the relocation of the tortoise sculpture to open up walkway and provide an 'Instagram' view. Mr. Thompson stated that they updated the sand play area by relocating the accessible entry to allow buffering to the pump equipment for the water play area. Mr. Thompson added that kinetic sand could not be used for outdoor use, as it did not react well to water.

Councilman Carvelli inquired as to what material was being used for the planters around the water play area, to which Mr. Thompson responded that the material was concrete and native rocks and explained that they were using a textured concrete to avoid slipping. Councilwoman Caraballo suggested integrating foam rocks in some areas to address safety concerns. Mayor Oravec stated that he was open for enhanced safety and any kind of coating, but he did not want to remove any low running walls.

Mr. Thompson explained that the wheelchair swing was not a preferable option, as it tended to set the children apart. He stated that the swing would need to be manned by another person to allow access, to which Mayor Oravec requested that a handicap-accessible swing be installed at the Community Center Playground with a designated staff member available. The City Manager stated that he would include it in the FY-2021 budget.

Mr. Thompson presented the updated conceptual plan with the tree canopy, which included Florida Slash pine, Strangler Fig, Live Oak, Gumbo Limbo, Sabal Palm, and Sand Oak. Mr. Thompson stated that

the lighting plan included well-lit play spaces and decorative tree up lighting with color change capability. Mr. Thompson presented the cost estimate and the current estimated schedule.

Vice Mayor Martin stated that she would like to have a discussion on how they were incorporating the 1961 home, to which Jennifer Davis, CRA Project Manager, responded that there were many different ideas on how to incorporate the home. She explained that they would bring back the item for a larger discussion on how to utilize the 1961 home.

Mayor Oravec stated that he was pushing for the southwest corner and hoped for a kayak purveyor, like South Florida Outfitters. He added that it would need to go out for RFP, to which Vice Mayor Martin responded that she was open to anything. Vice Mayor Martin stated that she would like the home to be painted and incorporated within the entire area. Mayor Oravec requested that the public art mural be added back into the slide set and webpage. Ms. Davis stated that the restroom was part of the site improvements and she would provide the different options for consideration.

Councilwoman Caraballo suggested placing the 1961 home at Rivergate Park by the floating docks, as it would be nice to spread out the amenities. Mayor Oravec stated that he would continue to advocate to co-locate the home on the southwest corner and added that he was all for developing other nodes that had their own power of 10.

Councilwoman Morgan stated that all of the features were great, but she was still against the alligator. Mayor Oravec stated that he would like an educational board installed with facts about alligators.

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

**6.b** The Port District Branding/Marketing

[2020-711](#)

Sarah Prohaska, Assistant Communications Director, presented the brand strategy and stated that the goals were to create an overall destination brand for the entire Port District that clearly tied in all the individual elements of the District. She explained that the overall look should be professional, not governmental, with a modern feel without being overly contemporary in order to honor the historic significance of the location. Ms. Prohaska stated that the brand should be translatable to various mediums, including signs, merchandise and apparel. She

explained that the target audience would be residents and visitors of multi-generational families seeking recreational and cultural activities in 'The Port District'. Ms. Prohaska stated that the personality was expected to be fun, exciting, and identifiable to and by all ages.

Ms. Prohaska stated that the anchor theme was the overall choice from the children and adult focus groups. She explained that they also looked at color schemes and that Option 1 was the winner from the adult focus group. Ms. Prohaska stated that the boat icon was the winner from both focus groups, and she presented a newly designed boat icon that represented the playground. Ms. Prohaska stated that there were three choices for the historic homes and that the front view icon was the top choice from the children and adult focus groups. Vice Mayor Martin stated that she liked the front icon, as it stood out more and fit better with the other graphics.

Regarding the preserve, Ms. Prohaska stated that the tree icon was the winner for the adult focus group and that the fern was the winner for the children focus group. She stated that the anchor icon for the dining docks was the winner for both focus groups. Ms. Prohaska stated that they presented two choices for the event lawn, which were the sunset and lawn chair. She explained that the sunset was the winner from the children focus group and that the chair was the winner from the adult focus group. Ms. Prohaska stated that Councilwoman Caraballo suggested using an adirondack chair for the event lawn icon.

Ms. Prohaska stated that everyone was split on the botanical garden icon. She explained that the children liked the Orchid icon and that the adults liked the Hibiscus icon. Ms. Prohaska stated that representatives from the Botanical Gardens preferred the bird of paradise, as it reflected their branding. Ms. Prohaska presented the overall shapes of the signs and stated that the rectangle shape was the winner for the kid focus group and that the square was the winner for the adult focus group. She explained that they didn't bring the boardwalk icon to the focus group because the Council was already pleased with it. Ms. Prohaska stated that they needed feedback on the name such as 'The Boardwalk at The Port', 'Riverwalk at The Port', or 'Riverwalk Boardwalk at The Port'. Mayor Oravec stated that 'Riverwalk Boardwalk at The Port' had too many 'walks' and that the Council had to pick one or the other.

Councilwoman Caraballo suggested having souvenir penny machines

with each icon and added that the fountain needed an overhaul, to which the City Manager responded that they were planning on doing a major rebuild.

Mayor Oravec asked if the signs could be completed in color, as he was struggling with the bird of paradise not being in color. Vice Mayor Martin stated that the Botanical Garden's icon was very spiky, and she did not think it matched the theme, to which Councilman Carvelli agreed.

Ms. Prohaska concluded the presentation and asked for the Council's direction, to which Vice Mayor Martin asked her to go through each slide to allow the Council to answer each one.

It was consensus of the Council to choose Option #1 for the color theme with blue and orange added. It was consensus of the Council to have an overall anchor-theme with soft points and edges.

Councilwoman Caraballo stated that she did not want to limit how the anchor was used to allow flexibility in marketing. Councilwoman Morgan stated that she loved the anchor theme and suggested having a consistent theme for marketing purposes.

Councilwoman Caraballo stated that she liked the square 'Port' theme, as she felt they could incorporate the anchor in multiple ways. It was consensus of the Council to choose the anchor as a 'T' icon. It was consensus of the Council not to have a square logo in an effort to stay consistent for branding purposes. Ms. Prohaska stated that based on the feedback the vertical set was the overall recommendation, to which it was consensus of the Council to choose the vertical set for the icons. It was consensus of the Council to choose the anchor for the dining docks icon.

Ms. Prohaska inquired as to if the Council was happy with the tree for the preserve icon, to which Councilwoman Morgan responded in the affirmative. Mayor Oravec asked Councilman Carvelli if he was happy with the tree, to which Councilman Carvelli responded in the affirmative. It was consensus of the Council to choose the tree for the preserve icon. Ms. Prohaska stated that their recommendation was to go with the boat and that the type of boat was up to the Council. It was consensus of the Council to choose the schooner boat for the pioneer park icon. Mayor Oravec stated that he was all for the boat but requested that staff bring back an image of the schooner boat with a sail for the



pioneer park icon. It was consensus of the Council to choose the front view for the historical home icon.

Regarding the Botanical Gardens, Ms. Prohaska stated that she would need to ask Ms. Davis about the signage being in color. Councilwoman Morgan stated that she chose the hibiscus in her one on one because the signs were in black and white, as colored signs would be very pricey. Councilwoman Caraballo stated that she respected the Botanical Garden's logo, but their brand of artwork did not blend with the design. She suggested using the City's bird of paradise logo.

Vice Mayor Martin asked if the signs were going to be in color, to which Jennifer Davis, CRA Project Manager, responded that the intention was to keep them in black and white or a gray scale. Mayor Oravec stated that the bird of paradise would look better in color. Councilwoman Caraballo suggested looking at different textures for the signage such as copper. It was consensus of the Council to choose the City's bird of paradise logo for the botanical garden icon.

Ms. Prohaska inquired as to which chair the Council wanted for the event lawn, to which Vice Mayor Martin responded that she liked the adirondack chair, as it matched the play area. It was consensus of the Council to choose the adirondack chair for the event lawn icon. Ms. Prohaska stated that the last item was the name for The Boardwalk, to which Mayor Oravec reiterated that it cannot be 'Riverwalk Boardwalk' because it sounded redundant. Councilwoman Morgan stated that there was already a 'Riverwalk' in St. Lucie County. It was consensus of the Council to choose the name "The Boardwalk at the Port".

**6.c** Public Transit Enhancement: Port St. Lucie Intermodal Facility Phase II planning and design project scope.

[2020-705](#)

Murriah Dekle, St. Lucie County Transit Division Director, gave a presentation on the Port St. Lucie Intermodal Facility and stated that Phase 1 was developed and completed in 2013, which was the current property across the street from City Hall. She explained that the property included 4 open bus bays, a platform for passengers, parking for 24 cars, pedestrian connectivity to the Community Center, and a 12,000 square foot pavilion. Ms. Dekle stated that the funding was provided through a transit grant from the FDOT. She explained that the original plans identified the need for a Phase 2, which was also identified in the St. Lucie Transit Development Plan and aligned with several initiatives in the City's Strategic Plan.

Ms. Dekle stated that they developed the scope as a collaborative effort with the City team and consulted with a national company called Project for Public Spaces. She explained that the company had a proven track record of a specific initiative known as 'Portals to Places', which was a model that focused on creating transit facilities that support communities where transit stops and stations were well integrated into the community. Ms. Dekle stated that the project components included amenities and activities to transform the way that the facility and the surrounding area functioned.

Ms. Dekle stated that they wanted to take a 2-step approach with the first step being an in-depth planning session with public outreach and community engagement. She explained that they wanted to follow the ladder of citizen participation, as described by the American Planning Association. Ms. Dekle stated that once they collected all of the information from Step 1, they would develop signed and sealed plans for construction permits.

Ms. Dekle presented the project scope and explained that the total project cost was \$167,000, which would be paid by the Federal Transit Administration. Ms. Dekle presented the project budget and timeline. She stated that they were ready to advertise the RFP upon Council's approval. Ms. Dekle stated that the City staff recommended approval and offered to answer any questions.

Councilwoman Caraballo suggested reaching out to FPL regarding installing solar panels, which were great shade structures and she also stated that she would like to see QR codes, as they did with the parks.

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

**6.d** Review and Accept the City Manager's Biweekly Report/Strategic Plan Update

[2020-708](#)

Kate Parmelee, The Strategic Initiatives Director presented the Strategic Plan Update and asked if the City Council had any questions, to which Vice Mayor Martin responded that she was looking forward to seeing the Multi-Modal Plan. Councilwoman Caraballo stated that the City Manager's Report was one of her favorite documents and requested data from the Communications Department showing how

many residents were opening the document and utilizing it.

Vice Mayor Martin moved to accept the Strategic Plan Update. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

**7. Adjourn**

There being no further business, the meeting was adjourned at 4:29 p.m.

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Karen A. Phillips, City Clerk

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Calleigh N. Myers, Deputy City Clerk