

# 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, May 24, 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 May 24, 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 Korean War Remembrance Day [2021-446](#)

Mayor Oravec read the Proclamation & presented the Proclamation to Commander Harold Trieber who thanked the City Council for the Proclamation and congratulated fellow Korean War veteran, Councilman Pickett on his election.

**4.b** Proclamation for National Safe Boating Week [2021-447](#)

Mayor Oravec read the Proclamation & presented the Proclamation to

District Captain of the East, Rear Admiral Eric C. Jones who thanked the City Council.

**4.c** Proclamation for Code Enforcement Officers' Appreciation Week

[2021-448](#)

Mayor Oravec read the Proclamation & presented the Proclamation to Carmen Capezzuto, Director of Neighborhood Services, who thanked the City Council for their support. Mayor Oravec thanked the Code Compliance Officer's for their hard work.

**5. Public to be Heard**

Matthew Bacon spoke regarding debris and unsafe bicycle conditions on Crosstown.

Jessica Fleming spoke regarding rodent issues in neighborhoods due to the clearing of lots.

Robert Lawton spoke regarding City Park signs and restricted activities within the parks.

Russell Mackie, WastePro, spoke regarding solid waste & recycling collection. He informed the Public that there were issues with hiring, had backlogs on equipment, needed to set up route balancing, and needed to enforce a change in bulk pickups. Councilwoman Morgan understood the issues WastePro was having and felt that the City needed to assist WastePro and educate the Public. Councilman Pickett understood Mr. Mackie's issues, and Councilwoman Caraballo recommended that WastePro employ a full-time social media liaison to communicate with the Public as well as allowing a representative to visit HOA's with Council members. Vice Mayor Martin understood the challenges but encouraged more communication with the Public. Mayor Oravec voiced this disappointment since it was an unacceptable level of service for issues that stemmed back for over a year. It was the consensus of the City Council to ensure that the removal of bulk piles be placed on landlord/individuals and not on WastePro. They also encouraged WastePro to continue tagging items for education purposes. Councilwoman Caraballo requested that the City Council receive updates from the City Manager in regard to the WastePro solutions.

Mayor Oravec requested that staff contact the Florida Turnpike & FDOT regarding debris on the side of the highways near city ramps. He requested that staff meet with Mr. Lawton on site to review his concerns. Councilwoman Caraballo volunteered to join the meeting. The City Manager stated that staff had met with Mr. Lawton at Wilderness Park & the Botanical Gardens to reduce signs and had started to consolidate messages on a mother board.

The City Council requested that the City Manager reach out to Ms. Fleming to explore the rodent issue since they felt that it had to be taken on a case by case basis and requested more information on the topic. Vice Mayor Martin voiced that the City had property rights and people were allowed to build on lots. Mayor Oravec urged the Public to create and/or contact their local Grass Roots organization to conserve lots throughout the City.

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

There being no discussion, Councilwoman Caraballo moved to approve the Agenda. Vice Mayor Martin seconded the motion. Under discussion, the City Manager informed the City Council that Item 7 e) CDBG was carried over from the Special meeting and inquired if the City Council needed a discussion on the item. Mayor Oravec replied that it did not require a Public Hearing, therefore the motion passed unanimously by voice vote.

**7. Approval of Consent Agenda**

- 7.a** April 12, 2021 Regular Council, April 19, 2021 Special Council, [2021-426](#)  
April 26, 2021 Mobility Fee Special Council, April 26, 2021 CIP  
Special Council, and April 28, 2021 Special Council Meeting  
Minutes

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

- 7.b** Approve a Site Plan for Verano South-Crosstown Commons [2021-430](#)  
Model Homes (P21-054)

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

- 7.c** Approve Carter / VerPlanck, Inc. as a Sole Source Vendor for [2021-414](#)  
the Replacement Parts to Repair the Main Booster Pumps at  
Glades Wastewater Booster Pump Station.

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

- 7.d** Award Contract #20200126 for the Fiber Optic Design & [2021-385](#)  
Installation for the Connection between the St. Lucie County  
Emergency Operations Center and the St. Lucie County  
Sheriff's Department.

- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.e** FY 2021-2022 Community Development Block Grant (CDBG) Project Discussion [2021-407](#)
- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Approve Shortlisted Firms and Begin Negotiations for the Request for Proposals (RFP) # 20210008 for Design & Permitting for the Hegener Dr. Extension Phase II. [2021-208](#)
- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Award Contract #20210031 to Supply Sworn Officer Uniforms with Day Dreams Uniforms, Inc. [2021-410](#)
- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.h** Approve a Major Site Plan for Woodspring Suites Hotel in Southern Grove (P20 -218) [2021-428](#)
- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.i** Approve a Major Site Plan for Gatlin Professional Office/Retail Building (P21-011) [2021-434](#)
- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.j** Approve Amendment #2 to Contract #20190128 for Additional Implementation Services with Woolpert, Inc. [2021-415](#)
- Councilwoman Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.k** Award Contract #20210039 to Furnish and Install Asphaltic Concrete Paving under 200 tons with C.W. Roberts [2021-357](#)

Contracting, Inc.

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

- 7.1** Approve Shortlisted Firms and Begin Negotiations for the Electronic Request for Proposals (eRFP) # 20210022 for Design & Permitting of the Western 30" & 24" Raw Water Main Projects.

[2021-427](#)

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

Approval of the Consent Agenda

Councilwoman Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. Under discussion, Councilwoman Morgan stated that under Item 7 f) she hoped that the vision for Hegner Drive included a four lane street. The motion passed unanimously by voice vote.

A break was called at 7:47 p.m., and the meeting resumed at 8:03 p.m.

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

- 8.a** Ordinance 21-30, Public Hearing, 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. Mayor Oravec opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Holly Price, Planner III, explained that the item was the 5th edition to the City's Design Standards. Mayor Oravec inquired about the outstanding issue regarding the standards for MUPDs, to which the City Manager stated that staff was adding language regarding MPUD/DRI having to meet or exceed standards for roofs on gas stations, as well as miscellaneous items. He stated that those groups did have their own rights to designs, therefore staff was recommending that the standards be adopted as written and staff would continue to meet with MPUD/DRI groups to discuss the 'meet or exceed' requirements. Councilwoman Morgan supported the Chamber of Commerce's comment regarding the fact that St. Lucie West and Tradition maintain authority of their own standards. Councilwoman Caraballo requested that staff waive fees for projects that wanted to

adjust their standards and requested that staff contact the MUPD's by letter and provide an update to the City Council. Mayor Oravec asked if there was anyone who wished to speak on the item, to which there was no one, therefore the Public Hearing was closed.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-30. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-30. The motion passed unanimously by roll call vote. Mayor Oravec thanked Bob Raines and the 7/11 and the legal staff from Circle K on Crosstown for coming to an agreement on standards.

- 8.b** Ordinance 21-44, Public Hearing, Authorizing the Issuance of Utility Revenue Bonds not to exceed \$37,000,000 for Various Infrastructure Improvements and Amending and Supplementing Ordinance 94-29

[2021-397](#)

The City Clerk read Ordinance 21-44 aloud by title only. Mayor Oravec opened the Public Hearing. Jeff Snyder, CFO, stated that it was the first time since 2006 that the Utility Systems Department issued debt for new money. He stated that issuing bonds allowed for intergenerational equity.

(Clerk's Note: A PowerPoint was shown at this time.) Brad Macek, Utility Systems Director, gave a brief Utility history and explained the projects involved: #2 & #4 west wells for JEA RO Plant, a western raw water plant, the Prineville Deep Injection Well, Floresta Phase 3 Crosstown to Prima Vista, updates to the Northport Booster Force, updates to the Westport Wastewater Plant, and the extension of the Tradition Reuse Line. He stated that they had an aggressive CIP for the next five years due to growth. The total price was \$147,393,127 but only 24.8% would be covered through bonds. He informed the City Council that the updated Water & Wastewater Rate Study had recommended a 1.5% rate increase for 2021/22 to 2024/25. Mayor Oravec asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing was closed.

There being no further discussion, Vice Mayor Martin moved to approve Ordinance 21-44. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-28. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-45, Quasi-Judicial, Public Hearing, An

[2021-387](#)

Ordinance to Rezone Approximately 3.75-Acres from General Commercial (CG) Zoning Classification to Planned Unit Development (PUD) Zoning Classification for a Project Known as St. Lucie West - University Boulevard Business Center PUD (P20-160).

The City Attorney read the Quasi-Judicial Procedures into the record for Items 8 c) and 11 a). The City Clerk administered the Oath of Testimony to staff and other interested parties. Mayor Oravec inquired if there was any ex-parte communication for either of the quasi-judicial items, to which Councilwoman Caraballo replied that she spoke with the applicant of 11 a) regarding the staffing recommendations.

The City Clerk read Ordinance 21-45 aloud by title only. Mayor Oravec opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Laura Dodd, Planner II, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the item was a PUD rezoning request. She recapped the previous DRI and Future Land Use Map amendment items related to the project which was located at the southwest corner of NW University Boulevard and NW California Boulevard. Mayor Oravec inquired if anyone had expressed opposition to the application, to which Ms. Dodd responded in the negative. Mayor Oravec inquired if there was anything new to add to the record, to which Ms. Dodd responded in the negative. The City Council did not have any questions, nor did they require additional testimony. Brad Currie, Engineering, Design & Construction, stated that he had been sworn in and mentioned the non-permitted uses which included free standing car washes, and self-storage facilities. Mayor Oravec inquired if there was any member of the Public who wished to speak on the item to which there was no one, therefore the Public Hearing was closed.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-45. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-45. The motion passed unanimously by roll call vote.

The City Council congratulated Ms. Dodd on passing her AICP.

#### **9. Other Public Hearings**

There was nothing scheduled under this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 21-47, Expanding and Contracting the Boundaries of Verano #2 Community Development District [2021-429](#)

(Clerk's Note: This item was heard after Item 11 a.)

The City Clerk read Ordinance 21-47 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-47. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-48, Expanding and Contracting the Boundaries of Verano #3 Community Development District [2021-431](#)

The City Clerk read Ordinance 21-48 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-48. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-49, Expanding and Contracting the Boundaries of Verano #4 Community Development District [2021-432](#)

The City Clerk read Ordinance 21-49 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-49. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-50, Contracting the Boundaries of Verano #5 Community Development District [2021-436](#)

The City Clerk read Ordinance 21-50 aloud by title only. There being no discussion, Vice Mayor Martin moved to approve Ordinance 21-50. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 21-51, An Ordinance of the City of Port St. Lucie, Florida, Pursuant to Section 10.03 of the Charter of the City of Port St. Lucie, Florida, Providing for the Adoption of Amended Personnel Rules and Regulations; Providing for the Repeal, and Declaring Ineffective, All Previously Adopted Personnel Rules and Regulations Inconsistent with the Personnel Rules and Regulations Hereby Adopted; Providing for the Repeal of Ordinances, Resolutions, and Policies Inconsistent Herewith; Providing That There Shall Be One Comprehensive Handbook Comprising the Personnel Rules [2021-134](#)



and Regulations for the City of Port St. Lucie, Florida;  
Providing for Conflict; Providing for Severability; and  
Providing an Effective Date.

The City Clerk read Ordinance 21-51 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-51. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 21-52, Approve the First Budget Amendment to Fiscal Year (FY) 2020-21. [2021-424](#)

The City Clerk read Ordinance 21-52 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-52. Vice Mayor Martin seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 21-53, Establishing the LTC Ranch West Residential Community Development District. [2021-420](#)

The City Clerk read Ordinance 21-53 aloud by title only. There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-53. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## **11. Resolutions**

- 11.a** Resolution 21-R38, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use Provided for in Section 158.124(C)(13) of the City Code to Permit Drive-through Service for Property Located at 3095 SW Port St. Lucie Boulevard, and Legally Described as Lot 3, Darwin Plaza (P20-248). [2021-433](#)

(Clerk's Note: This item was heard after Item 8 c.)

The City Clerk read Resolution 21-R38 aloud by title only. Mayor Oravec opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Dan Robison, Planner I, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the item was a Special Exception Use for a drive-through service in General Commercial. The property was located on the NW Corner of Port St. Lucie Boulevard and Darwin Boulevard. He added that the site had an existing drive-through which had not been utilized for years & at that time drive-throughs were

not required to be approved as Special Exception Uses. He explained the Zoning, the Future Land Use and advised the City Council that there were landscaping concerns. Public Works found the queuing analysis to be in compliance but added the following recommendations: restrict drive-through access from the east entrance off Yale Street, and provide additional striping and delineators. The Planning & Zoning Board had recommended that the landscaping be brought into compliance prior to permits being issued. Mayor Oravec voiced that projects should be in compliance with Codes before asking for a Special Exception. Vice Mayor Martin suggested that they extend the median on Yale Street to restrict left-turns into the establishment since staff would need to maintain the delineators. The City Clerk swore in Heath Stocton, Public Works Assistant Director who agreed with Vice Mayor Martin's comments.

Patrick Kane, Dunkin Donuts & tenant for the property, voiced that they had placed bids to complete the landscaping issues and felt that a median inside a lot with one entrance may cause issues. He voiced that he would support the City Council's decision. Mr. Stocton stated that if the median was extended, he would be fine with the applicant maintaining the delineators. Mayor Oravec and Vice Mayor Martin felt that the driveway was facing the wrong direction. Councilwoman Morgan agreed with the comments regarding the median.

Mayor Oravec inquired if there was any member of the Public who wished to speak on the item to which there was no one, therefore the Public Hearing was closed. Councilwoman Caraballo moved to approve Resolution 21-R38 with landscaping requirements being brought up to Code and the addition of the extension of the median. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R38. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R62, Appointing an Affordable Housing Advisory Committee for the State Housing Initiatives Partnership (SHIP) Program

[2021-443](#)

(Clerk's Note: This item was heard after 10 g.)

The City Clerk read Resolution 21-R62 aloud by title only. Councilwoman Morgan inquired if there would be conflict seeing as there were two Habitat for Humanity employees serving on the Committee, to which the City Attorney responded in the negative.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 21-R62. Vice Mayor Martin seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R62. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R60, Approving a Preliminary Subdivision Plat with Construction Plans for Verano South PUD 1 - POD G - Plat No. 2 (P21-040) [2021-419](#)

The City Clerk read Resolution 21-R60 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R60. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R60. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R61, Approving a Preliminary and Final Plat for Port St. Lucie Section 34, Replat of Tract B (P20-258) [2021-435](#)

The City Clerk read Resolution 21-R61 aloud by title only.

There being no discussion, Vice Mayor Martin moved to approve Resolution 21-R61. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R61. The motion passed unanimously by roll call vote.

**12. Unfinished Business**

There was nothing scheduled under this item.

**13. New Business**

There was nothing scheduled under this item.

**14. City Manager's Report**

The City Manager advised the City Council that the Board of County Commissioners would hear the City Center proposed settlement as well as Project Bullet initiatives on June 1st. Mayor Oravec requested that Vice Mayor Martin attend the meeting in his absence. He stated that staff members had attended a virtual Jobs Fair that was a great success. He informed the City Council that the A1 Florida Vision Realty Site Plan which was a 14,800 medical office as well as the POD G multi-family Verano Site Plan would be coming before the City Council in the near future.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan- On the May 12th she attended the Port St. Lucie Area Council, on the 13th she attended the Treasure Coast Business Summit along with

the Port St. Lucie Update Luncheon, on the 14th & the 15th she attended the Florida League of Cities Leadership Academy 1, and on May 19th she attended the Fire District Board meeting.

Councilman Pickett- On the 14th he attended the TPO, on the 15th he attended an Open House at an Assisted Living Facility in his District, on Saturday evening he attended a ceremony for Boy Scout Pack 402.

Councilwoman Caraballo- She requested that staff contact the tow companies to ensure that they adequately clean up debris after an accident. On the 13th she attended the Port St. Lucie Update Luncheon, on the 17th she attended the Wilderness Trail Public Information Meeting, on the 19th she attended the Treasure Coast Regional League of Cities meeting.

Vice Mayor Martin- On the 13th she attended the Treasure Coast Business Summit along with the Port St. Lucie Update Luncheon and on May 19th she attended the Fire District Board meeting. She informed the Public that they could buy tickets for the June 4th Humane Society's BowWow Bingo.

Mayor Oravec- He thanked the Public for their compliments and graciousness over the past few days.

**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 9:13 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk