

- 1) ROLLCALL
- 2) BLESSING
- 3) PLEDGE OF ALLEGIANCE
- 4) MINUTES
- 5) TREASURY REPORT
- 6) MARSHAL'S REPORT
- 7) BUILDING OFFICIAL'S REPORT
- 8) BUSINESS AGENDA:
  - a) Possible reconsideration of approved Demming Road project.
  - b) Resolution 2019-13—Zoning Ordinance Codification
- 9) PUBLIC COMMENT – REGARDING OTHER MATTERS
- 10) ATTORNEY'S REPORT
- 11) VICE-MAYOR'S REPORT
- 12) MAYOR'S REPORT
- 13) BOARD COMMENTS

No further business, meeting adjourned

1) **ROLLCALL:**

Attending: Mayor Thiess, Vice-Mayor Grimes, Dale Reed, Tim Ritter, and Ingrid Van Hekken

Absent: John Langel

Also attending: Attorney Richard Neill Jr., Marshal Scott Dennis, and Building Official Carl Peterson

2) **BLESSING:** Vice-Mayor Jim Grimes

3) **PLEDGE OF ALLEGIANCE**

4) **MINUTES - See attached**

**MOTION:** A motion was made to approve the minutes of the September 17th, 2019 Board of Aldermen meeting

By: Jim Grimes

2nd: Tim Ritter

Voice vote unanimously approved

5) **TREASURY REPORT - See attached**

Clerk Donna Dennis shared the following bank account balances as of September 30, 2019:

Operations	\$29,860.03
Money Market	\$233,722.66
Ad Valorem	\$246,439.98
Parks	<u>\$71,803.72</u>
Total	\$581,826.39

The Clerk also noted the School House bank balance as \$13,795.78.

**MOTION:** A motion was made to approve the September 30th Treasury Report

By: Ingrid Van Hekken

2nd: Jim Grimes

Roll call unanimously approved

6) **MARSHAL'S REPORT - See attached**

Marshal Scott Dennis reported that the Attorney's draft citation for the property at 3429-3463 Old Dixie Highway is in edit and review. The Marshal also reported that both the Health Department and Mosquito Control have no issues with the spa-pool at 4101 Old Dixie Highway and that the property appears to be in the process of being sold. The Marshal also said Mr. Sarasola, whose business is Sarasola Marine Generator at 3130 N US1, assured him that he is no longer living on the property. The Marshal made contact with the resident of 300 Peninsula due to continued overgrown grass and weeds and he was told the lawnmower broke again but that they are working on getting it fixed. Manny Lawn Services was hoping to begin trimming the palms on Chamberlin on Monday October 21st.

**MOTION:** A motion was made to approve the Marshal's Report for September 2019 and payment for 6 hours of Code Enforcement work

By: Jim Grimes

2nd: Dale Reed

Voice vote unanimously approved

7) **BUILDING OFFICIAL'S REPORT – See attached**

Building Official Carl Peterson reported that Mr. Lynch has arranged with Brownie's to raise the former Jones home that he has purchased. It is currently at flood level = 5' but plans are to raise it 32". There are also plans to pour the footers to add a porch to the home.

Mr. Peterson also said that if an approved inspection is not conducted at the Peed home, the permit Brownie's has for the project will expire at the end of November. Mr. Peterson sent an email to the owners and contractors advising this.

Mr. Cody Danks, who owns Sun Camper RV at 3462 US1, was in attendance to get the Board's approval to add a metal building to the business property. Mr. Danks was advised to bring back an amended site plan before a permit can be issued. The Mayor told Mr. Danks to be sure no drainage or runoff will be blocked by the new building/construction. Mayor Thiess also asked Mr. Danks to come into compliance with his residential property behind the business on Old Dixie Highway so the Village could cross it off their list. This will include removing a parked motor home and not use that area for parking. Mr. Danks said he would comply.

8) **BUSINESS AGENDA**

a) **All Aboard Florida follow up**

Attorney Richard Neill said he received and responded to a request by Susan Mehiel asking that the Village join an effort to persuade the FDOT to get more involved in requiring safe crossings. Mr. Neill sent a copy of his most recent correspondence with FDOT.

Ingrid Van Hekken said she felt there were two things the Village needed to do in regard to AAF: 1) Continue to push FDOT and 2) support Legislator Mayfield in her attempts to try and put safety features in place. Mrs. Van Hekken said she will ask the League of Cities to write a letter in support of Ms. Mayfield. Alderwoman Van Hekken attended a Brightline/Virgin Trains meeting last night along with the Sinnotts and she asked Anne Sinnott if she would like to report what transpired at the meeting. Mrs. Sinnott said when the Rail Reps talk safety they are talking that of their trains and passengers, not the safety of vehicles, residents and visitors. Mrs. Sinnott asked that Attorney Neill please contact FDOT because they are responsible for safety, not the FRA as FDOT tends to say. Mrs. Sinnott said of the 25 people speaking only two were in favor of the trains. Mrs. Van Hekken said we are facing having as many as 32-34 trains pass each day.

b) **2304 N US1 (Carmakal Property) discussion of permitted uses**

Mr. Eligah Pryor of Vero Beach attended the meeting ahead of buying this property as he wanted to be sure of the allowed uses. Mr. Pryor was correctly told that the property used to be a restaurant. Mr. Pryor said he would like to open it as a restaurant/lounge and maybe after the restaurant closes, have entertainment such as comedians and motivational speakers. He asked for advice as to what he would need prior to putting this business in place. The Board gave Mr. Pryor numerous suggestions including but not limited to zoning, liquor license parameters, fire safety, ADA requirements, and inspections that would be required such as by the Health Department. Mr. Pryor said he would clean the place up and make it look better, including landscaping. Building Official Peterson said landscape requirements would be included in the site plan on file at the County. Attorney Neill said that having music after the restaurant closes may be a conditional use and that the Village would follow the lead of the County. Mr. Neill also said that to add the use to the Village's Comp plan could take numerous months, and that the Village will look at the County rules when it comes to entertainment. Mr. Pryor thanked the Board and said he would look in to all these items and then proceed from there.

c) **3103 N Indian River Drive (King) outdoor storage question**

Attorney Neill said that the trailer in question must be kept in a space that is closed on all sides, with one side allowed to be a garage door and he reiterated that commercial trailers are not allowed to be stored on residential property in St. Lucie Village.

d) **Demming Road**

There was a discussion about Demming Road, which is on the west side of N. Indian River Drive north of Chamberlin Blvd. This is a historic roadway that has been abandoned to general traffic since 1924. In 2014, modifications, including placement of fill, were made to the roadway by Mr. David King to obtain access to the western portion of his property. On at least two occasions the neighbor/s to the north, experiencing higher than previous water levels, attempted to address the problem by digging a ditch across the newly modified roadway. On each occasion, the ditch was filled in; once by the Kings and once by Mr. Tim Sinnott, at the

direction of the Village Attorney. In order to investigate and determine an approximate pre-modification elevation, a survey was conducted and the results presented by Marshal Scott Dennis.

The Board decided that the best plan would be to restore the road to the elevation it was pre 2014, since as the Mayor stated the fill is higher than it used to be and the decreased drainage is affecting several residents in the area. Mayor Thiess said he could get a quote to scrape the area down to the bottom of the concrete tie beam, which was placed in connection with the fill, which is the approximate pre-construction elevation. Vice-Mayor Grimes said he is not really happy spending the Village's money to fix what residents have done.

**MOTION:** A motion was made to approve up to \$1500 to have the area in question scraped to it's previous height, which is at the bottom of the concrete "tie beam". The surveyor said this would be 3.03 feet above base line (NAVD 1988).

By: Ingrid Van Hekken

2nd: Jim Grimes

Roll call vote unanimously approved

e) **Ratifying joinder in Resilience Grant effort**

Attorney Neill said the Village received a request from the County to join in seeking a "resilience" grant. A prompt response was needed and Mayor Thiess submitted the paperwork. The Mayor said this will incur no costs to the Village and he thought it would be good to pursue ideas for Indian River Drive and what might work to help the effects of climate change.

**MOTION:** A motion was made to approve seeking a Resilience Grant

By: Ingrid Van Hekken

2nd: Jim Grimes

Voice vote unanimously approved

f) **Appointment of Deputy Clerk / Assistant Secretary**

There was a discussion about what to do in case the current Clerk is unable to attend a meeting or will be out for an extended amount of time. Attorney Neill said it might be a good idea to find someone interested in a part time position. This position would be sworn as there needs to be an Official that can take the minutes. It was suggested that maybe the Magistrate would be interested in stepping in if Donna were to miss a meeting. Board agreed to discuss later.

9) **PUBLIC COMMENT**

Mr. Wes Taylor said there is a Brazilian Pepper tree hanging in the road on Old Dixie Highway near Torpey Road. The Mayor said he would request the County put it on their list to trim next time they are in the area. Clerk Donna Dennis said she completed and returned the new Annual Local Government Financial Reporting Survey a few days early.

10) **ATTORNEY'S REPORT**

Mr. Neill turned over to the Clerk the Townsend/King files from the former Building Official to be filed.

11) **VICE-MAYOR'S REPORT**

Vice-Mayor Grimes had nothing further to report.

12) **MAYOR'S REPORT**

Mayor Thiess said there was a survey done to help address two problem areas on North Indian River Drive, one north of Chamberlin and one south of Chamberlin, helping to design the pavement on both of them to drain properly. Engineer Steve Cooper proposed \$4500 for the design plans and time and expense\* not to exceed \$2000 for a max total of \$6500. \*Time and expense includes guidance in seeking bids for the work to be done (answer questions from prospective bidders, and review bids.) It also includes reviewing construction plans such as using valley gutters on the east side of each location and final walk-through to inspect work done.

**MOTION:** A motion was made to approve Steve Cooper's proposal of up to \$6500 for the design/engineering (\$4500 and support for bidding and through construction \$2000) to fix the two flooding areas north and south of Chamberlin Blvd on North Indian River Drive

By: Tim Ritter

2nd: Dale Reed

Roll call vote unanimously approved

13) **BOARD COMMENTS**

Tim Ritter asked ~~that~~ the Board to consider making some guidelines for future Bars and Nightclubs that may want to operate in the Village so that they are in place when the matter comes up.

Attorney Neill said he would check with the County to see what they have in place. Mayor Thiess said this has come up three times, so it would be good to put something in place. Marshal Dennis asked about requiring a specific closing time and Richard Neill said he would look since the Village may already have something in place concerning closing times.

Building Official Carl Peterson said there was a gentleman in attendance that wants to put a pole barn up at Indian River Trailers at 4256 N US1. He was asking for the opinion of the Village before he has an Engineer draw up plans. Mr. Peterson said the pole barn would be 30' x 60' and that he would check to see if there was a site plan with the County and it could be amended. Attorney Richard Neill said he didn't see why the Village would require anything more than sufficient information to determine it meets lot coverage, permeable, etc. He said if there is a site plan it should be amended, and if not, a drawing showing the plan with lot coverage should be sufficient.

Attorney Richard Neill said the FEC Crossing Construction bill the Village received from the County for the Village's agreed upon half share has terms of Net 30 days and he felt the Board should vote to approve it. The total is \$72,157.15 and the due date is October 26th.

**MOTION:** A motion was made to pay the half share (\$72,157.15) of the FEC RR Crossing construction done at Chamberlin Blvd and St. Lucie Lane as per the Agreement with St. Lucie County

By: Jim Grimes

2nd: Dale Reed

Roll Call vote unanimously approved

Mrs. Van Hekken said that she was told the ownership of the Northside Nursery has changed and she thought the Board of Adjustments previously agreed that once sold, the property would revert back to single family residence. Attorney Neill said he would check into this.

No further business, meeting adjourned.

# Treasury Report

Town of St. Lucie Village

October 31, 2019

Operations Account-----	\$100,776.27
Money Market Account-----	\$233,732.59
Ad Valorem Account-----	\$175,625.17
Parks Account-----	\$ 71,803.72
<b>Total-----</b>	<b>\$581,937.75</b>

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School Account-----	<u>\$ 13,795.78</u>
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# Town of St Lucie Village

## Marshal's Report

November 1, 2019

J. Scott Dennis  
Marshal

Report Dates: October 1-October 31,2019

I have conducted **22 tours** of duty traveling throughout the Village at various times covering approximately **115 miles**. Additionally, secondary contacts, research, and code related meetings resulted in an additional **4 hours** of time.

### Property Checks/Code Enforcement:

Property checks were conducted on the below listed properties.

**3429-3463 Old Dixie Highway:** A draft citation has been drafted by the Village attorney and is undergoing editing and review. ONGOING

**3130 N US1: Sarasola Marine Generator:** I met with Mr. Sarasola and he has assured me that he is no longer living on the property. I have spoken with him regarding the number of boats and trailers that are increasing around the property. Continued Monitoring

**DEMMING ROAD:** (Abbreviation for unabridged version of events see previous reports)

The Smiths and Mr Groza were advised that any work on the roadway would require approval of the Board, and interested parties should appear at the August meeting. 08/20/19, Mr King appeared before council. No affirmative action was taken, Mayor Thiess advised he would go to the property after the next rain. I was called back to the property twice regarding solutions. OPEN PENDING.

09-30-19: Update: A contract was issued for topographical survey of the area in an attempt to determine the pre-construction/modification elevation to require restoration of the water flow. OPEN PENDING

**300 Peninsula:** Overgrown grass and shrubbery. Contact was made with occupants who requested a 10-day extension due to school issues. A formal violation will occur if the property is not mowed prior to Oct 14, 2019. Majority was mowed but apparent mechanical issues arose. Will continue to monitor.

**CODE ENFORCEMENT:** To date we have had successful resolution of 20 incidents

**CHAMBERLIN BLVD:** Due to the high estimates to landscape the Boulevard, Council approved a bid by Manny Lawn Services to trim the trees and replant the dead palms. This work is scheduled for Mid-October. Still Pending

Hours in code related activities:

Demming Road 5 hours

Total of 5 hours at \$25 for \$125.00

# St. Lucie Village Building Officials Report

October 1 2019 – October 31 2019

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## PERMITS and REINSPECTION FEES

R49-2019 Grimes Heating & Air, 311 Milton Rd./ A/C Change Out	10/9/19	\$109.20
R50-2019 J.A. Taylor Roofing, 412 River Prado/ Reroof Standing Seam	10/9/19	\$387.45
R42-2019 Wilco Construction, 2515 N. IRD /Install 160 SQ.FT. Terminal	10/9/19	\$234.00
R51-2019 Michael Bartus, 467 River Prado /Dock Extension	10/17/19	\$159.00
R52-2019 The W Group, 373 Chamberlain Blvd./Review \$50.00, Permit \$104.00	10/18/19	\$166.95
R54-2019 J.A. Taylor Roofing 453 Milton Rd. / Reroof Flat Deck	10/23/19	\$167.29
R53-2019 Home Depot 109 Yacht view Ln. /Install 4 Windows \$100 Permit/Review\$50	10/23/19	\$166.95
R56-2019 Patrizio Tomassi 351 Anchors Way / 26x 18 Slab	10/30/19	\$104.00
		<b><u>Total \$1494.84</u></b>

## Inspections

Monthly Fee		\$740.00
Telephone Fee		\$50.00
Flood Plain Manager		\$106.00
R42-2019 Wilco Construction 2515 N. IRD / Plan Review	10/8/19	\$40.00
R37-2019 DS A/C 102 White Ridge Way/ Final A/C with Electric	10/14/19	\$65.00
R35-2019 Noelke 480 River Prado / Final Boat Lift	10/17/19	\$50.00
R52-2019 The W Group 373 Chamberlain / Plan Review	10/18/19	\$25.00
R48-2019 Grimes A/C 2841 N. Old Dixie / Final A/C	10/18/19	\$50.00
R51-2019 Michael Bartus, 467 River Prado /Dock Extension	10/21/19	\$50.00
R53-2019 Home Depot 109 Yacht view Ln. /Plan Review	10/23/19	\$25.00
R49-2019 Grimes Heating & Air, 311 Milton Rd./ Final A/C	10/23/19	\$50.00
R23-2019 Michael Bartus, 467 River Prado / Final Boat Lift with Electric	10/28/19	\$65.00
		<b><u>Total \$1316.00</u></b>