

1) ROLL CALL

Attending: Mayor Thiess, Jim Grimes, Ingrid Van Hekken, John Langel, and Dale Reed. Tim Ritter was absent.

Also attending: St. Lucie Village Attorney Richard Neill, Jr., Building Official Carl Peterson, Town Marshal Leon Ghougasian, and Michelle Miller, Clerk of the Circuit Court and Comptroller

2) SWEARING-IN ELECTED OFFICIALS

Recently elected Aldermen John Langel and Ingrid Van Hekken were sworn in for a two-year term of office by Michelle Miller, Clerk of the Circuit Court and Comptroller.

3) MINUTES

MOTION: A motion was made to approve the minutes of the April 18, 2023 regular meeting

By: Jim Grimes

2nd: Ingrid Van Hekken

Voice vote unanimously approved

4) TREASURY REPORT

Clerk Mary Fowler reported the following for the month of April

Operations Account	37,625.54
Money Market Account	193,845.88
ARPA Funds	91,997.00
Ad Valorem Account	244,365.44
Parks Account	56,541.87
2 nd Half Cent Account	46,757.95
Total	\$671,133.68
School Account	\$ 13,174.60

MOTION: A motion was made to approve the April 30, 2023 Treasury Report and pay bills

By: Jim Grimes

2nd: Ingrid Van Hekken

Roll call vote unanimously approved

5) Marshal's Report – Please see attached

Marshal Ghougasian has replaced signs throughout the Village during the past month. He received a complaint of stolen tools from an unlocked vehicle on Old Dixie Highway and responded to reports of two individuals wearing backpacks dropped off by the monument on Chamberlin at 10:30 at night. He contacted the Sheriff's Department, and the individuals were fingerprinted and told not to return to the area. Arrests have been made on Olson Avenue, but whether they were related to local thefts is unknown. Mr. Ghougasian also responded to reports of loud music and a crowd at Caribee Colony. He made contact with the hosts of the gathering and took photos. The situation quieted after intervention by the Sheriff's Department, and a notice of violation will be issued.

6) BUILDING OFFICIAL'S REPORT – Please see attached

Building Official Carl Peterson reported \$1,196.25 in permit and re-inspection fees collected for the month of April 2023. Inspections and fees paid totaled \$1,834.80.

MOTION: A motion was made to approve the Building Official's Report for April 2023 and pay the Building Official

By: Jim Grimes

2nd: Dale Reed

Roll call vote unanimously approved

Plans were shared for a new seawall, new dock, two boat lifts, and a jet ski lift at 451 Waters Drive. DEP approval is in place and all applicable codes and setbacks have been met.

MOTION: A motion was made to approve the dock and lifts at 451 Waters Drive

By: Jim Grimes

2nd: John Langel

Voice vote unanimously approved

Plans were shared for a boat lift at 2601 North Indian River Drive. DEP approval is in place and all applicable codes and setbacks have been met.

MOTION: A motion was made to approve the boat lift at 2601 North Indian River Drive

By: Jim Grimes

2nd: John Langel

Voice vote unanimously approved

7) BUSINESS AGENDA

a) 3130 N. US Hwy.1 (S & D Holdings) – Approval of Conditional Use Permit for Epoxy Resin Blending

Mr. Neill discussed the application for a conditional use permit submitted by Attorney Pete Sweeney of Block & Scarpa on behalf of Mr. and Mrs. Delo and Fasco Epoxies. Ordinance 2022-2 pertains to allowing epoxy resin blending as a conditional use and the Board will be asked to review the standards and make a determination as to approval based on and limited to the conditions that are outlined in the ordinance. If proven that there is a material failure in compliance, then the Board would revoke any permission granted.

Mr. Delo stated that Fasco Epoxies has been in business since 1957, commenting that there have been no incidents or problems and they have passed inspection by the fire department. He invited the public to visit and tour the facility. Mrs. Van Hekken asked whether the Delos are comfortable with the provision that the conditional use permit is not transferable. Mr. Delo replied that it is a family business that he expects will be operated by his children after he retires.

MOTION: A motion was made to approve Resolution 2023-5 granting the conditional use permit for Fasco Epoxies

By: Jim Grimes

2nd: Dale Reed

Voice vote unanimously approved

b) Ordinance 2023-3 Vacation Rental Ordinance – First Reading

Mr. Neill summarized changes and clarifications since the last draft, noting that he has incorporated suggestions from Mayor Thiess, Village residents, and our attorney in Tallahassee. He suggested deletion of provisions regarding towing of vehicles and trailers parked in a manner inconsistent with Village regulations, raising concerns that the Village does not have the ability or authority to have someone towed from private property. A registration fee of \$650 will be assessed per unit and the ordinance gives the Board power to make adjustments to the fee structure through resolution.

Board Comments:

Mr. Grimes asked about ADA compliance. Mrs. Van Hekken stated that she feels the fees are reasonable and in line with other cities. Mayor Thiess agreed that language about towing should be eliminated from the draft and problems with vehicles should fall back to code enforcement.

Public Comments:

Anne Sinnott suggested specifying the Florida state law prohibiting cities from banning vacation rentals. She stated that she believes the registration fee should remain high based on use of roads and facilities and asked for clarification of mechanisms for having unauthorized vehicles towed from private property. Mayor Thiess commented that is not practical to enforce specifics about tickets and towing. Tracey Langel stated that she agrees registration fees should be high, especially in light of additional code enforcement complaints to be handled by the Marshal.

MOTION: A motion was made to approve Ordinance 2023-3 on first reading

By: Jim Grimes

2nd: John Langel

Voice vote unanimously approved

c) 3115 North Indian River Dr. (Sinnott) - Request Regarding Zoning Compliance

Mr. Neill introduced the matter, which relates to a request from Tim Sinnott regarding replacement of the primary residence on his property at 3115 North Indian River Drive. A potential motion has been included in the Attorney's Report giving conceptual approval to construction of a new home which would be granted under certain conditions and specifying that within 30 days of issuance of the Certificate of Occupancy (CO) for the new home, one of the existing homes must be taken out of residential use by removing the kitchen and cannot be rented.

Board Comments:

Mayor Thiess commented that the potential motion came from consideration of what would be reasonable in terms of requirements to allow a new structure to be built. Mr. Grimes stated that he would love to see a beautiful new home on the property. Mr. Reed expressed concerns about issuing conceptual approval without access to plans, commenting that he would prefer to wait until someone is preparing to build. Mrs. Van Hekken asked why this discussion is necessary to accommodate one individual and said that she believes one of the structures should be demolished. Mr. Langel

commented that he is concerned about the number of buildings on the property and could agree with the motion if one of them would be demolished.

Public Comments:

Anne Sinnott spoke against the Board taking any action, stating that the matter should be heard by the Board of Adjustment and come before the proper outlet when someone purchases the property. Paul Sinnott commented that he believes his property rights would be violated, as there are too many loopholes and uncertainties, and it is unclear how building permits could be issued with this sort of contingency. Danita Creswell commented that removing the kitchen would involve simply taking out the stationary cooking unit, and she believes the buyers should be charged with seeking out guidance as to the potential for the property. She recommended a stipulation that both the building permit and demolition permit will be issued at the same time.

MOTION: A motion was made to give conceptual approval for constructing a new residence at 3015 N. Indian River Drive provided that one of the two existing structures is demolished. The demolition permit must be processed at the same time as the building permit and the demolition must be completed within 30 days after the issuance of a temporary CO for the new structure. The temporary CO will expire after 30 days and no final CO will be issued until the demolition is completed. Siting and construction of the new residence would be subject to the standard permitting and approval process.

By: Jim Grimes

2nd: John Langel

Voice vote unanimously approved

d) N. US Highway 1 (Haynes/Stow & Go) – Action to Require Completion of Site Plan and Related Improvements, with Deadlines

Mr. Neill initiated discussion of the pending site plan for Stow & Go. Variance applications have been granted by the Board of Adjustment. Considerable flooding occurred at the adjacent St. Lucie School during recent heavy rains which required a great deal of cleanup work by Anne and Paul Sinnott.

Mayor Thiess outlined the schedule for completing the site plan and associated improvements suggested by Village Engineer Steve Cooper. By June 1st, the final site plan should be submitted, and temporary berms and silt fencing should be installed. The site plan would be presented to the Board for approval at the regular meeting on June 20th followed by completion of the improvements by the meeting to be held on September 19, 2023.

Brandon Haynes of 2500 N. U. S. 1 discussed the lengthy process of working with engineers in designing the site plan, applying for and receiving variances, and working on the landscape layout. He agreed to all components of the suggested schedule. Anne Sinnott reminded Mr. and Mrs. Haynes that the school owns property five feet west of the existing wood fence, commenting that vegetation had been removed which might have mitigated some of the water intrusion. She and Paul Sinnott asked questions

related to specifications of the final site plan and expressed appreciation for assistance from Mr. Haynes after the flooding.

MOTION: A motion was made to approve the timeline for site plan approval and completion outlined above

By: Jim Grimes

2nd: John Langel

Voice vote unanimously approved

e) Update and Reappointment of Board of Adjustment Members

MOTION: A motion was made to reappoint Jim Van Hekken and George Dugan to the Board of Adjustment for a three year term

By: Dale Reed

2nd: Jim Grimes

Voice vote unanimously approved

f) Appointment of Acting Clerk

Due to miscommunication, the office of the Clerk was not posted in the recent election. Mayor Thiess noted that the Clerk and Secretary are two separate positions that have always been held by the same person but could be separated.

MOTION: A motion was made to appoint Mary Fowler Acting Clerk

By: Dale Reed

2nd: John Langel

Voice vote unanimously approved

8) PUBLIC COMMENT – REGARDING OTHER MATTERS

a) Presentation Regarding Proposed Use of Parcel South of St. Lucie School (for RV Storage)

Alejandro Toro of EDC accompanied by Sarah Tafoya of Dale Sorenson Real Estate presented a proposed plan for property south of the St. Lucie School. Mr. Neill noted that the matter is not up for conceptual approval, but rather presented for comments and input from the Board. He commented that the Board has some flexibility in the matter since the land use designation is currently light industrial but there is no zoning currently attached to the property. The proposal is a 16,500-foot indoor boat and RV storage facility with eleven interior units. Copies of a conceptual site plan and photos were provided.

Mayor Thiess asked about a landscape buffer on the north side that is partially situated on the road that serves the Village School. Mr. Toro's associate, Brad Curry, commented that the project is still in the concept stage, a survey has not yet been completed, and they would be willing to work with us on this issue. Mr. Langel spoke positively about the project, commenting that he feels it is an excellent choice for the property as it is light industrial and would have low traffic next to the School building. Mayor Thiess agreed that it was a perfectly acceptable low impact use. Mr. Grimes stated that he believes there is a need for these types of storage facilities in the area. Procedures and next steps were discussed. Paul Sinnott asked about whether RVs would be pumped out into the septic system. Anne Sinnott encouraged retention of the heritage oaks and beautiful vegetation to preserve the historic look of the area.

James Snyder of Snyder's Cooling & Heating, Inc. presented a request for an occupational license for his business located at 2304 N. U. S. 1.

Motion: A motion was made to approve an occupational license for the business

By: Jim Grimes

2nd: John Langel

Voice vote unanimously approved

Paul Sinott spoke about a party that was held in the parking lot of the former Norris's Restaurant. A semi-trailer and other vehicles have been parked in the lot, and he believes they are in violation. Mr. Peterson stated that the current tenant has told him that he allows vehicles to be parked there but is not collecting rent. Mr. Neill commented that he will research the matter, since the restaurant property should not be acting as a storage facility, but the semi-trailer might belong to the tenant. Anne Sinnott asked for assistance with a trailer blocking visibility on the Southwest corner of Old Dixie Highway by Chamberlin.

9) TREASURE COAST REGIONAL LEAGUE OF CITIES/FLORIDA LEAGUE OF CITIES REPORT

Mrs. Van Hekken had nothing further to report.

10) ATTORNEY'S REPORT

Mr. Neill had nothing further to report.

11) VICE-MAYOR'S REPORT

Mr. Grimes had nothing further to report.

12) MAYOR'S REPORT

Mayor Thiess thanked Anne and Paul Sinnott for their hard work and dedication in cleaning up the St. Lucie School after the recent flooding issue. August 22nd at 10:00 a.m. has been designated as the tentative date of a joint meeting between the St. Lucie County Commission and the St. Lucie Village Board of Aldermen, and they are hoping for full attendance. Mr. Thiess will be in touch with Environmental Land Development regarding cleaning and culvert work of the Fort Capron Ditch and hopes to have pricing available for the next Board meeting. Mrs. Van Hekken asked why the Village is responsible for the ditch. Mr. Thiess responded that it causes environmental and sanitary concerns that affect numerous properties on Chamberlin. He gave a legislative update, stating that the 50% match for sewer design in the north end of the Village has been approved by the legislature as well as an allocation of \$553,093 for water design for all properties east of Old Dixie Highway. The only remaining barrier to receiving the funding is a possible line-item veto by the Governor.

13) BOARD COMMENTS

Mr. Grimes reported that he has reached out to Brown & Brown Insurance regarding insurance for the Village and will try to secure a quote. Mrs. Van Hekken stated that she will contact Florida Municipal Insurance Trust regarding the premium increase.

No further business, meeting adjourned.