

# City of Port St. Lucie

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

## City Council

### Meeting Minutes - Final

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV  
Stephanie Morgan, Councilwoman, District I  
Dave Pickett, Councilman, District II  
Vacant, Councilman, District III

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**Monday, December 6, 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 Martin on December 6, 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 Shannon Martin  
Vice Mayor Jolien Caraballo  
Councilman Dave Pickett  
Councilwoman Stephanie Morgan

**3. Invocation & Pledge of Allegiance**

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

**4. Proclamations and Special Presentations**

- 4.a** Hear an Update from the Boys & Girls Club of St. Lucie County

[2021-1015](#)

(Clerk's Note: A PowerPoint was shown at this time.) Will Armstead, CEO Boys & Girls Club of St. Lucie County, thanked the City for their partnership over the years. He explained that they had three pillars of success, World Class Clubs, Life-Enriching Programs, and Workforce Readiness. Tommy John, Vice President of Philanthropy, explained the

goals of achieving World Class Clubs and Life-Enriching Programs like the mobile unit. Linda Soto, Vice President of Specialized Services, explained how they provided teens the opportunities to learn about the work field, learn teamwork, job skills & to explore career opportunities. She was hoping to expand the program and gain job shadowing experiences for the teens within the community. The City Council thanked Mr. Armstead for his hard work and his team's hard work and hoped to partner more in the future.

#### 5. Public to be Heard

John Hanlon spoke regarding yard waste.

Theodore Agnew spoke regarding speeding & noise on cut through streets near Crosstown Parkway and the City's street light process. Vice Mayor Caraballo requested that staff address the speeding near Chalupe and Atlantis since they are being used as cut through streets.

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

Vice Mayor Caraballo moved to approve the Agenda with the removal of Items 7 d.), and 8 a.). Councilman Pickett seconded the motion, which passed unanimously by voice vote. Mayor Martin requested that staff renotify the River Place residents advising them of when the hearing would occur. The City Manager advised the Public that Assistant City Manager Graham was in attendance and would be taking down e-mail addresses of people who would like to be notified.

A break was called at 6:58 p.m., and the meeting resumed at 7:07 p.m.

#### 7. Approval of Consent Agenda

- 7.a** July 21, 2021 City Council Retreat Meeting Minutes, [2021-996](#)  
September 20, 2021 Special Council Meeting Minutes,  
November 22, 2021 Zoning Appeal Meeting Minutes

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimosuly by voice vote.

- 7.b** Approval to Participate in the Sourcewell Cooperative [2021-1019](#)  
Contract #010720-AXN for Public Safety Video Surveillance  
Equipment from Axon Enterprise, Inc.

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimosuly by voice vote.

- 7.c** Ratify Additional Expenditures for Water & Sewer Products [2021-1041](#)

from Core & Main LP, Ferguson Enterprises, LLC & Fortiline, Inc.

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.d** Request for Extension of Approved Site Plan for Rosser Lakes (P18-011) [2021-983](#)

This Consent item was Withdrawn.

- 7.e** Award Contract #20200112 Mowing and Landscape Maintenance Services for Various Locations Throughout Port St. Lucie with Juniper Landscape of Florida LLC and Brightview Landscape Services, Inc. [2021-1020](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Approve Shortlisted Firms and Begin Negotiations for the Request for Proposals (eRFP) # 20210103 Design Services to Provide 40% Design Plans for the Hegener Drive Extension Phase 3 Project [2021-1035](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7 d.) removed. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

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

- 8.a** Ordinance 21-18, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small- Scale Amendment to the Future Land Use Map for the KTLC River Place, LLC Property (P21-025) to Change the Future Land Use Designation of Approximately 15.4-acres From CG (Commercial General) to Low Density Residential (RL) for a Property Legally Described as Part of Parcel N, River Place on the St. Lucie and Generally Located East of NE St. James [2021-955](#)

Drive and South of NE Lazy River Parkway.

(Clerk's Note: This item was previously tabled.)

- 8.b** Ordinance 21-114, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending Ch. 158, Zoning Code of the Code of Ordinances of the City of Port St. Lucie, Florida, by Amending, Section 158.217, Accessory Uses and Structures

[2021-935](#)

The City Clerk read Ordinance 21-114 aloud by title only. Mayor Martin opened the Public Hearing. The City Manager advised that this item was related to the change in home occupation and would ensure that the City Code met state statutes. Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

Councilman Pickett moved to approve Ordinance 21-114. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-114. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-115, Public Hearing, An Ordinance of the City Council of the City of Port St. Lucie, Florida, Amending Chapter 32, Article VIII, Section 32.77 of the Code of the City of Port St. Lucie, Florida, Entitled "Police Officers' Retirement Trust Fund;" Amending Section (H) Disability; Providing a Conflicts Clause, a Severability Clause, and Authority to Codify; Providing an Effective Date; and for Other Purposes.

[2021-971](#)

The City Clerk read Ordinance 21-115 aloud by title only. Mayor Martin opened the Public Hearing. The City Manager advised that this item was related to identifying more options for disability/retirement & was a housekeeping item. Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

Councilwoman Morgan moved to approve Ordinance 21-115. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-115. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-116, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement Affecting Lot 24, Block 2405, Port St. Lucie Section Thirty-Four, Recorded

[2021-980](#)

in Plat Book 15, Page 9, 9A through 9W, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 21-116 aloud by title only. Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-116. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-116. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-117, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 32, Block 2824, Port St. Lucie Section Forty, Recorded in Plat Book 15, Pages 34, 34A to 34Y, of the Public Records of St. Lucie County, Florida.

[2021-981](#)

The City Clerk read Ordinance 21-117 aloud by title only. Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-117. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-117. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 21-118, Public Hearing, An Ordinance Amending Section 158.155 "Limited Mixed Use Zoning District (LMD)" (P21-073).

[2021-994](#)

The City Clerk read Ordinance 21-118 aloud by title only. Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner II, gave the background for the item. She explained that the item would provide consistency between the Comprehensive Plan and the Zoning Code. The proposed revisions include replacing institutional with the words enclosed assembly areas, removing uses allowed within the institutional zoning district as permitted and special exception uses within the LMD Zoning District, and minor grammatical edits. She added that the Planning & Zoning Board had recommended approval. (Clerk's Note: The City Council welcomed Ms. Grubbs to the team.)

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Vice Mayor Caraballo moved to approve Ordinance 21-118. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-118. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 21-119, Quasi-Judicial, Public Hearing, An [2021-1010](#)  
Ordinance to Approve a Conceptual Plan for Approximately  
2.37 Acres of Property Located at the Northeast Intersection  
of Port St. Lucie Boulevard and SW Greco Lane Within the  
LMD (Limited Mixed-Use) Zoning District for a Project Known  
as Sageview Partners, LLC (P21-056).

The City Attorney read the Quasi-Judicial Procedures into the record for items 8 g.) and 8 h.). The City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 21-119 aloud by title only. Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Stephen Mayer, Planner III, explained that he had been sworn in and requested that the Clerk submit the file into the record. He stated that the item was for an LMD Concept Plan approval, for a 2.37-acre property located on the NE corner of Port St. Lucie Boulevard and SW Greco Lane. He said that the applicant was requesting to replace the defunct conceptual site plan (P07-297) in order to develop the site as a mixed-use project, consisting of 20,422 square feet of commercial space on the first floor and 18 multi-family residential units on the second floor. He showed a location map, an aerial, and explained the surrounding uses, the Future Land Use, and the Zoning. He advised that the applicant was four spaces short for parking, therefore a condition was made to either create a Final Site Plan showing the four spaces or they would need to request a variance to be four spaces short. He stated that the Site Plan Review Committee recommended approval and the Planning & Zoning Board had recommended approval with the condition that the Final Site Plan not exceed the minimum threshold for LMD Zoning, retail and personal service uses shall not exceed 50% of the building's gross floor area and no use shall exceed 5,000 square feet, unless they apply for a Special Exception Use. Mayor Martin asked for clarification since the PowerPoint showed that the applicant was short five spaces, to which Mr. Mayer replied that the PowerPoint was correct as the applicant was short five spaces.

Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative. Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Vice Mayor Caraballo voiced that she would not support the item because she felt that it was not consistent with the current status of the City and felt that they needed to bring forth a new concept plan. Councilwoman Morgan moved to approve Ordinance 21-119 with staff's conditions/recommendations. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-119 with staff's conditions/recommendations. The motion passed by roll call vote with Mayor Martin, Councilwoman Morgan, and Councilman Pickett voting in favor and Vice Mayor Caraballo voting against.

- 8.h** Ordinance 21-120, Quasi-Judicial Hearing, An Ordinance to Rezone 47 Acres of Property Located Directly North of Becker Road, East of SW Village Parkway and West of I-95 From the Zoning Designation of St. Lucie County Agricultural - 5 (SLC AG-5) to the City of Port St. Lucie Master Planned Unit Development Zoning District (MPUD) and to Include the 47 Acres in the Tradition Regional Business Park @ Southern Grove MPUD and to Amend the MPUD Conceptual Master Plan and Regulation Book for a Project Known as Tradition Regional Business Park @ Southern Grove MPUD Amendment No. 2.

[2021-998](#)

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

The City Clerk read Ordinance 21-120 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded that they had all spoken with the applicant. Mayor Martin opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, 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 request to rezone 47 acres of property from the zoning designation of St. Lucie County AG-5 and to amend the Tradition Regional Business Park MPUD. She showed a location map, an aerial, explained the surrounding uses, the Future Land Use, the Zoning, and explained the background of the property. She showed the



existing concept plan and the revised concept plan. She advised that the revised development program adds 47 acres to the MPUD to be designated for Business Park use with no changes to entitlements. She stated that the Planning & Zoning Board and Planning & Zoning staff recommend approval. Dennis Murphy, Culpepper & Terpening, stated that he was available for questions. Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

Vice Mayor Caraballo moved to approve Ordinance 21-120. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-120. The motion passed unanimously by roll call vote.

- 8.i** Ordinance 21-122, Public Hearing, Authorizing the [2021-962](#)  
Abandonment of Previously Designated Road Right-of-Way  
For Paar Drive, From SW Anthony F. Sansone Sr. Boulevard  
to Interstate 95, and Conveyance of That Real Property to  
the Port St. Lucie Governmental Finance Corporation.

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

The City Clerk read Ordinance 21-122 aloud by title only. Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-122. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-122. The motion passed unanimously by roll call vote.

## 9. Other Public Hearings

- 9.a** Public Hearing, for the Approval of the Community [2021-1047](#)  
Development Block Grant (CDBG) Consolidated Annual  
Performance & Evaluation Report (CAPER) 2020-2021 and to  
Open the 2 Week Public Comment Period

Mayor Martin opened the Public Hearing. Alessandra Tasca, Neighborhood Services Deputy Director, stated that the report was generated every year after staff reconciled the grant projects/programs. She advised that once the Public Hearings were completed, the comments would be attached and sent to the Department of Housing



and Urban Development. She added that she was available for questions.

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Councilwoman Morgan moved to approve Item 9 a.) Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Item 9a. The motion passed unanimously by roll call vote.

#### **10. First Reading of Ordinances**

There was nothing scheduled under this item.

#### **11. Resolutions**

- 11.a** Resolution 21-R146, A Resolution Approving Acceptance of 115 Sq. Ft. of Property to Facilitate Sidewalk Construction and Enter Into Related Agreements.

[2021-1043](#)

The City Clerk read Resolution 21-R146 aloud by title only. Mayor Martin opened the Public Hearing. The City Manager stated that the item was for an existing right-of-away located on Bayshore Boulevard and Prima Vista to the west of Walgreens. Mayor Martin clarified that the item was not a Public Hearing.

Vice Mayor Caraballo moved to approve Resolution 21-R146. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R146. The motion passed unanimously by roll call vote.

#### **12. Unfinished Business**

There was nothing scheduled under this item.

#### **13. New Business**

- 13.a** Consideration of the Districting Commission Report and Recommendations Amending City Council District Boundaries Within the City of Port St. Lucie.

[2021-1051](#)

Anne Cox, Planning & Zoning Assistant Director, stated that the item was a recommended map created by the Districting Commission which was based on the 2020 US Census population numbers. She explained that once the map was approved, an ordinance would be created to describe the legal descriptions of the boundaries & would be heard for first and second readings. Councilwoman Morgan made some suggestions: the Torino area was being split and suggested using the

canal south of Wolverine as the border; using the turnpike as the boundary, where District 1 overlapped into District 2 from Crosstown to Port St. Lucie Boulevard; using Floresta Drive- east of Floresta Drive is District 4, west of Floresta Drive is District 1 in the NE corner where District 1 touches District 4. She voiced an issue with how the bottom right area of where District 1 & 4 splits, it didn't continue down to Floresta to Port St. Lucie Boulevard, it went down the middle of a street. She hoped that the growth of the City was being taken into consideration. Mayor Martin replied that the map had to be created with the numbers "as they are". The City Attorney added that if there was a fast growing or declining area the City Council could agree to review the map within 5 years instead of 10 but they had to work with the hard numbers. Councilwoman Morgan felt that her recommendations would even out the district numbers. Councilman Pickett inquired if there was a set number requirement for each district, to which the City Attorney responded in the negative and added that the districts had to be equally distributed. Councilman Pickett requested the area by the turnpike be added back into District 2.

It was the consensus of the City Council to have IT create a new map with the City Council's recommendations. They requested one on one meetings before bringing the item back for the First Reading.

#### **14. City Manager's Report**

The City Manager informed the Public that the election would take place on the 7th. He explained how mailers and inserts were sent to the Public regarding the referendum. He stated that the Employee Luncheon would take place on December 9th and thanked staff for the Festival of Lights event.

#### **15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan- On December 1st she attended the TPO meeting and the Disco in December event.

Councilman Pickett- He attended the Treasure Coast Council Local Government meeting, the TPO meeting, and the Festival of Lights.

Vice Mayor Caraballo- From December 1st to the 3rd she attended the Florida League of Cities Teams Meetings, and she also attended the Festival of Lights event. She requested that the covers on the stage be moved over and requested more beads.

Mayor Martin- She attended Coffee with the Mayor, the Festival of Lights event, the TPO meeting and an event at Somerset Academy. The City Council agreed to

present Charter Review topics/concerns at the Special City Council Meeting in January.

**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 7:58 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk