

# City of Port St. Lucie

## City Council

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

### 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, October 25, 2021**

**6:30 PM**

**Council Chambers, City Hall**

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#### Meeting to follow the 6:00 PM GFC

#### 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 October 25, 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 Proclamation: Extra Mile Day [2021-699](#)

Mayor Martin read the Proclamation & proclaimed November 1, 2021 to be observed as Extra Mile Day.

##### 4.b Proclamation: The Saints Golf Course 60/20 Anniversary [2021-881](#)

Mayor Martin read the Proclamation & presented it to Keith Bradshaw,

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Golf Course Administrator who stated that they would be celebrating the anniversary from November 1st- 7th at the Golf Course.

**4.c** Proclamation: Lights On Afterschool Day [2021-916](#)

Mayor Martin read the Proclamation & proclaimed October 28, 2021 to be observed as Lights on Afterschool Day.

**4.d** Special Recognition [2021-952](#)

(Clerk's Note: This item was added at the request of the City Council.)

The City Council congratulated Clyde Cuffy on passing the Professional Designation of Engineering exam.

**5. Public to be Heard**

April Patterson spoke regarding concerns with the Building Department stemming from Amore Pools issues.

Steve Carroll spoke regarding Gopher Tortoise laws and drainage issues on Bolin Street.

Mayor Martin stated that she passed the Gopher Tortoise information onto staff and requested that Public Works check on the drainage issue. She also requested that the City Manager's Office contact Ms. Patterson to resolve her issue.

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

Vice Mayor Caraballo moved to approve the Agenda with the removal of Item 11 e.). Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**7. Approval of Consent Agenda**

**7.a** August 16, 2021 Special Council Meeting Minutes, [2021-833](#)  
September 27, 2021 Special Council (Mayor), Regular  
Council, and Special Council (Budget) Meeting Minutes

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

**7.b** Request for Approval of an Amended & Restated Interlocal [2021-868](#)  
Agreement for the CAD, RMS and MCT/MFR System Shared  
Network

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

- 7.c** Approve a Major Site Plan for 460 Peacock Business Center in St. Lucie West (P21-135) [2021-877](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.d** Approve FY 2021-2022 Expenditure of Police Forfeiture Funds [2021-892](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.e** Award Contract #20210053R for Rehabilitation / Repair of Water Control Structures #A-22, A-24 & one (1) BSL-2, Twin Culverts at the A-2 Pond to Custom Built Marine Construction, Inc. [2021-780](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Approve Amendment #2 to Contract # 20200010 for CEI & GEO Services for Floresta Dr Widening Project - Phase I. [2021-884](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Approval to Participate in the State of Florida Contract #25101600-21-STC for the Purchase of Medium & Heavy Trucks with Step One Automotive FD CW, LLC and Tampa Truck Center, LLC. [2021-860](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.h** Approve a Major Site Plan for LTC Ranch East - Willard (P21-069) [2021-883](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

**Approval of the Consent Agenda**

Councilwoman Morgan moved to approve the Consent Agenda. Councilman

Pickett seconded the motion, which passed unanimously by voice vote.

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

- 8.a** Ordinance 21-46, Public Hearing, an Ordinance Amending the Comprehensive Plan to Provide a Large-Scale Amendment Consisting of Text Amendments to The Future Land Use Element on Behalf of Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation (GFC) (P20-256).

[2021-862](#)

The City Clerk read Ordinance 21-46 aloud by title only. Mayor Martin opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, explained that this item was the Adoption Hearing for the Large Scale Comprehensive Plan Text Amendment. She said that the property was located west of I-95, south of Tradition Parkway, north of Becker Road and east of SW Community Boulevard. She explained the proposed changes to the land in the subdistricts in Southern Grove. She said that the completed traffic analysis was reviewed and showed that the changes in entitlements would not impact transportation. Vice Mayor Caraballo stated that these proposed changes would provide for higher wage jobs. Councilman Pickett inquired about the removal of the Paar Drive overpass, to which Ms. Kean replied that the changes did not remove the potential for a third interchange, and they did not want the truck traffic passing over Paar Drive. Councilman Pickett inquired if they could keep the overpass open and restrict the truck passage, to which Ms. Kean replied that the area was proposed for development. Mayor Martin stated that Rosser Boulevard in that area was highly residential and would be disrupted. The City Manager stated that the original DRI included a regional mall, and since it was removed the trips were reduced.

Steve Carroll spoke regarding the use of the area and the negative aspects of growth for the City. He inquired if the property was inspected for protected animals. 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 21-46. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-46. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 21-97, Public Hearing, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida. [2021-851](#)

The City Clerk read Ordinance 21-97 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-97. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-97. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-98, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 1, Block 75, South Port St. Lucie Section Unit Five, Recorded in Plat Book 14, Page(s) 12, 12A through 12G, of the Public Records of St. Lucie County, Florida. [2021-805](#)

The City Clerk read Ordinance 21-98 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-98. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-98. The motion passed unanimously by roll call vote.

**9. Other Public Hearings**

- 9.a** Public Hearing for Public Input on the City's Final Application for the Community Development Block Grant Coronavirus (CDBG-CV) Grant Round 2 and to Approve the Submittal of the Final Application [2021-918](#)

Mayor Martin opened the Public Hearing. Carmen Capezzuto, Neighborhood Services Director, stated that this was a requirement to apply for CDBG-CV Coronavirus Round 2 funding which was a competitive process which would be run through the Business Navigator's Office. Elijah Wooten, Business Navigator, explained that the City would be applying for a \$1.5 million grant through the DOE to supply support to businesses that were impacted by the pandemic. He stated that it was tied through CDBG funding for businesses in low-moderate income areas.

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 Item 9 a.) Councilman Pickett seconded the motion. Under discussion, Vice Mayor Caraballo voiced that this was a positive step to keep businesses located within the City open. The motion passed unanimously by roll call vote.

## 10. First Reading of Ordinances

- 10.a** Ordinance 21-99, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie by Amending Policy 1.1.4.13, Policy 1.2.6.1, and Policy 1.2.6.2 of the Future Land Use Element, Pursuant to Chapter 163, Florida Statutes (P21-200)

[2021-867](#)

The City Clerk read Ordinance 21-99 aloud by title only. Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean explained that this was a transmittal hearing for a Large Scale Comprehensive Plan Text Amendment. She explained that the item proposed changes to address the zoning of land under the New Community Development District. She explained the amended policies with the proposed Districts' minimum sizes. 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 21-99. Councilman Pickett seconded the motion, which passed unanimously by roll call vote.

- 10.b** Ordinance 21-100, Abandoning Twenty (20) Foot Utility and Drainage Easements Affecting Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, Block 1388, Port St. Lucie Section Fourteen, Recorded in Plat Book 13, Page(s) 5, 5A Through 5F, of the Public Records of St. Lucie County, Florida.

[2021-871](#)

The City Clerk read Ordinance 21-100 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-100. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-101, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 14, Block 1927, Port St. Lucie Section Nineteen, Recorded in Plat Book 13, Page 19, 19A Through 19K, of the Public Records of St. Lucie County, Florida.

[2021-880](#)

The City Clerk read Ordinance 21-101 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 21-101. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-102, Authorizing the Conveyance of a Portion of a 60-Foot Right-of-Way Owned by the City of Port St. Lucie Known as SW Bianca Avenue, to James J. McGlone, Jr. in Exchange for Property Owned by James J. McGlone, Jr. in Accordance with a Property Exchange Agreement.

[2021-852](#)

The City Clerk read Ordinance 21-102 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-102. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 21-103, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 24, Block 2227, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page(s) 1, 1A to 1V, of the Public Records of St. Lucie County, Florida.

[2021-858](#)

The City Clerk read Ordinance 21-103 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-103. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 21-104, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 1, Block 2282, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

[2021-859](#)

The City Clerk read Ordinance 21-104 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 21-104. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 21-105, An Ordinance of the City of Port St. Lucie, Florida, Amending Title XV "Land Usage", Chapter 162 "Art in Public Places" of the Code of Ordinances of the City of Port St. Lucie (P21-141)

[2021-866](#)

The City Clerk read Ordinance 21-105 aloud by title only. Mayor Martin requested to meet with staff to discuss her concerns. Vice Mayor Caraballo requested that criteria be added in regard to a distance

limitation. Ms. Kean added that it would be a case by case basis and would need to be reviewed for consistency. Teresa Lamar-Sarno, Deputy City Manager, explained that each case would need to be approved by the Public Art Advisory Board and then by the City Council. She stated that staff could review the criteria.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-105. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 21-106, An Ordinance Approving the Second Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod G Planned Unit Development, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P21-071). [2021-885](#)

The City Clerk read Ordinance 21-106 aloud by title only. Vice Mayor Caraballo stated that they were doubling the units and requested a meeting with Public Works prior to the Second Reading.

Steve Carroll inquired if the land was surveyed for Gopher Tortoises. Mayor Martin replied that all developers were required to complete a survey and to follow state guidelines. The City Manager stated that the surveys were certified through DEP and City ordinance required that certification.

Vice Mayor Caraballo moved to approve Ordinance 21-106. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 21-107, An Ordinance of the City of Port St. Lucie, Florida, Amending Chapter 159, Article V, Economic Development Impact Fee Mitigation Program of the Code of Ordinances to Include Mobility Fee in the Definitions Section. [2021-850](#)

The City Clerk read Ordinance 21-107 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-107. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## **11. Resolutions**

- 11.a** Resolution 21-R128, A Resolution Approving Highway Contractor Agreement with State of Florida Department of [2021-841](#)



Transportation for Midway Road Widening

The City Clerk read Resolution 21-R128 aloud by title only. Kevin Matyjaszek, Utility Systems Assistant Director, stated that this resolution was related to the expansion of Midway Road in 2025.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 21-R128. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R128. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R129, Approve Acceptance of Utility Easement from Oculus Surgical, Inc. [2021-863](#)

The City Clerk read Resolution 21-R129 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R129. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R129. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R130, A Resolution Approving a Preliminary and Final Plat for Southern Grove Plat No. 36 (P21-060). [2021-882](#)

The City Clerk read Resolution 21-R130 aloud by title only.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 21-R130. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R130. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R131, Authorizing the City Manager to Enter into and Execute the Arbor Day Foundation ("ADF") Grant Agreement to Benefit the Linde Tree Planting Project at SE Tiffany West in the Sandhill Crossing Neighborhood of the City of Port St. Lucie [2021-893](#)

The City Clerk read Resolution 21-R131 aloud by title only. The City Manager voiced that staff was applying for grants to assist with landscaping the storm water areas.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R131. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R131. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R132, Authorizing the Mayor to Enter into and Execute an Amended and Restated Interlocal Agreement Between St. Lucie County and the City of Port St. Lucie, Revising the Agreement regarding Municipal Services Taxing Units for Public Transit. [2021-684](#)

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

- 11.f** Resolution 21-R133, A Resolution of the City Council of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter and Execute a Florida Job Growth Infrastructure Grant Agreement Between the State of Florida Department of Economic Opportunity and the City of Port St. Lucie; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2021-778](#)

The City Clerk read Resolution 21-R133 aloud by title only. The City Manager explained that a grant was received through the State of Florida, Department of Economic Opportunity for Anthony Sansone Senior Boulevard.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R133. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R133. The motion passed unanimously by roll call vote.

- 11.g** Resolution 21-R134, A Resolution to Approve a Ten-Year Ad Valorem Tax Exemption for Fed Ex Facility [2021-891](#)

The City Clerk read Resolution 21-R134 aloud by title only. The City Manager stated that a referendum would take place on December 7th, to renew time limited tax abatement to attract major employers to the City. He said that this resolution would allow for Fed-Ex to receive the tax abatement.

Steve Carroll voiced his concerns about the Ad-Valorem Tax exemption. The City Manager explained that for a company to be eligible for the tax exemption they had to make a substantial capital investment and/or employ full time employees that make above average wage in the community; all the information would be verified. If they did not meet the threshold the company did not receive the abatement for the year. He said that he believed Fed-Ex would be supplying \$34 million not including interior machinery. He said that the City had allowed for abatements up to 5-years then began to phase in

the taxes. He clarified that only two entities could provide the abatement, and this item referred to the City's ad-valorem tax abatement. He added that it was the only incentive in the State of Florida for economic development and most large counties/cities in the state used the same tool.

Vice Mayor Caraballo moved to approve Resolution 21-R134. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R134. The motion passed by roll call vote with Mayor Martin, Vice Mayor Caraballo, and Councilwoman Morgan voting in favor and Councilman Pickett abstaining from the vote.

- 11.h** Resolution 21-R135, A Resolution Approving the Preliminary and Final Plat for Riverland Parcel C - Plat Eight Replat (P21-196)

[2021-878](#)

The City Clerk read Resolution 21-R135 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 21-R135. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R135. 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 stated that the Bureau of Economic and Business Research had a population 214,500 for the City of Port St. Lucie. He explained that there was a team advocating for higher paying jobs for the City of Port St. Lucie referendum and would provide five mailers closer to the vote by mail date.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan- On October 13th she attended the Port St. Lucie Area Council meeting & the Tourist Development Council meeting. On October 16th she attended the Believe in the Mission Event hosted by the DDs-4 Vets. On October 20th she attended the Fireboard meeting, on October 21st she attended the Little Feet Art Auction.

Councilman Pickett- On October 14th he attended the Solid Waste Taste Force meeting and was looking forward to the next meeting. On October 16th he attended

the DDS-4 Banquet. On October 17th he attended church for a 101 Birthday Celebration. On October 23rd he attended the Real Men Wear Pink Event and the Chili Cookoff.

Vice Mayor Caraballo- On October 14th she attended River Nights; she voiced that parking would need to be addressed & how to spread out the event along the boardwalk. On October 20th she attended a Treasure Coast Regional League of Cities Meeting, Florida League of Advocacies meeting, and a Historical Society gathering for the referendum. On October 21st she toured the Fed-Ex site. On October 23rd she attended the Chili Cookoff.

Mayor Martin- She spoke on the Barron Real Estate Real Talk Program and spoke to the Korean War Veterans. Herself and Kate Parmelee attended a Zoom conference to advocate for the Build grant. She attended the Town Hall for Youth, a Fireboard meeting. She thanked Christ Fellowship Church for partnering on the food truck at City Hall for City employees. She stated that she would be touring Regional Parks in the upcoming week.

**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 8:05 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk