

City of Port St. Lucie

City Council

Meeting Minutes

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

Shannon M. Martin, Mayor

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

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Monday, May 9, 2022

6:30 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular Meeting of the City Council of the City of Port St. Lucie was called to order by Mayor Martin on May 9, 2022, at 6:34 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Shannon M. Martin
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

4.a Proclamation: Police Week and Peace Officers Memorial Day [2022-386](#)

Mayor Martin read the Proclamation for Police Week and Peace Officers Memorial Day into the record and presented it to Chief John Bolduc, who thanked the Council for the Proclamation and their continued support.

4.b Proclamation: Mental Health Awareness Month [2022-387](#)

Mayor Martin read the Proclamation for Mental Health Awareness

Month into the record and presented it to William Wims, CEO of New Horizons of the Treasure Coast and Okeechobee, who thanked the Council and the City of Port St. Lucie for the recognition and awareness.

4.c Proclamation: Haitian Heritage Month [2022-417](#)

Mayor Martin read the Proclamation for Haitian Heritage Month into the record and presented it to Carmel Vericain, Secretary, and Carole King, Founder of the Treasure Coast Cultural Festival, Inc. Ms. Vericain and Ms. King thanked the Council for the Proclamation and spoke to the history of the Haitian Heritage. They invited everyone to attend their upcoming celebration and event on May 18, 2022.

4.d Presentation of the Spring 2022 Business Accelerator Program Graduates. [2022-400](#)

Elijah Wooten, Economic Development Administrator, provided a brief presentation on the Business Accelerator Program and distributed Certificates of Appreciation to those who made it possible. Susan Klein, Program Coordinator with Indian River State College School of Continuing Education, acknowledged the small businesses that graduated from the Spring 2022 Business Accelerator Program.

Mayor Martin congratulated the participants on their achievements and thanked them for investing in their businesses and working with the community partners in the City.

4.e Presentation of the ICMA Certificate of Excellence in Performance Management [2022-410](#)

Kate Parmelee provided a brief PowerPoint presentation on the International City/County Management Association (ICMA) 2021 Certificate of Excellence in Performance Management and presented a plaque to the City Manager and Council, as it is the highest level of recognition from the ICMA. Mayor Martin thanked City Manager Blackburn for his leadership.

5. Public to be Heard

Mayor Martin opened Public to be Heard.

1. Greg Smith with Mustard Seed Ministries, 8311 S. US-1, thanked the City Council for their Proclamation designating May 14th as National Letter Carriers Food Drive Day and discussed the success of the food drive.
2. Earl Meiklejohn, 218 SW Whitmore Drive, suggested a traffic calming area for

Whitmore Drive from Airoso Boulevard to Bayshore Drive and commented on the overgrown grass on the roadways.

3. Steven Carroll, 5421 NW Bolin Street, spoke to the taxpayers' money being spent on the City Center, golf course, and Torino Park projects as well as his outstanding requests for information from the City.

There being no further comments, Mayor Martin closed Public to be Heard.

Councilwoman Morgan asked that City Manager Blackburn contact Mr. Meiklejohn regarding his concerns, to which Mr. Blackburn indicated he would follow-up with Mr. Meiklejohn.

Councilman Pickett stated he had responded to Mr. Carroll's e-mail.

Vice Mayor Caraballo responded to Mr. Carroll's comments and clarified the projects are being done per the Strategic and Master Plans.

Councilman Bonna spoke to Mr. Carroll's comments and discussed opinions versus facts.

Mayor Martin addressed Torino Regional Park and explained the City will start the public participation planning process later this year to create a win-win for the entire community.

Vice Mayor Caraballo reminded the public that the City's Budget Book is an open public document and is available on the City's website. She encouraged the public to call and ask questions if need be.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin indicated there was a request to table Item 10.e. Dennis Murphy respectfully requested that this item be tabled to the Special City Council Meeting on May 16, 2022. He stated they will address the outstanding issue with the Legal Department between now and then.

The City Clerk advised Mayor Martin that there was a request to table Item 10.b. Autumn Sorrow with AJ Entitlements requested to table this item to a date uncertain, to give them time to meet with the adjacent residents and develop a Site Plan to send with the rezoning request.

There being no further discussion, Councilwoman Morgan moved to approve the Agenda with the City Council tabling items 10.b to a date uncertain and 10.e to the May 16, 2022 Special City Council Meeting. Councilman Pickett seconded the

motion.

Under discussion:

Regarding Item 10.b, Mayor Martin clarified for the record and the applicant that she will not be supporting anything with multifamily rentals.

Vice Mayor Caraballo stated they needed to discuss the 300 family residential units on the corner of Darwin and Port St. Lucie Boulevard, as it is a great concern with the level of traffic on that road. She said the applicant is asking for a commercial change to provide more residential, and she is not in favor of that at this time. She asked the applicant to schedule a meeting with her to discuss if need be.

Councilman Bonna stated he was hesitant to change commercial to residential and was not likely to support this item.

Mayor Martin stated, if a future application comes in, the applicant should be prepared to address "L" Street at the next meeting, as it is a small roadway and needs improvement.

1. James Tetzlaff, 734 SW College Park, spoke to the trash/recycling, roundabout, and newer versus older areas being developed, and requested that the Council deny the rezoning request.

There being no further discussion, the Council voted and the motion passed unanimously by voice vote.

7. Approval of Consent Agenda

Mayor Martin requested that Item 7.f be removed for a separate discussion.

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with the removal of Item 7.f for a separate discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

7.a Approval of April 11, 2022 Regular City Council and April 18, 2022 Special City Council Meeting Minutes [2022-318](#)

This Consent item was Approved on the Consent Agenda.

7.b Approve FY 2021-2022 Expenditure of Police Funds [2022-376](#)

This Consent item was Approved on the Consent Agenda.

7.c Approve Major Site Plan for Verano South - Astor Creek Cart Barn (P22-045). [2022-358](#)

This Consent item was Approved on the Consent Agenda.

- 7.d** Approval to Renew the Continuing Supply Contract [2021-941](#)
#9635915 with Pentair Flow Technologies, LLC for the
Purchase of Simplex Residential Grinder Systems and Duplex
Grinder Systems including All Associated Replacement Parts.

This Consent item was Approved on the Consent Agenda.

- 7.e** Approve Shortlist and Begin Negotiations for the Request for [2022-405](#)
Proposal (E-RFP) #20220038 for the Design & Permitting
Services for the Hogpen Slough Trail Boardwalk & Shared
Use Paths.

This Consent item was Approved on the Consent Agenda.

- 7.f** Requesting Approval to Increase the Purchase Order Limit [2022-406](#)
for Optimum Services Supplemental Yard & Bulk Waste
Collection

Regarding Waste Pro and the City's growth, Mayor Martin clarified that this was a contractor issue and not a growth issue.

City Manager Blackburn discussed Optimum's services and Waste Pro's issues. He explained how City employees were assisting by picking up yard waste. He stated the City notified Waste Pro that a third party contractor will be brought in to make a sweep throughout the City for vegetative waste to get Waste Pro back on track. He indicated that staff was requesting the authority to bring Optimum Services back when Waste Pro does not pick up the yard debris.

Vice Mayor Caraballo stated the City needs to utilize their administrative charges appropriately for those missed pick ups and ensure they have someone to pick up the bulk, so their community does not look like a junkyard. Vice Mayor Caraballo also commented on Waste Pro's responsibilities and agreed they should have planned for the City's growth.

There being no further discussion, Vice Mayor Caraballo moved to approve Item 7.f, Requesting Approval to Increase the Purchase Order Limit for Optimum Services Supplemental Yard & Bulk Waste Collection. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-30, Public Hearing, An Ordinance of The City of Port St. Lucie, Florida, Amending Ch. 111, Art. III, Business Tax Receipt of The Code of Ordinances to Add “Non-Regulated Trades” to Category II; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date. [2022-253](#)

The City Clerk read Ordinance 22-30 aloud by title only.

Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-30 and Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-30. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 22-33, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 12, Block 2327, Port St. Lucie Section Thirty-Four, Recorded in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida. [2022-335](#)

The City Clerk read Ordinance 22-33 aloud by title only.

Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-33 and Councilman Bonna seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-33. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-34, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Four City Council District Boundaries as Set Forth in Section 5.05, Council Districts; Adjustment of Districts of the City Charter; Amending Section 33.04, Election District(s), of the Code of Ordinances. [2022-355](#)

The City Clerk read Ordinance 22-34 aloud by title only.

Mayor Martin opened the Public Hearing.

1. Steven Carroll, 5471 NW Bolin Street, commented on the boundaries of the Council districts and asked the Council to listen to the public.

Vice Mayor Caraballo confirmed with City Manager Blackburn and City Attorney Stokes that no district lines have been moved to satisfy a certain Council person to keep them in their district.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilman Bonna moved to approve Ordinance 22-34 and Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-34. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 22-35, Public Hearing, An Ordinance Amending Title III, "Administration", Chapter 32 "Departments, Boards, and Commissions", Article VII "Planning and Zoning Board", Section 32.54 "Filling of Vacancies" and Section 32.57 "Powers and Duties of the Code of Ordinances.

[2022-312](#)

The City Clerk read Ordinance 22-35 aloud by title only.

Mayor Martin opened the Public Hearing.

1. Joseph Piechocki, 10129 SW Visconti Way, spoke in support of Ordinance 22-35 and provided suggestions on how to select the members of the Planning & Zoning Board in the future. He also thanked Teresa Lamar-Sarno, Deputy City Manager, for her knowledge and assistance.

Mayor Martin stated she would be happy to work with Mr. Piechocki on this task. Vice Mayor Caraballo commented on the make-up of successful boards and stated she looked forward to Mayor Martin bringing back her discussion with Mr. Piechocki, as she believes there are opportunities for improvement.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-35 and Vice Mayor Caraballo seconded the

motion.

Under discussion, Vice Mayor Caraballo thanked the Planning & Zoning Board Members for volunteering and continuing to provide feedback to the Council.

The City Clerk restated the motion as follows: to approve Ordinance 22-35. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 22-36, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 7.66-acres of Property Located on the South Side of Midway Road and East of the Florida Turnpike along NW Corporate Way, from General Commercial (CG) to the Service Commercial (CS) Zoning District, for Property Legally Described as Midway Commerce Center, Lots 1 and 8 (P22-014).

[2022-378](#)

The City Attorney explained the Quasi-Judicial procedures and the City Clerk swore in those individuals who wished to speak on Items 8.e and 8.f.

The City Clerk read Ordinance 22-36 aloud by title only.

Mayor Martin inquired if there were any ex parte communications, to which each Council member responded in the negative.

Mayor Martin opened the Public Hearing.

Bianca Lee with Planning and Zoning stated she was sworn in and the official City file was submitted to the City Clerk at least five days prior to this meeting. She asked the City Clerk to enter the file into the record.

Ms. Lee Provided a brief PowerPoint presentation on this rezoning request. She indicated the Planning & Zoning Board recommended approval at their meeting on April 5, 2022.

Via Zoom, MBV Engineering stated they were acting on behalf of Condev Companies, the applicant. MBV Engineering stated they did not have a presentation and commended staff on a job well done. They said this was a straight forward rezoning, from CG to CS. They indicated it was compatible with the future land use and comparable with the perspective development opportunity.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-36 and Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-36. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 22-37, Quasi-Judicial, Public Hearing, An Ordinance Approving the First Amendment to the 42.33-acre Planned Unit Development Zoning Document and Conceptual Development Plan for St. Andrews Park Phase II Planned Unit Development, Located West of St. James Drive, and North of St. James Boulevard (P21-175).

[2022-352](#)

The City Clerk read Ordinance 22-37 aloud by title only.

Mayor Martin inquired if there were any ex parte communications, to which each Council member responded in the negative.

Mayor Martin opened the Public Hearing.

Holly Price with Planning and Zoning stated she was sworn in and the official City file was submitted to the City Clerk at least five days prior to this meeting.

Ms. Price provided a PowerPoint presentation on St. Andrews Park Phase II, PUD rezoning, Amendment #1. She indicated the applicant is Michael Houston with HJA Design Studio and the owner is St. Andrews Park Commercial, LLC.

Ms. Price stated this PUD amendment was reviewed and recommended for approval by the Planning & Zoning Board on April 5, 2022, with the following condition: The St. Andrews Park PUD, with Stan Markofsky as the owner, shall install an 8 foot wide sidewalk along the south side of St. James Boulevard that abuts or is within 3408-700-004-000-8, as approved by the Public Works Department. The sidewalk shall extend the entire length of the property, approximately 211 feet. The sidewalk shall be completed at the time of the first final inspection approval for a Certificate of Occupancy for the first townhouse building in The St. Andrews Park, Parcel B, on the north side of St. James Boulevard.

Michael Houston with HJA Design Studio explained the history, amenities and benefits of the project. He thanked staff for their hard work.

Councilwoman Morgan stated the sidewalk on the north side needs repaired and the speed limit on St. James Boulevard is 35 mph, which she would like to see reduced. Matthew Markofsky, with St. Andrews Park and owner of the property, stated St. James is a private road owned by the POA. He said he will find out about reducing the speed limit, as they were thinking about speed bumps. Mr. Houston stated they will get the sidewalk repaired and continue the sidewalk.

Vice Mayor Caraballo stated she had concerns with extending the commercial into the wetland area. She said she would rather keep the commercial versus the office, because she believes office will continue to decrease. She stated she is okay with moving forward as planned, but she still has issues with River Place and knows they are still working on it.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-37 with the noted condition and Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-37 with the noted condition. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 22-39, Public Hearing, Approve the First Budget Amendment to Fiscal Year (FY) 2021-22.

[2022-365](#)

The City Clerk read Ordinance 22-39 aloud by title only.

Mayor Martin opened the Public Hearing.

Caroline Sturgis, Director of Office, Management, and Budget, provided a PowerPoint presentation and reviewed the First Budget Amendment to Fiscal Year (FY) 2021-22. She stated that staff is recommending that Council adopt the amending budget Ordinance for FY 2021-22, which provides an increase of \$109,768,264 for a total appropriation of \$720,362,492.

There being no further comments, Mayor Martin closed the Public

Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-39 and Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-39. The motion passed unanimously by roll call vote.

9. Other Public Hearings

There were no Other Public Hearings to be heard.

10. First Reading of Ordinances

- 10.a** Ordinance 22-40, Approve an Amendment of Chapter 98 State of Emergency Management Plan of the Code of Ordinances [2022-372](#)

The City Clerk read Ordinance 22-40 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approved Ordinance 22-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-41, An Ordinance Rezoning 22 Acres of Property Located on the East Side of Port St. Lucie Blvd and North of SW Darwin Blvd, from the General Commercial (CG) Zoning District to the Planned Unit Development (PUD) Zoning District, for Property Legally Described as Sympatico Plaza - Lot 4, for the Project Known as Sympatico Plaza Rezoning (P21-201). [2022-379](#)

This item was tabled to a date uncertain by the City Council under Item 6, Additions/Deletions to Agenda and Approval of Agenda.

- 10.c** Ordinance 22-42, An Ordinance Amending the Master Sign Program for the City Center PUD (Planned Unit Development) (P20-246). [2022-380](#)

The City Clerk read Ordinance 22-42 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-42. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 22-43, Public Hearing, Authorizing the Issuance of Refunding Revenue Bonds, Series 2022, Not to Exceed \$16,000,000 for Refunding the City's Outstanding Utility [2022-407](#)

Systems Refunding Revenue Bonds, Series 2012, in Order to Achieve Debt Service Savings.

The City Clerk read Ordinance 22-43 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-43 and Vice Mayor Caraballo seconded the motion.

Under discussion, Vice Mayor Caraballo commented on how this was great news as the City continues to pay off its debt.

There being no further discussion, the Council voted and the motion passed unanimously by voice vote.

- 10.e** Ordinance 22-44, An Ordinance Providing for the Fourth Amendment of the Planned Unit Development Document and Conceptual Development Plan for St. Lucie Lands Planned Unit Development, Located East of the Florida Turnpike and North of the Martin County Line (P21-281).

[2022-411](#)

This item was tabled by the City Council to the May 16, 2022, Special City Council Meeting under Item 6, Additions/Deletions to Agenda and Approval of Agenda.

11. Resolutions

- 11.a** Resolution 22-R56, A Resolution Approving the Final Subdivision Plat with Construction Plans for Esplanade at Tradition Phase 2 on the Request of Taylor Morrison of Florida, Inc. (P21-173).

[2022-361](#)

The City Clerk read Resolution 22-R56 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R56 and Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R56. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was no Unfinished Business to be heard.

13. New Business

There was no New Business to be heard.

14. City Manager's Report

City Manager Blackburn reminded everyone that tickets are still available for

Foghat, who will be performing at the Mid-Florida Credit Union Event Center on May 14, 2022.

Mr. Blackburn also commented on Waste Pro and the City's efforts to try to manage when the pick up of solid waste, recycling, or vegetative waste will take place. He noted the Council has given notice to terminate the contract in September 2022, and reviewed the next steps in the process to obtain new solid waste service providers.

Vice Mayor Caraballo commented on the uncertainty and encouraged the City to present their plans to the public as quickly as possible to calm some of the concerns. Mayor Martin indicated the City will provide more information once they get to that point.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported she co-emceed the Florida Public Relations Association's (FPRA) Award Ceremony and congratulated the City's Communication Department on their award. She also attended the 30th Annual Fashion Show of the Port St. Lucie Business Women. She wished her first granddaughter a Happy Birthday.

Councilman Pickett reported he attended the Business Accelerator Program and the Treasure Coast Council of Local Governments. He wished everyone a belated Happy Mother's Day, congratulated his daughter on her graduation, and wished his youngest grandson a Happy Birthday.

Vice Mayor Caraballo reported she met with Brian Mast for the City's convene with Congress. She acknowledged and congratulated Councilwoman Morgan for doing a great job on the Fashion Show for the Port St. Lucie Business Women.

Councilman Bonna reported he was recently in Jerusalem and thanked the Council for accommodating him to attend the meetings. He noted his mother and fiancée attended the Fashion Show of the Port St. Lucie Business Women. He stated he was the guest speaker of the St. Lucie County Landlord Association, attended the PSL Police Department's first quarter of 2022 awards, keynote speaker at the St. Lucie County Education Foundation Scholarship Ceremony, and attended the National Day of Prayer celebration.

Mayor Martin reported she attended the Economic Development Council (EDC) of St. Lucie County Luncheon, spoke to the Del Webb Community, and spoke before the Realtors Association. She announced the Humane Society is partnering with the City's Police Department and Animal Control on a vaccine clinic to vaccinate 1,000 pets on May 14, 2022.

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 discussion, the meeting was adjourned at 8:44 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk