

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, September 12, 2022

6:30 PM

Council Chambers, City Hall

Meeting to Follow the 6:00 PM Special City Council Budget Hearing

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 September 12, 2022, at 7:49 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

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 reciting the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Proclamation: Childhood Cancer Awareness Month

[2022-704](#)

Mayor Martin read the proclamation in support of Childhood Cancer Awareness Month in the City of Port St. Lucie for the month of September 2022. Mayor Martin presented the proclamation to Barbie DiMatteo, who spoke about her daughter's losing battle with cancer and how Maddie's Fight Foundation helps financially support children and

their families fighting cancer. She thanked the Council for their support and time.

- 4.b** Acknowledge the Port St. Lucie Parks & Recreation Department as recipient of the "2022 Public Relations Campaign Award" from the Florida Recreation and Park Association. [2022-765](#)

Mayor Martin indicated the presentation for the City of Port St. Lucie Parks & Recreation Department will be moved to the next City Council Meeting.

At this time, Saint Lucie County Fire Chief Nate Spera provided an update on the mulch fire that has been burning since August 25, 2022, due to an unregulated mulch recycling operation located at Glades Cut Off and Range Line Roads. He explained the efforts taken thus far to distinguish the fire and that starting tomorrow they will begin digging a mile-long trench to the site, building a levee around the 28-acre perimeter, and then flowing water into the site in 2-3 days. He stated they will also be meeting with the Florida Division of Emergency Management and the County's Public Safety Director to see if any other resources can be brought in.

Mayor Martin indicated the Florida Department of Environmental Protection (DEP) was involved as well. She thanked Representatives Dana Trabulsky and Toby Overdorf for their assistance. Mayor Martin stated the updated press release will be sent out and she will share it on the Tradition Community Facebook Forum.

- 4.c** Presentation on the Firefighter National Challenge Competition, Fort Pierce - September 22-24, 2022. [2022-726](#)

Rick Hatcher with Play Treasure Coast Sports Tourism, formerly Treasure Coast Sports Commission, announced they will be hosting the Firefighter Challenge U.S. National Championships in Fort Pierce September 22-24, 2022, in partnership with Visit St. Lucie, City of Port St. Lucie, City of Fort Pierce, St. Lucie County Tourist Development Council, and St. Lucie County Fire District. He highlighted the different activities taking place during the competition.

Mayor Martin stated the team and entire district has done an amazing job over the past few years, as they promote health and wellness in the Fire District. She asked that the City share the information on this event on their social media page and via Communications, so the

residents can support their firefighters.

At this time, Mr. Hatcher showed a brief video of a past competition.

4.d Solid Waste Services Update to City Council

[2022-777](#)

City Manager Blackburn provided an update on the new solid waste service, FCC, stating that they are getting better each day. He also recognized staff for their extra efforts.

Teresa Lamar-Sarno, Deputy City Manager, provided a brief Powerpoint presentation regarding area landfills being utilized by the City and the amount of waste being collected. She noted some limited pockets remain where they continue to clear garbage outside the City issued garbage carts, but expect this to be completed by Friday. She stated FCC is on schedule and is expected to collect all garbage, recycling, yard waste, and bulk waste on their daily scheduled routes. She explained that 1PSL calls peaked on Tuesday of last week, but those calls have since significantly declined. She also thanked the 1PSL attendants for staying late and working weekends to serve their residents.

Ms. Lamar-Sarno requested that residents set out their garbage cart no later than 7:00 AM on their scheduled day and make sure the carts have three feet of clearance. She stated the carts continue to be delivered, especially to the new communities, and per the Certificate of Occupancy list. She indicated Code Officers will continue to educate the public by distributing the "friendly reminder" tags on how to set the carts apart.

Mayor Martin inquired about the issue of residents not receiving carts. Mike Lubeck, Assistant Director of Neighborhood Services, indicated the carts will be delivered within the next couple of days. Mayor Martin questioned what FCC was doing to track the garbage that has not been picked up, as she did not want the burden to be on the residents or the City. Mr. Lubeck explained the FCC route managers and 1PSL advise of missed areas, as the GPS only works with the side or rear loaders and not the subcontracted trucks. He stated FCC has extra crews out this week to get everything off the ground by Friday.

The Council members encouraged the residents to keep the three feet spacing between the carts and other objects, call 1PSL with any collection issues, continue their education, help their neighbors, and utilize the bulk/recyclable drop-off locations. Mr. Lubeck addressed

their comments.

Mayor Martin thanked the Solid Waste Team for working tirelessly.

5. Public to be Heard

Mayor Martin called on those who wished to speak:

1. Ashia & Sean Rickards, 493 SW Columbus Drive, submitted a comment online regarding the mulch fire and Mayor Martin read it into the record.
2. John Harley, 599 SE Wallace Terrace, expressed his concerns with the noise and road pollution on Crosstown Parkway from Sandia to the bridge.
3. Kathy McElhose, 2365 SE Leithgow Street, inquired about the garbage pickup and reported speeding in her neighborhood.
4. Steven Carroll, 5421 NW Bolin Street, expressed his concerns regarding the traffic study for the Torino Townhouses and indicated he filed a formal complaint with the Florida Elections Commission / Director of Elections regarding the redistricting changes and the requirement of elected officials to live in those districts.
5. Zelpha Watson, 556 SE Mulberry Way, questioned the garbage pickup schedule as well as who qualifies for homestead exemption and when, to which Mayor Martin responded.
6. Anthony Meely, 1117 SW Jennifer Avenue, stated he was there to speak on item 11c, to which Mayor Martin asked him to wait until that item was being heard.

Councilman Bonna addressed the garbage pickup schedule of once per week versus twice per week and the costs involved. Vice Mayor Caraballo welcomed Kathy McElhose as a new resident of the City and stated she will answer her questions when Ms. McElhose reaches out to her. Councilman Pickett recalled that a sound study was done for Crosstown Parkway, to which City Manager Blackburn stated the study concluded the berm was the best way to soften the noise level. Councilwoman Morgan stated she would make sure Mr. Harley receives a copy of the sound study.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin announced that Ordinance 22-76 was not on the Agenda but was advertised for second reading. She stated a request for it to be withdrawn was received, so therefore the item would not be heard tonight.

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo noted that Alcantarra Boulevard is finally getting its sidewalk and the kayak rental will be available in The Port District. City Manager Blackburn explained the kayak vendor would operate at three potential sites and pay the City 20% of its revenues.

The motion passed unanimously by voice vote.

- 7.a** August 8, 2022 Regular City Council Meeting Minutes, August 22, 2022 Regular City Council Meeting Minutes [2022-321](#)
Approved via the Consent Agenda.
- 7.b** Approve 2022 Oktoberfest Event License Agreement [2022-749](#)
Approved via the Consent Agenda.
- 7.c** Motion: Termination of Restrictive Covenant Executed by Harry V. Herman with Respect to Lots 19 and 20, Block 1628, Port St. Lucie Section Twenty-Three, and Recorded in Official Records Book 1177, Page 1491 of St. Lucie County, Florida. [2022-754](#)
Approved via the Consent Agenda.
- 7.d** Motion: Termination of Restrictive Covenant Executed by Norman Bennett and Mary June Bennett with respect to Lots 16 and 17, Block 217, Port St. Lucie Section Four, and Recorded in Official Records Book 925, Page 1778, of St. Lucie County, Florida. [2022-800](#)
Approved via the Consent Agenda.
- 7.e** Approve Amendment #3 to Contract #20210018 for Consulting Services for a New Public Works Administration Building. [2022-698](#)
Approved via the Consent Agenda.
- 7.f** Approve 2022 Fall Fun Fest Event License Agreement. [2022-795](#)
Approved via the Consent Agenda.
- 7.g** Appointment of New St. Lucie County Chamber of Commerce Representative to the Public Art Advisory Board and Appointment of an Existing Alternate Member to Permanent Member of the Public Art Advisory Board [2022-789](#)

- Approved via the Consent Agenda.
- 7.h** Award Contract #20220078 for the Winterlakes Park Phase 2 Improvement Project. [2022-757](#)
- Approved via the Consent Agenda.
- 7.i** JAF Tractor & Bobcat Service Major Site Plan (P22-119) [2022-790](#)
- Approved via the Consent Agenda.
- 7.j** Approval to Participate in the Clay County Paddleboard & Kayak Rental Stations Contract #2020/2021-126-RN1 with PADL LLC. [2022-785](#)
- Approved via the Consent Agenda.
- 7.k** Approve Stop Loss Insurance Policy with Symetra Life Insurance Company for FY 2022/2023 [2022-780](#)
- Approved via the Consent Agenda.
- 7.l** Approval to Participate in the Brevard County Contract #B-4-22-63 for the purchase of Janitorial Supplies with Benet Inc., Office Depot, and Janitorial Depot of America, Inc. [2022-639](#)
- Approved via the Consent Agenda.
- 7.m** Award Contract #20220087 for Citywide Curb & Gutter, ADA Ramps & Miscellaneous Sidewalk Replacement Projects. [2022-768](#)
- Approved via the Consent Agenda.
- 7.n** Award Contract #20210040R for the Alcantarra Boulevard Sidewalk Construction Project. [2022-788](#)
- Approved via the Consent Agenda.
- 7.o** Approve Amendment #1 to Contract #20150096 for Preventative Maintenance & Emergency Repairs to Blackwell, Tiffany and Calais Pump Stations [2022-555](#)
- Approved via the Consent Agenda.

8. Second Reading of Ordinances, Public Hearings

James Stokes, City Attorney, reviewed the City's process and procedures for Quasi-Judicial Hearings. The City Clerk swore in those individuals who wished to speak on items 8a and 8b.

- 8.a** Ordinance 22-75, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 18.51 acres of Property, Located at the [2022-732](#)

Southeast Corner of the Intersection of US Highway No. 1 and Savannah Club Boulevard, for Property Legally Described in Exhibit J of the Attached Composite Exhibit "A", from a Planned Unit Development (PUD) Zoning District, Known as Town Place to a New Planned Unit Development (PUD) Zoning District of the Same Name (P21-285).

The City Clerk read Ordinance 22-75 aloud by title only.

Mayor Martin inquired if the Council members had any ex parte communications to disclose, to which Vice Mayor Caraballo indicated she met with the applicant on this project.

Mayor Martin opened the Public Hearing.

Stephen Mayer, Planner, stated he was sworn in and the official file was provided to the City Clerk five days prior to the meeting. He asked that the file be entered into the record.

Planner Mayer provided a PowerPoint presentation on the Town Place Planned Unit Development (PUD) Rezoning and explained the expiration of the PUD and the Site Plan associated with the PUD. He reviewed the details and location of the subject property as well as the project description, proposed master concept plan, future land use, and zoning. He also discussed the traffic impact mitigation and analysis. Planner Mayer stated the Planning and Zoning Board recommended approval of the PUD on August 2, 2022 and the Site Plan Review Committee recommended approval on May 25, 2022.

Todd Troxell, Vice President of HJA Design Studios, stated he was representing PSL Town Place Partners, LLC. He provided a brief Powerpoint presentation and showed a map of the site. Mr. Troxell discussed the neighborhood meeting that was held regarding this project on May 17, 2021, at the Savannah Club. He presented the proposed overall site plan and explained the multi-family and commercial areas, non-gated access points, amenities, landscaping, and public entertainment. He stated the main goal was to create a retail experience and destination to meet and interact with other people.

Vice Mayor Caraballo stated she liked the plan and looked forward to supporting this project. Mayor Martin indicated she remembered meeting on this project with Michael Houston. She said this project

was very exciting for the eastern side of the City, especially as they develop the master plan for City Center. Councilwoman Morgan stated she does not remember meeting with Michael Houston on this particular project, but she apologizes for not remembering if she did. She expressed her concerns with the playground being located near the major access. She wanted it to be transparent that the development is not gated and other vehicles will have access. Councilman Pickett stated the product looks tremendous and he is anxious to see it come to Port St. Lucie.

Mayor Martin inquired if anyone wanted to address the Council on this item:

1. Gus Gatlin questioned if it was only a rental community, to which Todd Troxell stated it would be a combination of 1, 2 and 3 bedroom rental units.

Mayor Martin closed the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-75. Councilman Pickett seconded the motion.

Under discussion, Councilwoman Morgan noted that the applicant was coming in with less capacity than what was allowed. Vice Mayor Caraballo added that it was an appropriate location for multi-family.

The City Clerk restated the motion as follows: to approve Ordinance 22-75. The motion passed unanimously by roll call vote.

8.b Ordinance 22-77, Quasi-Judicial, Public Hearing, An Ordinance of the City of Port St. Lucie to Rezone 345.5 Acres of Property Located West of Interstate 95, North of Paar Drive, East of Southwest Village Parkway, and South of the Marshall Parkway Road Right-of-Way from the Zoning Designation of St Lucie County AG-5 (Agricultural -5) to The City's MPUD (Master Planned Unit Development) Zoning District for a Project Known as Legacy Park North @ Southern Grove MPUD (P22-176).

[2022-740](#)

The City Clerk read Ordinance 22-77 aloud by title only.

Mayor Martin noted this item was initiated by the City's Governmental Finance Corporation, so any ex parte communications would be with

staff. She opened the Public Hearing.

Bridgette Kean, Senior Planner, stated she was sworn in and the file was sent to the City Clerk's Office five days prior to the public hearing. She asked that the file be entered into the record.

Senior Planner Kean provided a PowerPoint presentation on the Legacy Park North at Southern Grove MPUD Rezoning Application. She reviewed the request, location of the subject property, zoning, and surrounding uses, and stated this application was consistent with the City's Comprehensive Plan. She reviewed the retail and residential entitlements as well as the associated road extensions and access points.

Senior Planner Kean indicated the Site Plan Review Committee recommended approval of the proposed MPUD and concept plan at their June 8, 2022, meeting and the Planning and Zoning Board recommended approval at their August 2, 2022, meeting.

Dennis Murphy with Culpepper and Terpening stated they produced the documents in front of Council.

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

Councilman Bonna moved to approve Ordinance 22-77. Councilman Pickett seconded the motion.

Under discussion, Mayor Martin suggested changing this section of Paar Drive to a different name, as Paar Drive is established on the other side of I-95. She suggested recognizing Pete Hegner and naming it Hegner Drive. Vice Mayor Caraballo stated she agreed and recommended looking at other historical names in the vicinity.

The City Clerk restated the motion as follows: to approve Ordinance 22-77. The motion passed unanimously by roll call vote.

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 22-80, An Ordinance Rezoning 457 acres of Property Located South of Discovery Way, South of Riverland Parcel C, and West of Riverland Boulevard, from SLW AG-5

[2022-741](#)

(St. Lucie County Agricultural-5) to MPUD (Master Planned Unit Development) for a Project Known as Riverland/Kennedy DRI Parcel D (P21-234).

The City Clerk read Ordinance 22-80 aloud by title only.

Mayor Martin thanked Riverland GL Homes for going above and beyond with regard to the internal roadway network. She indicated she was in support of moving forward with the project and moving forward with the latest language. She stated if they do not address the utility issue, there will be future negotiations and arguments over who should be paying for what. She said she wanted it in writing and recorded tonight, with regard to North/South A, so people can go back and see what the intent and decision was in full detail.

City Manager Blackburn explained that some minor revisions came in late and staff provided Council a memorandum on Friday addressing the transportation conditions and roadway network.

Attorney Stokes noted that any motion should state "move as amended."

Vice Mayor Caraballo echoed Mayor Martin's comments. She hoped both parties could acknowledge that looking at units might be a better way to deal with future project issues as far as roadway network. She stated GL Homes is committed to having those discussions when the time is right and Akel has said the same, so she is interested to see how all parties are going to ensure the roadway network is built.

Mayor Martin requested having a discussion on the internal roadway network at the January Special City Council Meeting. Vice Mayor Caraballo discussed that age restriction may lower the trip count, but the basic two-lane network is needed throughout the entire grid. Councilwoman Morgan thanked all involved and stated it was about connectivity and fairness. City Manager Blackburn stated the January Special Meeting would be good for staff, as the commissioned report should be reviewed and vetted by area developers by January.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-80, as amended with the language in the email from 5:17 PM and as presented to Council. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

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- 10.b** Ordinance 22-81, An Ordinance Amending Chapter 50, of the City's Code of Ordinance Relating to Solid Waste, Recycling, Yard Waste, and Bulk Waste Materials Collection Service [2022-496](#)
- The City Clerk read Ordinance 22-81 aloud by title only.
- There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-81. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 10.c** Ordinance 22-82, An Ordinance to Revise and Amend Chapter 96 of the City Code, Parks & Recreation [2022-742](#)
- The City Clerk read Ordinance 22-82 aloud by title only.
- There being no discussion, Councilman Bonna moved to approve Ordinance 22-82. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.
- 10.d** Ordinance 22-83, An Ordinance of the City of Port St. Lucie, Florida, Rezoning 29.90 Acres, More or Less, of Property from the Zoning Designations of St. Lucie County AG-5 (Agricultural-5) and City of Port St. Lucie MPUD (Master Planned Unit Development) to the City's General Use (GU) Zoning Designation (P22-214). [2022-738](#)
- The City Clerk read Ordinance 22-83 aloud by title only.
- There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-83. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 10.e** Ordinance 22-84, An Ordinance Establishing the Veranda Landing Community Development District; Providing a District Name; Providing Boundaries; Designating Initial Members of the District Board of Supervisors; Providing Powers; Providing for Notice of Special Assessments; Providing for Exceptions and Interlocal Agreements with the City. [2022-760](#)
- The City Clerk read Ordinance 22-84 aloud by title only.
- There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-84. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
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- 10.f** Ordinance 22-85, An Ordinance of the City of Port St. Lucie, Florida, Granting to FCC Environmental Services Florida, LLC., a Franchise to Provide Solid Waste and Recyclable Collection within the City of Port St. Lucie Pursuant to the Existing Contract as Amended. [2022-802](#)

The City Clerk read Ordinance 22-85 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-85. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 22-86, An Ordinance Approving Utility Rate Increases for Water, Wastewater and Reclaimed Water Rates [2022-751](#)

The City Clerk read Ordinance 22-86 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-86. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R93, A Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager, or His Designee, to Enter into and Execute a Local Agency Program (LAP) Agreement with the State of Florida Department of Transportation (FDOT) Concerning the Installation of Adaptive Traffic Signal Control System Equipment at Six (6) Intersections along SW Gatlin Boulevard from SW Village Parkway to SW Savona Boulevard. [2022-737](#)

The City Clerk read Resolution 22-R93 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R93. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R93. The motion passed unanimously by roll call vote.

- 11.b** Resolution 22-R94, Authorizing the City Manager to Enter into a Grant Agreement Between the Florida Forest Service, a Division of the Florida Department of Agriculture and Consumer Services and the City of Port St. Lucie, to Provide Financial Assistance for the Citywide Landscape Inventory. [2022-739](#)

The City Clerk read Resolution 22-R94 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R94. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R94. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R95, Public Hearing, A Resolution of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste within the City of Port St. Lucie; Re-Imposing Solid Waste Service Assessments Against Assessed Property Located within Port St. Lucie, Florida, for the Fiscal Year Beginning October 1, 2022; Approving the Rate of Assessment; Approving a One-Time Credit; Approving the Assessment Roll; and Providing an Effective Date.

[2022-791](#)

The City Clerk read Resolution 22-R95 aloud by title only.

City Manager Blackburn provided a brief update on the status of Waste Pro and discussed the contract, decline in level of service, levying of administrative charges, and termination of the contract. He also reported on the new vendor's process, advantages with automation, and contract, as well as the increase in the solid waste fee to \$416, \$3 million credit towards the fee, and fair pricing.

Vice Mayor Caraballo explained they were paying more for less service, but for a better service. Councilman Bonna explained the bid process was open to all vendors and the City decided on the best deal. Councilman Pickett stated the City is paying less than what smaller cities are paying and the industry is turning towards side load automation. Mayor Martin stated Waste Pro never adapted to the growth and automation, so the City is now transitioning to the new service/vendor.

Mayor Martin opened the Public Hearing:

1. Anthony Meely, 1117 SW Jennifer Avenue - no response when name was called.
2. Zelpha Watson, 556 SE Mulberry Way - no response when name was called.
3. Edward Mantell - no response when name was called.
4. Alide Mesadieu, 1968 SW Americana Street - no response when name was called.

5. Kathy McElhose, 2365 SE Leithgow Street - no response when name was called.
6. Suzanne Bachorik, 472 NW Fairfax Avenue - no response when name was called.
7. Jerome Spivey, 192 SW Parish Terrace - no response when name was called.
8. John Harley, 599 SE Wallace Terrace - no response when name was called.
9. Jeremy Shores, 3532 SW Vollmer Street - expressed his concerns regarding the lack of communication regarding the solid waste issues and transition to a new vendor as well as the lack of interest regarding trash complaints.
10. Elzbieta Kilarski, 1710 SW Ardmore Street - no response when name was called.
11. Millie Whitney, 758 SW Abode Avenue - no response when name was called.

Councilman Bonna explained all the communication that has taken place, but stated it can always be better. He indicated that in addition to the credit, the City is currently in litigation to recover taxpayer dollars. Vice Mayor Caraballo stated the Council and City are required by law to communicate. Mayor Martin indicated she has responded to residents more on this issue in one year than another topic in twelve years. Councilman Pickett stated they did everything short of going door-to-door. Councilman Bonna added that communication is a two-way street. Council thanked staff again as well as the local news teams.

There being no further discussion, Councilman Bonna moved to approve Resolution 22-R95. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R95. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R96, Authorizing the Defeasance of the City's Outstanding Public Service Tax Refunding Revenue Bonds, Series 2016, Not to Exceed \$17,000,000, in order to Reduce the Debt of the City.

[2022-796](#)

The City Clerk read Resolution 22-R96 aloud by title only.

City Manager Blackburn explained, because of the City's growth, additional dollars have accumulated in the public building impact fee account to the point where staff is asking Council to payoff the bond

used to buy and pay for the Torrey Pines economic development project. He stated the Torrey Pines building is the FIU graduate campus in Port St. Lucie where they are training researchers and will be bringing in residents from FIU medical programs to work at Cleveland Clinic.

Mayor Martin noted this covered two important strategic priorities, to lower the tax rate as much as possible and to pay down the City's debt. Vice Mayor Caraballo added that \$17 million was something to celebrate.

There being no further discussion, Councilman Bonna moved to approve Resolution 22-R96. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R96. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R97, Authorizing the Mayor to accept a Special Warranty Deed from Mattamy Palm Beach, LLC to City of Port St. Lucie Conveying right-of-way for Crosstown Parkway.

[2022-744](#)

The City Clerk read Resolution 22-R97 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R97. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R97. The motion passed unanimously by roll call vote. (Clerk's Note: Councilwoman Morgan was not present for the vote.)

- 11.f** Resolution 22-R98, Public Hearing, A Resolution of the City Of Port St. Lucie, Florida, Adopting the Non-Ad Valorem Assessment Roll for Stormwater Utility User Fees; Specifying the Unit of Measurement for the Assessment; Approving the Rate of the Assessment; and Providing an Effective Date.

[2022-801](#)

The City Clerk read Resolution 22-R98 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 Resolution 22-R98. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo and Mayor Martin noted there was no increase in the Stormwater Utility rate, as they used the

additional tax revenue funding to offset any increase to the residents.

The City Clerk restated the motion as follows: to approve Resolution 22-R98. The motion passed unanimously by roll call vote.

- 11.g** Resolution 22-R99, Public Hearing, A Resolution of the City of Port St. Lucie, Florida, Relating to Residential Street Lighting within the Residential Street Lighting Assessment Areas in Port St. Lucie, Florida; Re-Imposing Residential Street Lighting Assessments Against Assessed Property Located within Port St. Lucie, Florida for the Fiscal Year Beginning October 1, 2022; Approving the Rate of Assessment; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2022-805](#)

The City Clerk read Resolution 22-R99 aloud by title only.

Mayor Martin noted there was no increase in the Residential Street Lighting assessment area.

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 Resolution 22-R99. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R99. The motion passed unanimously by roll call vote.

- 11.h** Resolution 22-R100, A Resolution of the City of Port St. Lucie, Florida, Relating to the Levy of Special Assessments Against the Lands and Real Estate within the City that are Specially Benefitted by Certain Stormwater, Roadway, Water and Wastewater Improvements and which are in an Area Known as the Southwest Annexation Special Assessment District No. 1; Adopting and Approving the Revised and Updated Assessment Roll with Respect to Such Special Assessments; Providing for Severability; Providing an Effective Date.

[2022-806](#)

The City Clerk read Resolution 22-R100 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R100. Councilwoman Morgan seconded the motion.

The City Clerk restated the motion as follows: to approve Resolution 22-R100. The motion passed unanimously by roll call vote.

- 11.i** Resolution 22-R101, A Resolution Approving Artwork Submitted by Gatlin Pointe 18, LLC, in Connection with the Construction of Two (2) Commercial/Office Buildings (P20-239).

[2022-784](#)

The City Clerk read Resolution 22-R101 aloud by title only.

Mayor Martin stated she will not be supporting this item, because the artwork does not reflect their City. Councilman Bonna stated he was not impressed with the artwork either, as it looks like a blue block. Vice Mayor Caraballo inquired if there was any color or lighting to the artwork.

Bethany Grubbs, Planner, indicated the artwork is for 1208 Gatlin Boulevard and will be placed between the two commercial buildings. She said it is roughly eight feet by five feet in width and nine feet by twelve feet in height. She stated a seating area is proposed with a concrete base and up-lighting to highlight the kinetic feature, to illuminate it, and to give it movement.

Juan Carvallo, the artist, showed the Council an example of the artwork in motion via Zoom.

Vice Mayor Caraballo stated she liked the artwork as the City is changing, it is functional with seating, has uplighting to accentuate it, and that is cool and different as well as fresh and new.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R101. Councilwoman Morgan seconded the motion.

Under discussion, Councilwoman Morgan agreed that art to some is not art to others. She said it expands her vision for the art, sounds like a nice piece, and the Public Art Advisory Board approved it.

The City Clerk restated the motion as follows: to approve Resolution 22-R101. The motion passed by roll call vote (3-2) to approve Resolution 22-R101, with Mayor Martin and Councilman Bonna dissenting.

- 11.j** Resolution 22-R102, A Resolution Approving a Preliminary

[2022-794](#)

Plat with Construction Plans for Becker Road at Riverland
(P22-250)

The City Clerk read Resolution 22-R102 aloud by title only.

Bridget Kean, Senior Planner, provided a PowerPoint presentation on the Becker Road at Riverland Preliminary Plat with Construction Plans. She stated this item was associated with the construction agreements Council approved for Riverland/Kennedy; Mattamy Palm Beach, LLC; and ACR Acquisition, LLC, for Wilson Grove DRI. She indicated this application is for the section Riverland/Kennedy development company will be constructing and the City owns the Becker Road right-of-way. She said Engineering, Design, and Construction (EDC) is acting as the agent.

Senior Planner Kean reviewed the background of the project and showed the section of Becker Road and the preliminary plat of the roadway. She stated the Site Plan Review Committee recommended approval of the preliminary plat and construction plans at their meeting on August 24, 2022. She indicated the Planning & Zoning Department recommends approval with one condition, as the technical comments on some of the construction plans need to be completed and addressed prior to Public Works and Utilities issuing any permits.

Councilwoman Morgan inquired about the technical comments and construction timeline. Heath Stockton, Director of Public Works, explained some minor comments have not been addressed and they did not want to hold up the submittal of the preliminary plats. He stated staff is asking Council to include a condition of approval where the comments will be addressed prior to the issuance of permits. Heath Stockton, Director of Public Works, indicated the construction will be done by 2024, from Village Parkway to Range Line Road, per the agreement. He explained it was a concurrent design where all sections will be similar.

Vice Mayor Caraballo stated this section was going to connect to Range Line Road and inquired when the County was going to improve Range Line Road. Mr. Stockton stated he could find out if or when improvements would be made. Vice Mayor Caraballo thought the City should communicate what it intends to do by 2024, as the County will see an increase in traffic and should start looking at improvements on Range Line Road.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 22-R102. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R102. The motion passed unanimously by roll call vote.

- 11.k** Resolution 22-R103, A Resolution Approving a Preliminary Plat with Construction Plans for Becker Road at Wilson Groves (P22-252)

[2022-799](#)

Bridget Kean, Senior Planner, provided a brief PowerPoint presentation on the Becker Road at Wilson Groves Preliminary Plat with Construction Plans. She stated everything was the same with the preliminary plat and the landscape plans will come with the final plat. She indicated Dan Sorrow with Cotleur and Hearing is acting on behalf of ACR Acquisition and the City is the property owner.

Senior Planner Kean showed the section of roadway that ACR will be constructing from North/South B to Range Line Road. She noted the difference between this application and the other two is the track owned by FPL, as ACR is working with FPL to get permission to build the road. She stated the condition of approval is so the applicant cannot come in for final plat until they have permission from FPL, whether FPL deeds the land to the City or gives permission for the roadway.

Senior Planner Kean stated staff recommends approval, with the outstanding technical comments and the recommendation that the applicant gets FPL's permission. She indicated the application was approved by the Site Plan Review Committee.

The City Clerk read Resolution 22-R103 aloud by title only.

Councilman Pickett asked what would happen if FPL does not agree to the right-of-way. Senior Planner Kean explained the road was relocated, as Becker Road was farther south, and FPL had given permission once before. She said the applicant has to get that segment of roadway, as it is a requirement of their agreement with the City.

There being no further discussion, Councilman Bonna moved to approve Resolution 22-R103, with the technical conditions included. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R103, with the technical conditions included. The motion passed unanimously by roll call vote.

- 11.l** Resolution 22-R104, A Resolution Approving a Preliminary Plat with Construction Plans for Southern Grove Plat No. 44 (P22-251) [2022-798](#)

The City Clerk read Resolution 22-R104 aloud by title only.

Bridget Kean, Senior Planner, provided a brief PowerPoint presentation on the Southern Grove Plat No. 44 (Becker Road) Preliminary Plat with Construction Plans. She stated Mattamy is responsible for this segment currently under construction on Becker Road at the Belterra subdivision entrance and to the west of North/South A. She indicated this application has the same issue of getting all the comments addressed through Public Works and Utilities before receiving any permits. She stated staff recommends approval and it was recommended for approval by the Site Plan Review Committee.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 22-R104. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo recognized and thanked all three developers: Akel, Mattamy and Riverland.

Elizabeth Hertz, Senior Deputy City Attorney, confirmed with Council the motion included the technical comments.

The City Clerk restated the motion as follows: to approve Resolution 22-R104, with the technical conditions. The motion passed unanimously by roll call vote.

- 11.m** Resolution 22-R105, A Resolution Approving and Accepting a Preliminary and Final Plat for Southern Grove Plat No. 43, within the City of Port St. Lucie, Florida (P22-219). [2022-811](#)

The City Clerk read Resolution 22-R105 aloud by title only.

Francis Forman, Planner, was introduced to Council and stated staff recommended the plat be approved with the condition that it not be recorded until surety for the additional amounts needed to be covered is in place, as surety is needed for the roadways. He stated if surety is not in place by the September 26, 2022, Council meeting, the plat will come back for reconsideration.

There being no further discussion, Vice Mayor Caraballo moved to

approve Resolution 22-R105 with the condition as stated on record. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R105 with the condition as noted. The motion passed unanimously by roll call vote.

12. Unfinished Business

13. New Business

- 13.a** Approve a Major Site Plan for Project Apron in Legacy Park North in Southern Grove (P22-220)

[2022-792](#)

Bridget Kean, Senior Planner, provided a PowerPoint presentation and stated this item was for a major site plan for project Apron, which is associated with the plat Council just heard creating the tracks. She indicated it is also associated with the rezoning for Legacy Park North, which is where this project is located. She reviewed the proposed project and stated that Dennis Murphy with Culpepper and Terpening is acting as the agent and representing the Port St. Lucie Governmental Finance Corporation.

Senior Planner Kean showed the location of the subject property and discussed the future land use, zoning, landscape buffers, and traffic impact analysis. She noted this project will have to provide public art. She presented the proposed site plan and stated the Site Plan Review Committee recommended approval on August 10, 2022, and the Planning & Zoning Department recommends approval.

There being no further discussion, Vice Mayor Caraballo moved to approve agenda item 13a. Councilman Pickett seconded the motion.

Under discussion, Mayor Martin stated this was exciting and she looked forward to the day when they can announce the project.

The City Clerk restated the motion as follows: to approve item 13a. The motion passed unanimously by roll call vote.

- 13.b** Approve a Major Site Plan for Project Green in Legacy Park North in Southern Grove (P22-222)

[2022-793](#)

Bridget Kean, Senior Planner, provided a PowerPoint presentation on the Major Site Plan for Project Green in Legacy Park North in Southern Grove. She stated this project was located across the street from project Apron and the design was very similar. She indicated the land is owned by the Governmental Finance Corporation and there is an

agreement with JDN Enterprises. She said Culpepper and Terpening is the agent.

Senior Planner Kean reviewed the location of the subject property. She explained the project will be served by Sansone Boulevard and a new east/west roadway, St. Louis Drive, will provide access to this location. She stated the Site Plan Review Committee recommended approval and the Planning & Zoning Department recommends approval.

Councilman Pickett stated the left turn on Becker Road at Sansone Boulevard needs to be addressed now. Heath Stockton, Director of Public Works, explained the City currently has a special exception use with the DOT, who may revoke the left turn if there are too many trips. Councilman Pickett and Mayor Martin stated this may be something to address with the TPO. Senior Planner Kean indicated another light and roadway further to the north is planned for the area to serve Legacy Park.

There being no further discussion, Councilwoman Morgan moved to approve agenda item 13b. Vice Mayor Caraballo seconded the motion.

Under discussion, Vice Mayor Caraballo stated she was excited about project Green.

The City Clerk restated the motion as follows: to approve item 13b. The motion passed unanimously by roll call vote.

14. City Manager's Report

City Manager Blackburn announced that the Cheney Brothers' permit has been approved for the vertical construction and the Saints Golf Course was named the best public golf course on the Treasure Coast. He reported that staff provided a memorandum to Council discussing litter pick-up and stated three individuals were budgeted and are currently being hired.

15. Councilmembers Report on Committee Assignments

The Council congratulated Councilman Bonna and his wife on their recent wedding. Councilman Bonna thanked everyone for their well wishes.

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 10:58 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk