

City of Port St. Lucie

City Council

Meeting Minutes - Final

Shannon M. Martin, Mayor

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

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

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Monday, April 10, 2023

6:30 PM

Council Chambers, City Hall

1st Revision

Revised to include item 13C

2nd Revision

*** Revised to include item 11E***

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 April 10, 2023, at 6:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Council Members Present:

Mayor Martin

Vice Mayor Caraballo

Councilman Bonna

Councilwoman Morgan

Councilman Pickett

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: Earth Day

[2023-126](#)

Tessa Roberts, St. Lucie County Environmental Resources Department, accepted the proclamation.

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- 4.b** Proclamation: Functional Neurological Disorder Awareness Month [2023-127](#)

Laura George, FND Hope International, accepted the proclamation.

- 4.c** Announce the Winners of the 2023 Water Conservation Poster Contest with St. Lucie County Schools. [2023-356](#)

Jenny Tomes, Utility Services Department, presented the winners along with the runners-up.

- 4.d** Discuss the 2023 State Legislative Update [2023-303](#)

Ella Gilbert, Deputy City Attorney, provided the latest 2023 State Legislative Update.

5. Public to be Heard

There was nothing heard under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of February 22, 2023 Winter Workshop (Day 1), February 23, 2023 Winter Workshop (Day 2), February 24, 2023 Winter Workshop (Day 3), February 27, 2023 Regular City Council, March 13, 2023 Regular City Council, March 20, 2023 Special City Council Meeting Minutes [2023-258](#)

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

- 7.b** Award Contract #20220091 for Ammonium Anhydrous to Airgas Specialty Products, Inc. [2022-832](#)

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

- 7.c** Approve a Major Site Plan for Dragonfly Industrial Park in Southern Grove (P22-143) [2023-341](#)

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

- 7.d** Award Contract #20220058 for the NW Selvitz Road Sidewalk [2023-334](#)

Construction Project from NW Floresta Drive to NW
Bayshore Boulevard

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

- 7.e** Approval to Participate in the Sourcewell Cooperative [2023-282](#)
Contract #101221-VAC for the Purchase of Hydro-Excavation
& Industrial Vacuum Equipment.

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

Approval of the Consent Agenda

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

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-28, Public Hearing, An Ordinance Amending [2023-302](#)
Chapter 50, of the City's Code of Ordinances Relating to Solid
Waste and Recyclable Materials Collection Service, Solid
Waste Code Violation Enforcement, Solid Waste Citations
and Civil Penalties

The City Clerk read Ordinance 23-28 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Wes Armstrong,
Code Compliance Supervisor, presented to the Council and stated that
goal was to provide an expedited enforcement process as the current
process was too slow and lengthy to abate any violations. He
discussed common issues, enforcement & civil penalties, emergency
abatement, and construction sites/contractor waste.

Vice Mayor Caraballo discussed the cubic yards and Councilman
Bonna expressed his concerns for the Ordinance regarding the
language, move-out piles, and not having enough move-out
connections. He suggested limiting fines to the prohibited actions in
50.14 instead of the entire chapter, writing discretions in the code and
giving 72 hours prior to bulk day to add their bulk to the curb, and
looking to other communities to view how they achieved their results.
Mr. Armstrong informed that the language in the Ordinance mirrored
the language of the contract with the franchise holder, and that while

they had the authority to cite, they also had discretion while citing. Mayor Martin discussed discretion and Councilman Pickett expressed concern for the garbage can pick-up time and raising the price of the emergency abatement. Mr. Armstrong advised that staff would be fine with an increase to the emergency abatement.

Councilwoman Morgan discussed having all garbage in bags and expressed concern for the large move-out piles. She recommended extending the allowance to 48 hours to put bulk at the curb. Vice Mayor Caraballo suggested reviewing the current levels of citations and solid waste complaints, and then review it again in 6 months when the Ordinance is implemented. City Attorney Stokes advised that the Legal Department could refine the Ordinance per the Council's recommendation, and that if it passed the way it was currently written, they would continue to monitor it and recommend amendments if needed. Mr. Armstrong and the Council then discussed the timelines for Solid Waste.

It was the consensus of the City Council to have an update in six months via a City Manager memo unless there was an issue in which the update would be heard via a Workshop/Special Meeting.

Mayor Martin asked if there was anyone who wished to speak on the item. Resident Barry Lee expressed concern for the language on debris/lawn waste and suggested tabling the item to add more into the Ordinance. Councilwoman Morgan discussed the language and the Council discussed potential additions to the language regarding 4 cubic feet. Carmen Capezzuto, Neighborhood Services Director, explained that it was originally written to assist with State of Emergencies and Mariana Feldpausch, Solid Waste Director, also noted that it was meant to help them for when they caught contractors in the act of leaving it so that they could let them know that if they were not doing routine yard maintenance, they would have to remove the material. Camille Wallace, Deputy City Attorney, advised that the language reflects that the property owner is responsible for removal if the franchise hauler did not remove their yard waste. There being no one else to speak, Mayor Martin closed the Public Hearing. The Council and City Attorney Stokes then further discussed potential language and discretion, as well as sending out education to residents regarding this Ordinance.

There being no further discussion, Councilman Pickett moved to

approve Ordinance 23-28. Councilwoman Morgan seconded the motion which passed by roll call vote with Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan, Councilman Pickett voting in favor and Councilman Bonna voting against.

- 8.b** Ordinance 23-29, Quasi-Judicial, Public Hearing, 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](#)

The City Attorney read the Quasi-Judicial Procedures into the record for Item 8 a.). The City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 23-29 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which all responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated the request was to rezone 22 acres from General Commercial (CG) to Planned Unit Development (PUD) to allow for a 330-unit multi-family development, and that two proposed vehicular connections are planned; one for the main entrance from Darwin via Yale Street, and a secondary entrance at the NW property corner at Port St. Lucie Blvd. She discussed the current zoning, the conceptual plan, upland preservation, a compatibility analysis, and traffic mitigation.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Steve Garrett, Lucido & Associates, represented the applicant and presented to the Council. He elaborated that the request would allow for a maximum of 15 dwelling units per acre in a multi-family rental neighborhood and that the request was consistent with the existing land use of High Density Residential (RH). He provided a history of the project, neighboring infrastructure, existing and future land use, property details such as density and parking information, site plan, conceptual public trail, transit stop, and perspectives of the various areas of the neighborhood.

Councilman Pickett expressed support of the project, but also expressed concern for the exit ways, to which Mr. Garrett advised that they realized there would need to be mitigation for this and they were

already being proactive in acknowledging this. Mayor Martin expressed agreeance with Councilman Pickett, and City Attorney Stokes advised that if the project was approved at this meeting, they could not deny the project at the Site Plan meeting if the traffic issue was not addressed. Vice Mayor Caraballo expressed concern that the rezoning could create more traffic issues, but also expressed support for the project, and Mary Savage-Dunham, Planning & Zoning Director, advised that staff had proposed a condition on the PUD rezoning and the future presentation would show traffic mitigation. Councilwoman Morgan stated that the project was listed at 4-stories, but the conceptual images shown in the presentation only showed 3-stories, to which Mr. Garrett replied that the PUD lists a 4-story maximum and that if the project was approved at this meeting, it would closely match the conceptual Site Plan.

Mayor Martin expressed that she was not in support of the project as she would not be supporting more residential/multi-family residential within this area, and she also expressed concern for the cat colony that resides in that area. Mr. Garrett informed that he would gain more knowledge of the cat colony and reach out to organizations for assistance, and Ms. Grubbs noted that if they were planning on relocation, it would take a couple of months to do so. Councilman Bonna expressed support of the project.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one else to speak the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-29 and to have the applicant work with agencies to address/relocate the cat colony currently at the property. Councilwoman Morgan seconded the motion which passed by voice vote with Vice Mayor Caraballo, Councilwoman Morgan, Councilman Pickett and Councilman Bonna voting in favor and Mayor Martin voting against.

(Clerk's Note: The Council took a 10 minute recess at this time.)

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 23-25, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Large-Scale Amendment to the Future Land Use Map for St. Lucie

[2023-310](#)

Lands/Veranda to Change the Future Land Use Designation of Approximately 84 acres from Residential, Office, Institutional (ROI) (65.4 acres) and General Commercial /Residential, Office, Institutional (CG/ROI) (18.6 acres) to Residential Golf Course (RGC), for Property Legally Described as Portions of Veranda Plat No. 3, Veranda Gardens West Phase 1; Portions of Veranda Plat No. 4, Veranda Gardens West Phase 2; Portions of Veranda Plat No. 5, Veranda Gardens West Phase 3; Veranda Plat No. 2, Parcel 7; and all of Veranda Plat No. 9, and Generally Located South of Becker Road and East of the Florida Turnpike (P22-356).

The City Clerk read Ordinance 23-25 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, presented to the Council and stated that the requested application was staff-initiated for a large-scale future use map amendment for property that was approximately 84 acres in size, and to be amended from Residential/Office/Institutional (ROI) and Commercial General/Residential/Office/Institutional (CG/ROI) to Residential Golf Course (RGC). She also provided the justification for the application, as well as the Traffic Impact Analysis.

Mayor Martin opened the Public Hearing and asked if there was anyone who wished to speak on the item. Resident Roy K. inquired on the reasoning for it being rezoned when there were homes there and no golf courses nearby, as well as if it would change property taxes and value. He also inquired on the property lining and what would happen after the deadline. Mayor Martin advised that the City Council sets the tax rate for the two line items on the tax bill relating to the City, but the values were determined by the Property Appraiser. Ms. Cox also addressed the property lining.

There being no one else to speak, Mayor Martin closed the Public Hearing. There being no further discussion, Councilwoman Morgan moved to approve Ordinance 23-25. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-30, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by VF II, LLC to Change the Future Land Use Designation of Approximately

[2023-311](#)

12.4 Acres from General Commercial/Residential, Office and Institutional (CG/ROI) (3.7 acres) and Residential, Office, Institutional (8.7 acres) to Residential Golf Course (RGC) for a Property Legally Described as Tract 2, Veranda Plat No. 8 and Generally Located South of Becker Road and East of the Florida Turnpike (P22-357).

The City Clerk read Ordinance 23-30 aloud by title only.

Dennis Murphy, Culpepper & Terpening, informed that this was for a land-use line adjustment and that they would reach out to speak to residents.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-30. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-31, An Ordinance Amending Chapter 33, Elections, of the City of Port St. Lucie Code of Ordinances

[2023-332](#)

The City Clerk read Ordinance 23-31 aloud by title only.

There being no discussion, Councilman Bonna moved to table Ordinance 23-31 to the April 24, 2023, City Council meeting. Councilwoman Morgan seconded the motion which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R38, Authorizing the City Manager to Enter into a Right-of-Way Consent Agreement between Florida Power and Light Company, a Florida Corporation, and the City of Port St. Lucie, Necessary for Maintaining the Extension of Crosstown Parkway.

[2023-255](#)

The City Clerk read Resolution 23-R38 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R38. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R39, Authorizing the Execution of an Interlocal Agreement with St. Lucie County for Intersection Improvements at Peacock Boulevard and St. Lucie West Boulevard.

[2023-297](#)

The City Clerk read Resolution 23-R39 aloud by title only.

Mayor Martin explained that this was a project utilizing the County's Impact Fees, and Vice Mayor Caraballo suggested writing a letter to the County to share in the importance of the project and partnership, as well as looking forward to future partnerships. City Manager Merejo agreed and advised that they would be sending a letter to the County Administrator.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R39. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.c** Resolution 23-R40, Authorizing the City Manager, or his designee, to Enter into and Execute a Construction Agreement with the State of Florida Department of Transportation for the Purpose of Constructing Roadway Improvements on Tradition Parkway within the Limited Access Right-of-Way of State Road 9 (Interstate 95). [2023-335](#)

The City Clerk read Resolution 23-R41 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R41. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.d** Resolution 23-R41, A Resolution Approving and Accepting the Seville 6A Phase 2 Final Plat and Construction Plans at the Request of Mattamy Palm Beach, LLC (P22-230). [2023-342](#)

The City Clerk read Resolution 23-R41 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R41. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.e** Resolution 23-R44, Approving the Veranda Oaks Plat No. 2, Phase 2 Preliminary and Final Subdivision Plat with Construction Plans on the Request of Veranda St. Lucie Land Holdings, LLC (P22-316). [2023-368](#)

The City Clerk read Resolution 23-R44 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R44. Councilman Pickett seconded the motion. The

motion passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

- 13.a** Request Council Support the City Manager in Sending Letter [2023-343](#)
to the Florida Department of Environmental Protection
Clarifying City's Position Related to Potential Statewide
Stormwater Rule Change

There being no discussion, Vice Mayor Caraballo moved to approve item 13a. Councilman Pickett seconded the motion which passed unanimously by voice vote.

- 13.b** Review and Adopt the Updated Strategic Plan and Approve [2023-344](#)
the Development of the Port St. Lucie Youth Council

Vice Mayor Caraballo requested to be continuously updated on this item, and the Council expressed their excitement to be involved. Kate Parmelee, Strategic Initiatives Director, also spoke on behalf of the item, noting that she did not need clarification for any specific items and they were comfortable with proceeding. (Clerk's Note: Ms. Parmelee played a video at this time.) Ms. Parmelee and Sarah Prohaska, Communications Director, also informed that Port St. Lucie was announced as 1 of 20 finalists for the All-American City Award.

There being no further discussion, Councilman Pickett moved to approve item 13b. Councilman Bonna seconded the motion which passed unanimously by voice vote.

- 13.c** Request for an Attorney/Client Session with the City Council [2023-365](#)
to Discuss Pending Litigation in the Matter of *City of Port St. Lucie, a Florida Municipal Corporation, and Community Redevelopment Agency of the City of Port St. Lucie v. Suffolk Construction Company, Inc.*, Case No.: 562018CA001895

There being no discussion, Vice Mayor Caraballo moved to approve item 13c. Councilman Pickett seconded the motion which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo announced that he had requested a list from all Department Directors to showcase what the departments accomplish in a week, and he would be providing a memo sent out on a regular basis. He also announced the

upcoming Keep Port St. Lucie Beautiful Cleanup Day event and provided data for the Everclear/David Cook concert.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Florida League of Cities Legislative Action Days.

Councilman Pickett – He attended an International Board meeting for a Veteran’s Organization in Washington D.C., a fundraiser at the Everclear/David Cook concert, and the Treasure Coast Council of Local Governments.

Vice Mayor Caraballo – She attended the National League of Cities Congressional Conference and the Florida League of Cities Legislative Action Days.

Councilman Bonna – He attended the Florida League of Cities Legislative Action Days and an event at Windmill Point Elementary.

Mayor Martin – She attended the Humane Society Board Meeting, spoke to the Citizen’s Police Academy graduates, and spoke at the Valencia Cay Men’s Club meeting.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 9:20 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk
On behalf of:
Shanna Donleavy, Deputy City Clerk