

City of Port St. Lucie
City Council / City Staff Workshop
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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Wednesday, July 20, 2022

8:30 AM

**Community Center, 2195 SE Airoso
Blvd**

1. Meeting Called to Order

A Special Meeting of the City Council of the City of Port St. Lucie was called to order by Mayor Martin on July 20, 2022 at 8:45 AM, at the Port St. Lucie Community Center, 2195 SE Airoso Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

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

3. Pledge of Allegiance

4. Public to be Heard

Russ Blackburn, City Manager, welcomed everyone to the 2022 Summer Workshop and provided an overview of the Agenda.

Mayor Martin called on those who signed up to speak:

1. Dan Sorrow with Cotleur & Hearing stated he was representing several developers who are requesting Council's support for item 5.f - Golf Cart and Microtransit Use in the City, and specifically staff's recommendation for golf cart use on multiuse paths within the City of Port St. Lucie.

2. Diane Goldberg, 6470 NW Volucia Drive, discussed the importance of business/commercial properties and asked that Council not approve changing these properties to residential use.

5. Workshop Business

5.a Repaving Plan 2022 Update

[2022-605](#)

Thomas Salvador, Manager CIP Projects, provided a PowerPoint presentation via Zoom on the 10-Year Master Repaving Plan. He reviewed the progress to date and rejuvenation efforts as well as discussed the average cost per mile to repave, recommended updates, and each two-year cycle of the 10-Year Repaving Plan.

Vice Mayor Caraballo requested the cost and timeline of the rejuvenation, as she would like to see it in the budget. Heath Stocton, Director Public Works, indicated it was typically 5% of the cost to repave. Mr. Salvador stated he would get the actual cost for Council and explained the timeline, life span, and schedule of repaving.

Mayor Martin inquired if the City would be locked into a long-term contract, as she wants the rate to be flexible. Mr. Stocton explained the options for rate fluctuations. Mayor Martin asked about the data being collected on the roadways. Mr. Salvador provided an update and outlined the data being collected by an asset management company.

There being no further discussion, Vice Mayor Caraballo moved to approve the updated 10-Year Repaving Plan. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

5.b Sidewalk Plan 2022 Update

[2022-601](#)

Frank Knott, Engineering Manager, provided a PowerPoint presentation on the Sidewalk Master Plan. He discussed sidewalk construction from 2018/2019 through 2021/2022, sidewalk repairs, and policies of the Sidewalk Master Plan. He also reviewed the sidewalk construction schedule, design projects for the next 10-year cycle, suggested rankings, and costs.

Mayor Martin suggested swapping Westmoreland with the Transit Facility and working on mobility/pedestrian improvements at the same time. She stressed the need for the City to plan projects comprehensively.

Vice Mayor Caraballo stated the City policies should be updated and Council should have the mobility discussion, prior to picking their projects. She inquired about the funding gap, to which Mr. Knott stated the ten-year sidewalk projects as shown were totally funded. Vice Mayor Caraballo also questioned traffic calming versus the cost to build sidewalks, to which Mr. Knott indicated the cost for sidewalks was \$150/LF.

Mayor Martin reiterated the need to be comprehensive, working together, and providing recommendations to Council. She asked the City Manager to work with the team to be more proactive going forward. She stated she wants the list reviewed and married with traffic calming and upcoming projects, so Council can be provided with recommendations for their overall policy discussion. Vice Mayor Caraballo suggested including the future mobility plan as well.

City Manager Blackburn responded and commented on sidewalks, traffic calming, and residents' concerns if the schedule changes. Council discussed the benefit of sidewalks versus traffic calming or both, and Mr. Stocton responded to their questions. Vice Mayor Caraballo stated the list may change as the City grows and questioned if scientific data indicated it was safer with traffic calming.

Kate Parmelee, Director of Strategic Initiatives & Innovation, noted how staff was constantly strategizing regarding the list of projects. Mr. Knott stated he would get with the City Manager to tweak the list and bring back a different plan. Vice Mayor Caraballo requested that the update be presented at the Strategic Planning Session in March 2023, as well as an update on the 25 mph neighborhoods.

5.c Traffic Calming Plan 2022 Update

[2022-600](#)

Frank Knott, Engineering Manager, provided a PowerPoint presentation on the Traffic Calming Plan, why speed matters, and traffic calming/sidewalk projects at Abingdon Avenue, Milner Drive, Omega Road, Idol Avenue, and Sunglow Street. Mayor Martin noted that Idol Avenue (Yamada to Savona) goes to the school and residents have been waiting for this traffic calming project for a long time.

Mr. Stocton explained the petition and ballot process for traffic calming and Council discussed the 75% threshold. Vice Mayor Caraballo and Councilman Bonna commented on the threshold and Council approval, and suggested more outreach on ballots. Councilman Picket recommended moving forward without additional outreach as residents

have already been notified three times.

Vice Mayor Caraballo suggested tabling the Omega Road/Milner Drive traffic calming to left staff look deeper into the process. Mayor Martin stated they should focus on Omega Road to make sure the residents have a full understanding, and Councilwoman Morgan agreed to take charge of this effort. Council consensus was to wait for all ballots to be returned before making any decisions regarding traffic calming on Idol Avenue.

City Manager Blackburn noted that an increase of \$500,000 was included in the FY 23/24 budget for traffic calming.

(Clerk's Note: Mayor Martin called a break at 10:14 AM and the workshop resumed at 10:46 AM.)

5.d Hear a Presentation on Expanded Camping at McCarty Ranch Preserve

[2022-616](#)

Bradley Keen, Assistant Director Parks & Recreation, provided a PowerPoint presentation with an overview of the preserve and campground at McCarty Ranch, including its amenities, environmental changes, and expanded camping possibilities.

Mayor Martin stated she supported spending money on the camping loop and not on the areas that may change in the future.

Mr. Keen explained he was modeling and reaching out to the Florida State Park System to provide updates to McCarty Ranch. He discussed future funding, special event parking improvements, and potential on-site programs and events. He also showed a brief video of McCarty Ranch. Mayor Martin noted the McCarty Ranch sign needed some maintenance and that she wanted to keep the trees.

Mayor Martin inquired what it would cost the City to work with the State on McCarty Ranch, to which Mr. Keen indicated he would get the cost. Mayor Martin stated the restrooms need to be placed close to the smaller rigs. She said she likes the campground host idea and wants to keep the six sites on the lake. Mayor Martin questioned the feasibility of the current section and the north side as well, as she wants it to be like a natural state park.

Councilwoman Morgan stated she agreed with Mayor Martin's

comments and providing electric to the six sites.

Vice Mayor Caraballo emphasized that McCarty's purpose is to provide clean drinking water for City residents, and the recreation was an additional benefit. She suggested they request the budgets and costs for the state parks, seek grants, and consider a zip line.

Kate Parmelee informed Council that she will schedule Eric Draper with the Florida State Park System, as well as other representatives from the DEP, to tour McCarty Ranch.

There being no further discussion, Vice Mayor Caraballo moved to approve moving forward with the master camping plan as presented for the McCarty Ranch Preserve. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

5.e Discuss Community Development District Stormwater Fee Rebate 2022 Update

[2022-615](#)

Amy Eason, Executive Project Manager for Stormwater, provided a PowerPoint presentation on the Stormwater Fee Rebate for the Community Development District (CDD). She reviewed the stormwater fee study results and recommendations as well as some background information. She discussed the establishment of a stormwater utility rate fee and relating ordinances. She explained there are twelve CDD's in the City of Port St. Lucie and why the City rebates stormwater fees to them for services and maintenance. Lastly, she reviewed the analysis and conclusions as well as the steps and timeline to move forward.

Vice Mayor Caraballo questioned the drainage, water quality, cleaning of swales, and safety of the CDD's. Ms. Eason responded to Vice Mayor Caraballo's concerns and explained the CDD's have requirements that must be met. Ms. Eason also spoke to the credit for the CDD stormwater systems and responded to Council's questions. Mayor Martin inquired about the length of the CDD agreements. Vice Mayor Caraballo spoke to the credit system being a key measurement, that CDD's are not using the money for the right purpose, and the need for an education piece. City Manager Blackburn explained it would be a two-year process with the CDD's. He said if the CDD's are saving the money for their stormwater system, it should be in their capital plan.

There being no further discussion, Councilwoman Morgan moved to

approve moving forward with the 2-Year Plan, Study, and Reallocation for the Community Development District (CDD) Stormwater Fee Rebate system. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Mayor Martin called for a lunch break at 11:55 AM and the Workshop resumed at 1:05 PM.)

(Clerk's Note: Item 5.g was heard next.)

5.f Golf Cart and Microtransit Use in the City

[2022-603](#)

(Clerk's Note: This item was heard after Item 5.g.)

Laura Dodd, Senior Transportation Planner, provided a PowerPoint presentation that included an overview and background information regarding golf cart and microtransit use in the City. She reviewed the updates and findings, golf carts versus Low Speed Vehicles (LSV's), micromobility, trends, and studies. She also discussed the legalities of golf carts, LSV's, and micromobility; mobility solutions; and staff's recommendation.

Councilman Pickett expressed his dislike for e-bikes/scooters, as they just lay around the City. He stated he supports golf carts on 8-foot sidewalks/paths, but not in residential neighborhoods and not with kids driving them. Council discussed e-bikes/scooters, golf carts, 14-year-old drivers, LSV's, etc. Ms. Dodd and Police Chief John Bolduc responded to their questions. Councilwoman Morgan indicated she was not in favor of e-bikes/scooters as a program. Councilman Bonna stated he was fine with the golf carts on the 8-foot pathways and recommended piloting a neighborhood to test how it would work. He inquired if they could restrict golf carts by ordinance. Vice Mayor Caraballo suggested having Chief Bolduc work with staff to bring back an ordinance with language to regulate golf cart use. Councilwoman Morgan indicated she would like to have one-on-one meetings prior to creating an ordinance. Mayor Martin stated the ordinance should focus on the designated areas, driver's licenses, LSV's vs. golf carts, the 25 mph neighborhoods, and seatbelts. Mayor Martin also asked what improvements the developers were willing to do, such as designated pathways or ways to make it safer. Vice Mayor Caraballo stated she would like to know the fine schedules as well.

Ms. Dodd stated she would schedule the one-on-one meetings and get back to Council with the information they requested.

(Clerk's Note: Mayor Martin called a break at 2:42 PM and the Workshop resumed at 3:03 PM.)

5.g Port St. Lucie Boulevard Corridor Planning Study

[2022-607](#)

(Clerk's Note: This item was heard after Item 5.e.)

Dr. Kim Delaney, Treasure Coast Regional Planning Council, provided a PowerPoint presentation on the Port St. Lucie Boulevard Corridor Planning Study as well as the City Center project. She reviewed the purpose of the study, existing conditions, future land use designation, and vacant lots remaining.

Mayor Martin inquired if they were modifying the ten-year plan for the corridor, to which Dr. Delaney explained they had some leeway with the landscaping. Dr. Delaney reviewed the plan for Port St. Lucie Boulevard, completing the street and pedestrian improvements, stormwater, mid-block crossings, enhancement opportunities, such as the E-5 and E-84 canals, and a higher performing stormwater tomorrow.

Vice Mayor Caraballo asked about the plantings, maintenance, and additional beautification. Dr. Delaney discussed the land development considerations, street width and building height, and building frontage. She also reviewed the code and concept analysis, approved site plan for eleven townhouses, and an alternate concept plan. Mayor Martin voiced that she preferred the alternate concept. Vice Mayor Caraballo indicated the code would need to be updated for the alternate purpose and she is willing to raise the standards.

Dr. Delaney discussed the stormwater and beautification concept, working towards a better tree canopy, and a residential tree planting program. Mayor Martin noted that not everyone wants trees in their front yard, and Vice Mayor Caraballo suggested having the programs for those who want them. Mayor Martin stated the developers could be required to plant larger trees.

Dr. Delaney spoke to making the most of City owned holdings and responded to Council's questions at this time. Councilman Pickett inquired about the living shoreline on the canals, and Dr. Delaney stated it would be in partnership with South Florida Water Management. Vice Mayor Caraballo requested an update on the congestion level on Port St. Lucie Boulevard since Crosstown; a list of

projects and ideas be provided at the Strategic Planning Session; and an update on the Code to deal with the suggestions presented. Mayor Martin stated she was for amending the Code to address these issues. Vice Mayor Caraballo requested that a strategy be provided to the Council or City Manager on the properties and opportunities, so the City can capitalize on them in the future. Dr. Delaney noted the sites inventoried are specifically identified for stormwater improvement, which could be useful in the acquisition process.

City Manager Blackburn stated he would like to bring back how the townhouses could be incorporated into single family neighborhoods, in a manner in which Dr. Delaney has suggested, as they are seeing a demand for affordable housing.

Dr. Delaney concluded her presentation by reviewing the next steps as well as the City Center Master Plan and Project Schedule.

5.h Septic to Sewer Update

[2022-608](#)

(Clerk's Note: This item was heard after Item 5.i.)

Kevin Matyjaszek, Utility Systems Director, provided a PowerPoint presentation via a brief video narrated by Donna Rhoden, Special Assistant to the Chief Assistant City Manager. She spoke to the history of the septic-to-sewer conversions in the City and discussed the environmental benefits, microbial study hot spots, grant programs, current conversion fees, and the goal for more septic conversions. She further discussed the Hog Pen Slough hot spot, commercial septic locations, and Indian River Lagoon Coastal Community Report Card. Ms. Rhoden ended her presentation by reviewing the recommendations and conclusions.

Councilwoman Morgan inquired, for those in the City's service area and also part of the County, if the County would assist with getting more hook-ups. Mr. Matyjaszek stated that has been a challenge and indicated there are other funding opportunities. Councilwoman Morgan stated she would be willing to get involved and communicate with the County to perhaps have them provide some ARPA funds to assist with the hook-ups.

Mr. Matyjaszek provided an update on the development at St. James south of Midway Road. He stated the City has come to an agreement with the developer and they are currently working on a design to install a lift station to provide service and prevent fifteen septic systems from

being installed.

Councilman Picket asked if the City was pursuing grants for septic-to-sewer, to which Kate Parmelee, Director of Strategic Initiatives & Innovation, explained the work they were currently performing was grant funded, but they will pursue grants for the Utilities System Department as needed.

Vice Mayor Caraballo questioned the leadtime for conversion, to which Mr. Matyjaszek explained it was 40 to 44 weeks and they were working on getting that number down. She asked if there would be an inflationary increase, to which City Manager Blackburn stated that staff will come to Council if additional funds are needed. Vice Mayor Caraballo inquired if the commercial septics were causing issues. Mr. Matyjaszek explained it was hard to pinpoint where the issues were directly coming from. Ms. Parmelee added that with the targeted interventions of the lift station, septic-to-sewer conversions, and stormwater, the water quality should substantially increase in the commercial area.

5.i FCC Environmental Services Solid Waste Transition
Presentation

[2022-567](#)

(Clerk's Note: This item was heard after 5.f.)

Carmen Capezzuto, Neighborhood Services Director, provided the background and history of the solid waste situation as well as reviewed the current status and responded to Council's questions and concerns. Mayor Martin inquired as to how to dispose of the old garbage cans, to which Mr. Capezzuto stated residents are being encouraged to reuse the cans for yard waste but they can be thrown away by request. Vice Mayor Caraballo suggested not using the new cans prior to FCC picking up the garbage and putting a sticker on the new cans indicating the start date. She also requested that the information be communicated via social media.

Charles Merkley, Director of Municipal Sales, FCC, provided a Powerpoint presentation with an overview of the FCC team, transition schedule by functional area, and facilities. He noted if the residents tag the old can with "please throw me away," FCC will dispose of it. Mitch Dahlstrom, Florida Regional Director with FCC, spoke to the equipment, personnel, and commercial containers. Joe Sandora, Senior General Manager of FCC, discussed the routing for one day per

week, software, and customer communications.

Mr. Merkley responded to Council's questions at this time. Councilwoman Morgan confirmed there would be three pick ups/trucks arriving the same day for garbage, recycle, and yard waste. She inquired if there would be information on how to place the cans at the street and when the pick up days would be revealed.

Councilman Pickett inquired about the training the drivers receive, to which Mr. Merkley responded and invited Council to their facility/yard to see their routing system for training.

Councilman Bonna shared a story that received positive responses on the City's webpage from residents and a prompt response from FCC. He also inquired about the deadline for receiving cans through 1PSL, to which it was explained that residents could be put on a list.

Vice Mayor Caraballo asked for a 30-second spot on how to place the cans at the road, to which Sarah Prohaska stated they are looking to post a video and advertisements via social media, e-mail, TV, and radio.

Vice Mayor Caraballo requested that the pick up days be posted on the website, to which Sarah Prohaska stated that Communications will promptly do so and announced that an Open House will be held on August 2, 2022, to discuss the transition to FCC effective September 5, 2022.

5.j Hear a Presentation and Discuss 2022 Federal Advocacy Strategy

[2022-622](#)

(Clerk's Note: This item was heard after Item 5.h.)

Kate Parmelee, Director of Strategic Initiatives & Innovation, provided a PowerPoint presentation on the 2022 Federal Advocacy Strategy. She reviewed the Federal Program, 2022 Appropriation Requests and other key federal requests. She discussed the Grants & Advocacy Team, Ensuring Alignment and Advancing, and Port St. Lucie Federal Grants. She also spoke to the City's Advocacy Approach and Tactics as well as to funding opportunities in 2022 and beyond.

Vice Mayor Caraballo inquired about additional lobbyists for the state and federal funding opportunities, to which Ms. Parmelee stated the

City has a strong team, but if the Council would like to expand on that they could always use the support. Mayor Martin suggested that staff determine if there is a need and inform Council. City Manager Blackburn indicated a grant advocate or specialized lobbyist would be more effective and suggested putting their efforts towards a project with a lot of federal funding. Ms. Parmelee stated they could utilize their team, but if an extra push is needed, they could pursue lobbyists on a targeted versus retainer basis.

6. Adjourn

There being no further discussion, the workshop adjourned at 4:57 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk