

City of Port St. Lucie

City Council

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

Meeting Minutes - Draft

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, October 9, 2023

6:30 PM

Council Chambers, City Hall

Addition of Item 11 F

1. Meeting Called to Order

A Regular & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on October 9, 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 Shannon Martin
Vice Mayor Jolien Caraballo
Councilman Dave Pickett
Councilwoman Stephanie Morgan
Councilman Anthony Bonna

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: Community Planning Month

[2023-882](#)

Mary Savage-Dunham, Planning & Zoning Director, accepted the Proclamation.

5. Public to be Heard

Richard McCarthy spoke regarding the Hurricane Ordinance and the use of a

Knox Box. Mayor Martin and Councilwoman Morgan will speak with the Fire District and bring information back to the City Council.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Pickett moved to approve the Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Approval of the August 21, 2023 Board of Zoning Appeals and September 11, 2023 Special City Council Meeting Minutes [2023-931](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

7.b Award Contract # 20230067R for East Torino Parkway Improvements Project. [2023-784](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

7.c Motion: Termination of Restrictive Covenant Executed by Domingo L. Grave and Sandra L. Grave with Respect to Lots 21 and 22, Block 471, Port St. Lucie Section Twenty-Six, and Recorded in Official Records Book 0925, Page 1824, of the Public Records of St. Lucie County, Florida. [2023-907](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

7.d Request Approval of the 2024 Meeting Schedule for City Council Regular, Special, Government Finance Corporation (GFC), Community Redevelopment Agency (CRA), Winter and Summer Workshops and Strategic Planning Sessions. [2023-911](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

7.e Motion: Termination of Restrictive Covenant Executed by Frank L. Roberts and Patricia A. Roberts with Respect to Lots 1 and 44, Block 427, Port St. Lucie Section Three, and Recorded in Official Records Book 0925, Page 1898, of the Public Records of St. Lucie County, Florida. [2023-909](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Award Contract #20230094 for the Tulip Blvd. & College Park Rd. Intersection Improvement Project. [2023-842](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.g** Approval to Purchase Axon Related Products to Expand the Police Department's Inventory of Body Worn Cameras and Tasers Utilizing the Sourcewell Cooperative Contract #010720-AXN. [2023-879](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.h** Award Contract #20230073 for the Rehabilitation / Modifications to the SWW-1 Water Control Structure. [2023-905](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Award Contract #20230077 for the Construction of the Anthony F. Sansone Sr. Blvd. Extension - Phase 3 Project. [2023-906](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.j** Award Contract #20230074R for the Construction of Traffic Calming at Two (2) Locations. [2023-835](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Award Contract #20230062 Furnish and Install Asphaltic Concrete Paving 200+ Tons. [2023-883](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.l** Approval of a Major Site Plan Amendment for Gatlin Pointe (P20-239-A4) [2023-923](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.m** Award Contract #20230066 for Financial Advisory Services. [2023-917](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.n** Approve the Selection of a Temporary Public Art Sculpture at the Botanical Gardens to be Leased for Two Years. [2023-925](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

The City Clerk administered the Oath of Testimony to staff and other interested parties.

- 8.a** Ordinance 23-62, Quasi-Judicial, Public Hearing, An Ordinance to Rezone 0.23 Acres of Property Located East of SW South Macedo Boulevard and North of Crosstown Parkway from the Zoning Designation of Single-Family Residential (RS-2) to Service Commercial (CS) Zoning District for a Project Known as Imperium Construction Co., LLC (P23-126). [2023-874](#)

The City Clerk read Ordinance 23-62 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Councilwoman Morgan responded in the affirmative and the rest of City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Forman, Planner II, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the applicant was requesting to rezone a .23 acres of property from Single-Family Residential to Service Commercial. He explained the surrounding Future Land Uses & Zoning areas and added that the Planning & Zoning Board had recommended approval.

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.

Councilwoman Morgan moved to approve Ordinance 23-62. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 23-63, Quasi-Judicial, Public Hearing, An [2023-876](#)
Ordinance to Rezone 1.01 Acres of Property Located South of SW Dwyer Avenue and West of SW Bayshore Boulevard from the Zoning Designation of Single-Family Residential (RS-2) to General Commercial (CG) Zoning District for Property Legally Described as Lots 9 through 12, Block 237, Port St. Lucie Section 28 (P23-123).

The City Clerk read Ordinance 23-63 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Forman, Planner II, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the applicant was requesting to rezone a property just over an acre from single-family to general commercial. He showed an aerial & explained the surrounding future land uses and zoning. He added that the Planning & Zoning Board had recommended approval.

Alejandro Torro, Engineering, Design & Construction, stated that the property would be used for offices and restaurants but they were still working on the Site Plan.

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.

Councilman Pickett moved to approve Ordinance 23-63. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-64, Quasi-Judicial, Public Hearing, An [2023-880](#)
Ordinance Providing for the Fifth Amendment to the Planned Unit Development Regulation Book and Conceptual Plan for the St. Lucie Lands Planned Unit Development (P22-346) Located on the South Side of Becker Road and East of the Florida Turnpike, Legally Described as Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, Veranda

Plat No. 1 as Recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Being in a Portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, Together with a Portion of Tract A (P22-326).

The City Clerk read Ordinance 23-64 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner II, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She stated that the item was amendment #5 for the St. Lucie Lands Planned Unit Development and explained the six changes. She showed an aerial & Conceptual Plan and explained the Future Land Use & Zoning. She added that it was consistent with the City's Comprehensive Plan and the Site Plan Review Committee had recommended approval.

Dennis Murphy, Culpepper & Terpening stated that he was available for questions/concerns.

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.

Vice Mayor Caraballo moved to approve Ordinance 23-64. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 23-65, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 0.96-acre parcel, Located West of Port St. Lucie Boulevard, at the End of SW Glenview Ct., from Institutional (I) to Neighborhood Commercial (CN), for Property Legally Described as Port St. Lucie, Section 12, Block 3457, Lot 3 (P23-118).

[2023-888](#)

The City Clerk read Ordinance 23-65 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner II, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the applicant (the City) was requesting to rezone .96 acres from Institutional to

Neighborhood Commercial to be consistent with the City's Comprehensive Plan. She explained the surrounding uses and the Future Land Use & added that the Planning & Zoning Board had recommended approval.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one to speak the Public Hearing closed.

Councilman Bonna moved to approve Ordinance 23-65. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 23-66, Quasi-Judicial, Public Hearing, An [2023-884](#)
Ordinance Rezoning 5.8-acres of Land; Consisting of Three
Parcels Located South of Becker Road, between SW Lassiter
Terrace and SW Junietta Terrace from Planned Unit
Development (PUD) to Professional (P) Zoning District, for
Property Legally Described as Becker Commons (PB 62-1),
Lots 1, 2, & 3 (P23-115).

The City Clerk read Ordinance 23-66 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner II, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the applicant was requesting approval of the rezoning of approximately 5.8 acres from Planned Unit Development to Professional for a project that is consistent with the Professional Zoning District. She stated that the property was vacant, gave a brief background on the property and explained the Becker Overlay District.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Siemsen, 2GHO, stated that he was the agent for the applicant and that a Major Site Plan application would be submitted after rezoning approval for a 67,200 sq. ft. 2-story medical office building. He provided information on the history and the Becker Road Design Standards. He informed the City Council that they held neighborhood meetings which were attended by two residents. Mayor Martin and Vice Mayor Caraballo voiced that they wanted buffering between the neighborhoods and beautiful landscaping.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one the Public Hearing closed.

Vice Mayor Caraballo moved to approve Ordinance 23-66. Councilman

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

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 23-67, Authorizing the Conveyance of a Utility Easement to Florida Power & Light Company as part of the Storm Secure Underground Program at 613 SE Chapman Avenue. [2023-753](#)

The City Clerk read Ordinance 23-67 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-67. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-68, Authorizing the Conveyance of a Utility Easement to Florida Power & Light Company as part of the Storm Secure Underground Program at 650 SW Sansom Lane. [2023-761](#)

The City Clerk read Ordinance 23-68 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 23-68. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-69, Authorizing the Conveyance of a Utility Easement to Florida Power & Light Company as part of the Storm Secure Underground Program for 802 SW Thrift Avenue. [2023-762](#)

The City Clerk read Ordinance 23-69 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-69. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 23-70, Approve Revisions to Chapter 98 State of Emergency Management Plan [2023-850](#)

The City Clerk read Ordinance 23-70 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-70. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 23-71, An Ordinance Providing for the [2023-916](#)
Amendment of the Planned Unit Development Document
and Concept Plan For LTC Ranch (West) Residential (P22-278)
Located South of Midway Road and Northwest of Glades Cut
Off Road, and within the LTC Ranch DRI.

The City Clerk read Ordinance 23-71 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-71. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R110, Creating an Amended Port St. Lucie [2023-934](#)
Residential Street Lighting Assessment Area Boundary #659,
NW Sable Street

The City Clerk read Resolution 23-R110 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R110. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R111, A Resolution Approving the Preliminary [2023-914](#)
Plat and Construction Plans for Verano South PUD 1 - POD D
- Plat No. 6 (22-294).

The City Clerk read Resolution 23-R111 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R111. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R112, A Resolution Approving the Preliminary [2023-875](#)
and Final Plat for Riverland Parcel B - Plat Eight Replat
(23-101)

The City Clerk read Resolution 23-R112 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R112. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 23-R113, A Resolution Approving the Final Plat [2023-915](#)
with Construction Plans for LTC Ranch West Pod 6A Phase 1
within the City of Port St. Lucie, Florida on the Request of

Midway Glades Developers, LLC (P23-026).

The City Clerk read Resolution 23-R113 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R113. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 23-R114, A Resolution Approving the Preliminary and Final Plat for Southern Grove Plat No. 42 within the City of Port St. Lucie, Florida on the Request of Traditions Commerce Park, LLC, and PSL 1850, LLC (P22-132). [2023-929](#)

The City Clerk read Resolution 23-R114 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R114. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 23-R115, Authorizing Mitigation Agreement between Oak Ridge Ranches, LLC, and the City of Port St. Lucie and/or request for authorization for staff to take other actions as necessary to preserve the City's interests. [2023-959](#)

The City Clerk read Resolution 23-R115 aloud by title only. (Clerk's Note: Resolution 23-R115 was withdrawn.)

Teresea Lamar-Sarno, Deputy City Manager, informed the City Council that staff had been working with St. Lucie County and Kolter regarding the Oak Ridge development. Mayor Martin stated that it wasn't a Resolution, it was more of an update since the agreement was not completed. Rich Berrios, Deputy City Attorney, informed the City Council that if the agreement was not accepted by October 12th, the Resolution would allow the City to preserve its rights and pursue an alternative method.

Colt Schwerdt, Interim Public Works Director, explained the roadway conditions that would be included into the mitigation agreement and the fair share agreement. Councilman Pickett requested live/daily updates. Mr. Schwerdt explained that there was a dispute over trip distribution which would be discussed at the next meeting. Vice Mayor Caraballo voiced that commercial properties could cause a disruption to trip distributions within the City. The Deputy City Attorney stated that a resolution was not needed.

Vice Mayor Caraballo moved to authorize staff to participate in the County meeting to preserve rights and obtain party status if no agreement is made by October 12, 2023. Councilman Bonna seconded the motion, which

passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

13.a Executive Search Firm Research for City Attorney Position

[2023-896](#)

Kristina Ciuperger, Deputy City Manager, presented the item as well as staff's recommendation of Renee Narloch. Councilman Bonna moved to approve and authorize an agreement with S. Renee Narloch & Associates as the Executive Search Firm. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

13.b Interim City Attorney Options

[2023-895](#)

Deputy City Manager Ciuperger presented the item. The City Council discussed their recommendations. Vice Mayor Caraballo moved to approve Richard Berrios as Interim City Attorney who will work with the City Manager/staff on his contract. Councilman Pickett seconded the motion, which passed unanimously by voice vote. Ms. Ciuperger stated that if the item was finalized this week, it could be placed on the October 16th Special City Council meeting agenda.

14. City Manager's Report

The City Manager stated that staff was working hard on major projects and contracts. He spoke on the Oktoberfest event.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: City University Welcome; gave an update on King Isle's exits.

Councilman Pickett: EDC Luncheon; Treasure Coast Council of Local Government; Florida League of Cities Policy Committee; Oktoberfest.

Councilman Bonna: Chamber of Commerce; AHAC meeting; Brenntity Residents meeting; FLC Transportation & Intergovernmental Policy Committee; Lt. Governor lunch; Oktoberfest; Vet Gala; Certificate to Caribbean American Group.

Vice Mayor Caraballo: Statewide Council on Opioid Abatement; Housing Accelerator Task Force meeting; City University Welcome.

Mayor Martin: National Night out; Governmental Leaders lunch.

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

17. Adjourn

There being no further business, the meeting was adjourned at 8:11 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, City Clerk