

City of Port St. Lucie

City Council

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

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

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Monday, September 26, 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 & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on September 26, 2022, 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

This was waived as it was said at a previous meeting.

4. Proclamations and Special Presentations

4.a Proclamation: Italian American Heritage and Culture Month [2022-705](#)

Mayor Martin presented the Proclamation to Ms. Wallace, Ms. Giovanni and Ms. Santos from the Sons & Daughters of Italy.

4.b Proclamation: Treasure Coast Day of Prayer [2022-735](#)

Mayor Martin presented the Proclamation to Christopher Fogal from Treasure Coast Christian Alliance.

- 4.c** Hear a Presentation from St. Lucie Public School on District Achievements [2022-668](#)

This item was tabled to a future meeting.

5. Public to be Heard

Steve Carroll spoke regarding traffic and stated that the City Council should involve the Public in planning ideas.

Dodi Spence spoke regarding Thornhill Lake and the FCC Contract.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda with Item 7 c.) removed for further discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 7.a** Approval to Dispose of Surplus City-Owned Property as per City Policy #18-01ccd. [2022-779](#)

This item was Approved.

- 7.b** Approval to participate in the Seacoast Utility Authority Contract #40-552342-22 for Sulfuric Acid. [2022-288](#)

This item was Approved.

- 7.c** Liberty Lane Development Major Site Plan Amendment (P11-003-A1) [2022-803](#)

Vice Mayor Caraballo voiced that the storage facility was located right next to the Crosstown Bridge and had concerns over the colors of the building. Brad Currie, Engineering, Design and Construction voiced that his client was willing to work with staff on the color. Councilwoman Morgan questioned whether the City had an approved color palette, to which Mary Savage-Dunham, Planning & Zoning Director, responded in the affirmative & added that staff normally has conversations with applicants over how colors look from certain areas.

Vice Mayor Caraballo moved to approve Item 7 c.) with the stated conditions. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

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- 7.d** Approve Re-Appointment of Contractor Examining Board Member [2022-834](#)
- This item was Approved.
- 7.e** Approve Unlimited Home Solutions LLC. a Sole Source Vendor for Unlimited Home Solutions Products and OEM Parts. [2022-755](#)
- This item was Approved.
- 7.f** Award Contract #20220077 for the MIDFLORIDA Event Center Monument Sign [2022-665](#)
- This item was Approved.

Approval of the Consent Agenda

This item was Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-72, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 154 "Landscape and Land Clearing Code", Article I "Landscaping", Section 154.03 "Landscape Design Standards" of the Code of Ordinances of the City of Port St. Lucie (P21-204). [2022-207](#)

The City Clerk read Ordinance 22-72 aloud by title only. Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Stephen Mayer, Planner III, explained that this was a City initiated text amendment under the Landscape Design Standards which would provide policy changes to permit air conditioning units in the front of the buildings & to ensure that they are adequately screened with the appropriate landscaping, enclosures, or structures within Industrial, Warehouse, Commercial Service, and Utility Zoning districts. He informed the City Council that there had been multiple variance requests heard before the Planning & Zoning Board, therefore the Planning & Zoning Board directed that staff provide policy options to allow air conditioning units in the front. He explained staff's findings and the recommended locations on a map. He stated that staff felt that the variance requests were moderately low and requested that the City Council deny the item which would preserve the status quo and allow each request to be reviewed individually by staff.

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing

closed. There being no discussion, Vice Mayor Caraballo moved to deny Ordinance 22-72. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for denial of Ordinance 22-72. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 22-80, Quasi-Judicial, Public Hearing, 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 (St. Lucie County Agricultural-5) to MPUD (Master Planned Unit Development) for a Project Known as Riverland/Kennedy DRI Parcel D (P21-234).

[2022-741](#)

The City Attorney read the Quasi-Judicial Procedures into the record for items 8 b.), 8 e.), 11 a.) and 11 e.). The City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 22-80 aloud by title only. Mayor Martin inquired if there was any ex-parte communication to which the City Council responded in the affirmative since they have met with the applicant.

Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, 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 item was the Riverland/Kennedy Master Plan Unit Development Rezoning application for Parcel D, which was located south of Discovery Way, south of Riverland Parcel C and west of Riverland Boulevard. He explained the Land Use and proposed Zoning and added that the proposed MPUD would allow for 1,362 age-restricted residential dwelling units. He informed the City Council that since the property consisted of inactive citrus groves a clearing permit would be required prior to any developmental permits. He explained the traffic commitments/conditions in the MPUD and showed a map which indicated the conditions. Mayor Martin inquired if this incorporated the language from the First Reading which was added into this item, to which Mr. Robinson responded in the affirmative. Councilwoman Morgan stated that what was approved at the First Reading was not the text in this item as the wording had changed. Elizabeth Hertz, Deputy City Attorney, informed the City Council that on the First Reading there was an agreed upon condition, this evening it was noticed that the MPUD had not been updated and City Council was given different information. She recommended that the City Council read the correct

condition into the record if they were to move forward with the item and then modify the MPUD document subsequent to the approval. She added that what Mr. Robinson stated in his presentation was correct, but the supplied document was not updated. Mayor Martin stated that traffic conditions #1 & 2 were correct and read the correct language into the record for condition #3.

Azlina Goldstein, Riverland Representative, stated that she did agree to the language that was read into the record.

Councilwoman Morgan voiced her concern over legalities with advertising and public knowledge, to which the City Attorney replied that the title did not change and the language had been approved it just wasn't in the system as backup. He added that supplying the backup material to the agenda was a courtesy and was not required by law.

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Vice Mayor Caraballo moved to approve Ordinance 22-80 with the language that was read into record by Mayor Martin. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-80 with the language that was read into record by Mayor Martin. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-81, Public Hearing, 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.

Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item. Steve Carroll inquired about recycling money since there was a new provider. The City Manager replied that the City did receive funds, \$100,000 a month, from the County. He added that Waste Pro had agreed to pay that when the City paused recycling, and the funds were withheld from their last check. There being no one else to speak the Public Hearing closed.

There being no further discussion, Councilman Pickett moved to approve Ordinance 22-81. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance

22-81. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 22-82, Public Hearing, 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. Mayor Martin opened the Public Hearing. Vice Mayor Caraballo thanked staff for their work. Brad Keen, Parks and Recreation Assistant Director, stated that Chapter 96 of the City Code regulated the use of City Parks and Facilities, and the update was needed.

Mayor Martin asked if there was anyone else who wished to speak on the item. Steve Carroll stated that permits could be approved to allow the use of alcohol in the parks & questioned whether that was safe in residential areas, to which Mayor Martin stated that 911 should be called if there were any emergencies. There being no one else to speak, the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-82. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-82. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 22-83, Quasi-Judicial, Public Hearing, 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. Mayor Martin inquired if there was any ex-parte communication to which the City Council responded in the affirmative since they have met with the applicant.

Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, 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 item was a City initiated application to rezone approximately 29.90 acres of property from the zoning designations of SLC AG-5 and City of Port St. Lucie Master Planned Unit Development to City of Port St. Lucie General Use, which was located in the Southern Grove DRI. She added that the property

was designated as a future school site and future park site on Map H, the Master Development Plan for the Southern Grove DRI. She showed the location map, explained the Future Land Use, existing Zoning, the proposed Zoning and surrounding areas. She added that staff and the Planning & Zoning Board did recommend approval.

Steve Carroll stated that schools/parks should not be near roads. He felt that the parks did not get enough use in the City and thought that the funds could instead be used towards sidewalks, infrastructure, etc.

There being no one else to speak, Mayor Martin closed the Public Hearing. Councilman Bonna moved to approve Ordinance 22-83. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-83. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 22-84, Public Hearing, 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. Mayor Martin opened the Public Hearing. Attorney Hertz explained that the item was proposing to establish a CDD for a property located east of the Turnpike and south of Becker Road in the Veranda Gardens area.

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-84. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-84. The motion passed unanimously by roll call vote.

(Clerk's Note: This item was reheard after Item 8 I.) The City Attorney stated that the applicant had published this item to be heard on October 24th.

Vice Mayor Caraballo moved to rehear Ordinance 22-84. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

Councilman Bonna moved to table Ordinance 22-84 to the October 24, 2022 City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: This item was reheard after Item 8 I.) The City Attorney stated that the applicant had published this item to be heard on October 24th.

Vice Mayor Caraballo moved to rehear Ordinance 22-84. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

Councilman Bonna moved to table Ordinance 22-84 to the October 24, 2022 City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.g** Ordinance 22-85, Public Hearing, 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.

Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-85. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-85. The motion passed unanimously by roll call vote.

- 8.h** Ordinance 22-86, Public Hearing, 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.

Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no discussion, Councilman Pickett moved to approve Ordinance 22-86. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as

follows: for approval of Ordinance 22-86. The motion passed unanimously by roll call vote.

- 8.i** Ordinance 22-87, Public Hearing, Amending the City's Mobility Plan and Mobility Fee and Providing for an Update to the Technical Report.

[2022-781](#)

The City Clerk read Ordinance 22-87 aloud by title only.

Mayor Martin opened the Public Hearing. Mary Savage-Dunham, Planning & Zoning Director, stated that this ordinance provides an update to Phase 2 Mobility Plan/Fee technical report. She explained that the two main components were to remove the County Road Impact Fees and to provide a pathway for developers to earn mobility fee credits. She informed the City Council that around December the City Council would see the next steps in the plan.

Laura Dodd, Senior Transportation Planner, stated that they had vetted all the documents before the City Council.

(Clerk's Note: A PowerPoint was shown at this time.) Jonathan Paul, NUE Urban Concepts, explained Phase 2 process, showed an updated corridors map and an updated corridor improvement map. He stated that the biggest change to the plan & fee was the removal of County Road projects. He listed some of the updates to the plan, Mobility Plan Implementation Projects were added, most recent cost estimates were updated, funding available, trip generation, added factors to removal of County roads and to ensure that developers were not charged for external travel and updated the assessments areas and the east benefit areas. He showed the updated map of the assessment areas & benefit areas. He stated that all across the board, the fees were lower since the removal of the County roads. He explained the old process for Road Impact Fees along with the new process for mobility fee credits. He cautioned that if the City Council grants a credit, it will be vested from the rates at that time and the developer had the right to transfer and sell the credit. He stated that the City will honor existing City Road Impact Fees but not County credits but added that the City could request to use a portion of the County's Road Impact Fee. He explained the difference in the old road fee compared to the new fee, which was a lower fee & explained how the credits will work. Vice Mayor Caraballo explained the old process with two zones. She stated that this was a huge step in ensuring that the City received their share of fees.

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-87. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-87. The motion passed unanimously by roll call vote.

A break was called at 8:22 p.m., and the meeting resumed at 8:34 p.m.

(Clerk's Note: Item 8 f.) was reconsidered at this time.)

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 22-88, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 5, Block 1508, Port St. Lucie Section Twenty-Nine, as recorded in Plat Book 14, Pages 8, 8A through 8B, of the Public Records of St. Lucie County, Florida.

[2022-829](#)

The City Clerk read Ordinance 22-88 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-88. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-89, An Ordinance Approving the Rezoning of a 28.8-Acre Parcel for a Planned Unit Development (PUD) Zoning District with a Conceptual Development Plan for Torino Parc PUD, Located West of NW East Torino Parkway and North of NW Blanton Boulevard (P20-177).

[2022-667](#)

The City Clerk read Ordinance 22-89 aloud by title only. Mayor Martin stated that there were discussions on a land swap, to which the City Manager replied that applicant was reviewing the proposed swapped properties. Brad Currie, Engineering, Design & Construction stated that his applicant was reviewing the properties and would most likely postpone the Second Reading until the land swap was settled. The City Council requested to have further conversations with staff & the applicant to explore all options.

Steve Carroll stated that the traffic report was fraudulent and added

that the park was meant to be passive. Vice Mayor Caraballo explained the entitlements for the property and stated that the park was always meant to be a Regional Park. Mr. Keen stated that in 2008 there was a fully designed & permitted active recreational use for Torino Park.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-89. Councilwoman Morgan seconded the motion. Under discussion, Mayor Martin hoped that the land swap was agreed upon. The motion passed unanimously by voice vote.

- 10.c** Ordinance 22-90, An Ordinance Rezoning a 49.11-acre property, located north of the extension of Crosstown Parkway and west of the North/South A Road Right-of-Way, from St. Lucie County Agricultural - 5 (SLC AG-5) Zoning District to Institutional (I) (P22-182). [2022-652](#)

The City Clerk read Ordinance 22-90 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-90. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 22-91, Petition to Contract the Boundaries of Southern Grove Community Development District No. 1 [2022-824](#)

The City Clerk read Ordinance 22-91 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-91. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 22-92, Petition to Expand and Contract the Boundaries of Southern Grove Community Development District No. 3 [2022-835](#)

The City Clerk read Ordinance 22-92 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-92. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 22-93, Petition to Contract the Boundaries of Southern Grove Community Development District No. 4 [2022-836](#)

The City Clerk read Ordinance 22-93 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-93. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 22-94, Petition to Contract the Boundaries of Southern Grove Community Development District No. 5 [2022-837](#)

The City Clerk read Ordinance 22-94 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-94. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 22-95, Petition to Contract the Boundaries of Southern Grove Community Development District No. 6 [2022-838](#)

The City Clerk read Ordinance 22-95 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-95. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 22-96, Petition to Establish the Southern Grove Community Development District No. 7 [2022-833](#)

The City Clerk read Ordinance 22-96 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-96. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.j** Ordinance 22-97, Petition to Establish the Southern Grove Community Development District No. 8 [2022-839](#)

The City Clerk read Ordinance 22-97 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-97. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.k** Ordinance 22-98, Petition to Establish the Southern Grove Community Development District No. 9 [2022-840](#)

The City Clerk read Ordinance 22-98 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-98. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 22-99, Petition to Establish the Southern Grove Community Development District No. 10 [2022-841](#)

The City Clerk read Ordinance 22-99 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-99. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R87, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use for Club Pure @ The Marketplace to Allow a School in the General Commercial (CG) Zoning District per Section 158.124(7) of the Zoning Code (P22-191). [2022-747](#)

The City Clerk read Resolution 22-R87 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 item was a Special Exception Use to allow a K-5 elementary school located in a General Commercial Zoning District. She stated that part of the property was already in use by Club Pure for their daycare and their before & after school. She explained the zoning, surrounding uses, and the land use. She showed the proposed floor plan and expansion. She stated that even with the loss of parking spaces there was still sufficient parking and stacking. She informed the City Council that the applicant had submitted a traffic management plan. She added that the Planning & Zoning Board had recommended approval.

Mayor Martin opened the Public Hearing. Nicolas Khoury, applicant, showed a video showing the traffic flow. Councilwoman Morgan inquired if the school was already operating, to which Mr. Khoury responded in the affirmative. Ms. Grubbs stated that the site was only approved for before and after school care. Mr. Khoury stated that he received a Special Exception Use for a Youth Development Center which included preschool, before & after school care, camp program and schooling as well as a CIT program. Mayor Martin inquired if Mr. Khoury was currently operating a K-5 school out of the location without

proper approval, to which Mr. Khoury responded in the affirmative. Teresa Lamar-Sarno, Deputy City Manager, stated that this was the first that staff was hearing about them operating a school at the location. The City Attorney stated that the applicant received a Special Exception Use for the before & after school program and the item could be cured or tabled to receive more information. Councilman Pickett inquired as to when they started running the school, to which Mr. Khoury replied 2019 and added that he hoped to continue growing in the location. Vice Mayor Caraballo voiced that they are not advertising as a K-5 school. Councilwoman Morgan inquired about the buses, to which Mr. Khoury replied that St. Lucie County buses came in the morning to pick up students and then they get dropped off after school. Councilwoman Morgan voiced her concerns on queuing & safety of students.

There being no one from the Public to speak, Mayor Martin closed the Public Hearing. There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R87. Councilman Bonna seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R87. The motion passed by roll call vote with Mayor Martin, Vice Mayor Caraballo, Councilman Bonna and Councilman Pickett voting in favor and Councilwoman Morgan voting against.

- 11.b** Resolution 22-R106, A Resolution Approving and Accepting the Final Plat with Construction Plans for Verano PUD 1 - Pod G - Plat No. 2 (P22-019).

[2022-787](#)

The City Clerk read Resolution 22-R106 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R106. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R106. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R107 Approving a Preliminary and Final Plat for Winterlakes Tract F-2 Replat within the City of Port St. Lucie, Florida on the Request of South Star International, LLC (P21-144).

[2022-775](#)

The City Clerk read Resolution 22-R107 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R107. Vice Mayor Caraballo seconded the motion. The

City Clerk restated the motion as follows: for approval of Resolution 22-R107. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R108, A Resolution Approving the Preliminary and Final Plat for River Place on the St. Lucie Plat No. 9 (P22-034).

[2022-847](#)

The City Clerk read Resolution 22-R108 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R108. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R108. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R86, Quasi-Judicial, Public Hearing, A Resolution Amending the Verano DRI Map H Preliminary Master Plan to Relocate the St. Lucie County School Site, Reconfigure the Shape of the City Park Site, and Remove References to Access to Glades Cut-off Road and Former Peacock Property.

[2022-827](#)

The City Clerk read Resolution 22-R86 aloud by title only. The City Clerk administered the Oath of Testimony to interested parties. 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.) Holly Price, Senior Planner, stated 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 request was to amend the Verano DRI Map H as follows, shift the location of the County school site to the west adjacent to the City park site, reconfigure shape of City park site, add 50-foot buffer along Range Line Road and to remove references to access to Glades Cut-off Road and to the Peacock property. She showed a map of the proposed changes, an aerial, a location map & a map showing the distances from Range Line Road and explained the Future Land Use & the Zoning. She explained the proposed changes to the park site as well as the County School site. She stated that the Planning & Zoning Board had recommended approval with conditions, which have been addressed by the applicant.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Sorrow, Cotleur & Hearing, stated that the proposed change was to shift the park and the school sites and gave a brief history of the project. He

stated that it would allow the school and the park to share amenities.

(Clerk's Note: A PowerPoint was shown at this time.) Bill Perry, Gunster Law Firm, explained the history of the property. He stated that they had met with the heavy industrial properties in the area and had agreed on a few solutions. He explained what processes were conducted at the neighboring facilities and explained the environmental information their engineer had found. He stated that there was no chlorine gas reported. Councilman Pickett inquired if early warning detection system would be needed if chlorine gas was present at the neighboring facility, to which Mr. Perry responded in the affirmative but added that he had not been to the facility to verify if they had the system. Vice Mayor Caraballo stated that Allied was either not in compliance and not filing reports with the Federal Government or they had the chemical and were reporting. Councilman Pickett stated that it was easily obtainable from the St. Lucie County Fire District.

Mayor Martin opened the Public Hearing and inquired if anyone from the Public wished to speak. Dodi Spence inquired if the park would be open and accessible to the Public, to which Mayor Martin replied that it was a City public park. There being no one else to speak, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 22-R86. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R86. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approve a Major Site Plan for Winterlakes - Dollar General (P21-142).

[2022-776](#)

There being no discussion, Vice Mayor Caraballo moved to approve item 13 a.). Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 13.b** Approval of Three (3) Year Agreement Between the City of Port St. Lucie and the Federation of Public Employees (FOPE) Bargaining Unit

[2022-845](#)

Kim Sala, Labor Relations Administrator, explained that the total cost

over the three year term of the agreement was within the parameters as authorized by the City Council.

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

14. City Manager's Report

The City Manager gave a brief solid waste update and informed the City Council that staff was conducting storm prep. Vice Mayor Caraballo stated that it would be a good idea to reeducate the residents on hurricane prep.

15. Councilmembers Report on Committee Assignments

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

Councilwoman Morgan- She attended a St. Lucie County Tourist Development Council, Florida League of Cities Policy Committee meeting, Vietnam Veterans 28th POW MIA Candlelight Ceremony, Claudia McCaskill's daughter's book signing, a St. Lucie County Fireboard meeting and Florida League of Cities Board meeting.

Councilman Pickett- He attended the California Widening meeting, Bleed with Me Foundation event, Korean War Veterans meeting. He requested to formally recognize employees who volunteered their time to assist with the solid waste issue.

Vice Mayor Caraballo- She attended a La Mesa RV 50th Anniversary event, Florida League of Cities Policy Committee meeting, Hats in the Garden and Florida League of Cities Board meetings.

Councilman Bonna- He attended Solid Waste Town Hall meeting, the Fort Pierce event with Governor DeSantis, the City's International Overdose Awareness Day, toured Project Midway, and attended a Treasure Coast Builders Association Breakfast.

Mayor Martin- She attended Coffee with Mayor and a Fireboard meeting.

17. Adjourn

There being no further business, the meeting was adjourned at 10:13 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk