

# 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  
Vacant, Councilman, District III

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**Monday, October 11, 2021**

**6:30 PM**

**Council Chambers, City Hall**

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#### **\*Addition of Item 4B\***

**1. Meeting Called to Order**

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on October 11, 2021, at 6:33 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Council Members Present:

Mayor Shannon Martin

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan

Councilman Dave Pickett

**3. Invocation & Pledge of Allegiance**

The City Clerk delivered the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

**4. Proclamations and Special Presentations**

**4.a** Proclamation: Cybersecurity Awareness Month

[2021-796](#)

Mayor Martin read the Proclamation for Cybersecurity Awareness Month before presenting it to Stanley Fidge, Information Security Officer, and Bill Jones, Chief Information Officer. Mr. Fidge thanked the Council for raising awareness and spoke to the importance of Cybersecurity Awareness Month. Councilwoman Morgan thanked Mr. Fidge and Information Technology (IT) for all they do.

**4.b** Proclamation: Breast Cancer Awareness Month [2021-875](#)

Mayor Martin read the Proclamation in recognition of Breast Cancer Awareness Month and presented it to Robyn Young of Friends in Pink, a local non-profit. Ms. Young thanked the City Council for the Proclamation and reminded everyone that cancer does not discriminate. She stated that Friends in Pink helps anyone in Indian River, St. Lucie and Martin Counties who is uninsured or under-insured with their breast cancer treatment bills. Vice Mayor Caraballo shared that it was a lot of fun being a celebrity chef and the event raised over \$15,000.

**4.c** The Port St. Lucie Parks & Recreation Department (PSLPRD) [2021-761](#)

Requests to Present to City Council Three State and National Awards Bestowed Upon the Department

Russ Blackburn, City Manager, stated the Port St. Lucie Parks and Recreation Department was honored about 10 days ago by the National Parks and Recreation Association (NPRA) for achieving CAPRA Accreditation.

Patti Roberts, Deputy Director of Parks and Recreation, explained how the department started the two-year accreditation process in December 2019 and met the standards and achieved compliance during the COVID-19 pandemic. She showed a brief video of their accreditation journey.

Ms. Roberts also announced that the City's Parks and Recreation Department received the 2021 Innovative Programming Award on September 1, 2021, from the Florida Recreation & Park Association (FRPA), for providing exemplary programming. In addition, the Parks and Recreation Department earned the Innovation and Health Award on September 23, 2021, from NRPA, for leading a project that fosters health in the community.

Ms. Roberts acknowledged and thanked her team for their hard work, teamwork and service. She said the department is expected to perform at a higher level and they are up for the challenge.

The Council thanked the Parks and Recreation Department for working so hard and making everyone very proud.

**4.d** Plaque Presentation to Daniel Kurek for his service to the City's Planning and Zoning Board [2021-854](#)

Mayor Martin read the engraved plaque honoring Daniel Kurek and presented it to him in recognition of his outstanding service while serving on the Planning and Zoning Board from 2013 to 2021. Mr. Kurek reminisced about his time serving the City and thanked the Council for the recognition.

Vice Mayor Caraballo stated that Mr. Kurek's speech was one of the best descriptions of local government and that it should be boxed and ready to go for Communications, because people need to understand the importance of local government. She thanked Mr. Kurek for his friendship.

#### **5. Public to be Heard**

Mr. Steve Carroll, 5421 NW Bolin Street, spoke to needing police enforcement in Torino, the killing of Sandhill cranes and protecting wildlife, the use of Torino Park and crime, speeding and accidents, the wrapping of electrical boxes and distracted driving, roundabouts and development, hurricane preparedness, protecting the citizens, surtaxes, etc.

Mr. Richard Lawton spoke to the epidemic of failed leadership. He said our leaders are failing us, our country, and in their commitment to the people they swore to serve.

#### **6. Additions or Deletions to Agenda and Approval of Agenda**

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

#### **7. Approval of Consent Agenda**

Vice Mayor Caraballo moved to approve the Consent Agenda with the removal of Item 7.c. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.a** July 26, 2021 Regular Council Meeting Minutes, August 23, 2021 Regular Council Meeting Minutes, September 13, 2021 Regular Council and Special Council (Budget) Meeting Minutes [2021-809](#)
- 7.b** Termination of Amended Restrictive Covenant Executed by Larry D. Heimer and Mariko M. Heimer with Respect to Lots 42 and 43, Block 1161, Port St. Lucie Section Twelve, and Recorded in Official Records Book 3530, Page 1705, of the Public Records of St. Lucie County, Florida. [2021-798](#)
- 7.c** Approve Renewal of the Memoranda of Agreement for [2021-801](#)

School Resource Officer Provision at Somerset Academy St. Lucie and Somerset College Preparatory Academy.

This Consent item was Withdrawn.

- 7.d** Request Approval of the 2022 Meeting Schedule for City Council Regular, Special, Government Finance Corporation (GFC), Community Redevelopment Agency (CRA), Winter and Summer Retreats and Strategic Planning Sessions. [2021-808](#)
- 7.e** Approve Request for the Joint Sponsorship of the Annual Turkey Trot at Tradition. [2021-828](#)
- 7.f** Partial Release and Modification of Restrictive Covenant Executed by Karl Foxpool with Respect to Lots 9, 10 and 11, Block 1113, Port St. Lucie Section Nine, and Recorded in Official Records Book 1458, Page 673, of the Public Records of St. Lucie County, Florida. [2021-829](#)
- 7.g** Approve a Minor Site Plan for Riverland Model Row Sales Center (21-120) [2021-847](#)
- 7.h** Approval to Participate in the Palm Beach County School Board Contract # 22C-5C for Electrical Contractors: Service, Repair and Installation. [2021-835](#)

**8. Second Reading of Ordinances, Public Hearings**

- 8.a** Ordinance 21-76, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Add a New Element Entitled "Property Rights", Pursuant to Chapter 163, Florida Statutes (P21-150) [2021-830](#)

The City Clerk read Ordinance 21-76 aloud by title only.

Mayor Martin opened the Public Hearing.

Teresa Lamar-Sarno, Deputy City Manager, stated this City initiative text amendment creates a new Property Rights element. She explained the Property Rights legislation was passed this year and requires each local government to adopt a Property Rights element as a part of their Comprehensive Plan. She noted that this item came before Council a couple of weeks ago and is now back from DEO for adoption.

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

Vice Mayor Caraballo moved to approve Ordinance 21-76. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 21-76. The motion passed unanimously by roll call vote.

**9. Other Public Hearings**

Nothing was heard under this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 21-97, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida.

[2021-851](#)

The City Clerk read Ordinance 21-97 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-97. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-98, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 1, Block 75, South Port St. Lucie Section Unit Five, Recorded in Plat Book 14, Page(s) 12, 12A through 12G, of the Public Records of St. Lucie County, Florida.

[2021-805](#)

The City Clerk read Ordinance 21-98 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-98. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 21-R121, Authorizing the City Manager, or His Designee, to Enter Into and Execute a Use and Occupancy Agreement With the State of Florida Department of Transportation for the Purpose of Constructing Boardwalk Improvements Within the Right-of-Way of State Road 716 (Port St. Lucie Boulevard).

[2021-777](#)

The City Clerk read Resolution 21-R121 aloud by title only.

Russ Blackburn, City Manager, stated this item is to get the City one step closer to getting full FDOT approval to connect the south side of the boardwalk to the north side.

Jennifer Davis, CRA Project Manager, explained this was a housekeeping item for the City's boardwalk construction. She stated that several agreements have been brought forward and that FDOT wanted some clarity and a Use and Occupancy Agreement, which is substantially the same as the Airspace Agreement that Council approved earlier this year. She said with this, the City will be ready for construction as soon as the FDOT completes their work in late spring. She noted that \$235,000 in grant funding will be received this year, as this is a multi-year project and the City can apply for grant money next year as well. Vice Mayor Caraballo thanked their partners at the Florida Inland Navigation District.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 21-R121. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 21-R121. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R122, A Resolution Approving Artwork [2021-849](#)  
Submitted by Sunlight Community Church in Connection with  
the Construction of a Building (Project P19-097).

The City Clerk read Resolution 21-R122 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 21-R122.  
Councilwoman Morgan seconded the motion.

Under discussion, the Council commented on how the artwork was very cool, interactive, and done by a local artist. They stated they were excited and looking forward to seeing it in the community.

The City Clerk restated the motion as follows: to approve Resolution 21-R122. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R123, A Resolution Approving the Preliminary  
and Final Plat with Construction Plans for Riverland Parcel B -  
Plat Two (P21-105) [2021-844](#)

The City Clerk read Resolution 21-R123 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R123. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 21-R123. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R124, A Resolution Approving the Preliminary and Final Plat for Riverland Parcel C - Plat 5 Replat (P20-234) [2021-845](#)

The City Clerk read Resolution 21-R124 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 21-R124. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 21-R124. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R125, A Resolution Approving the Final Plat and Construction Plans for Heron Preserve at Tradition Phase 2A (P21-121) [2021-848](#)

The City Clerk read Resolution 21-R125 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R125. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 21-R125. The motion passed unanimously by roll call vote.

- 11.f** Resolution 21-R126, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel B - Plat 3 (P21-106) [2021-842](#)

The City Clerk read Resolution 21-R126 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 21-R126. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 21-R126. The motion passed unanimously by roll call vote.

- 11.g** Resolution 21-R127, Establishing a Solid Waste Task Force (SWTF) for the City of Port St. Lucie Providing for Conflict; Providing for Severability; Providing an Effective Date. [2021-836](#)

The City Clerk read Resolution 21-R127 aloud by title only.

Mayor Martin stated the City received over 50 applications for the Solid Waste Task Force (SWTF) Committee and thanked those who took the time to apply. She explained she wanted to add more members for

additional citizen input and to ensure a good balance among the Council districts.

Vice Mayor Caraballo stated the Bylaws, under Article XIII - General Rules, reads: "Section 1. The following general rules shall apply to the conduct of the Solid Waste Task Force Members of the Committee, through the Chairperson, may ask questions at any point." She said Article XIV - Parliamentary Authority refers to Robert's Rules of Order, so the aforementioned is not necessary.

She stated that Section 2 reads, "City staff are not prohibited from serving on the Committee if they are representative of a required specialty member on the Committee. The Solid Waste Division Director can only function as the authorized staff for the Committee." Vice Mayor Caraballo expressed her concern of staff serving on the Committee. She indicated the City Manager and City Attorney both said that probably was not the intent.

Mayor Martin stated that this language should be taken out. She said she made sure no City employees applied during the application process, because she did not think it was right or fair. City Manager Blackburn stated there was no intent to have City employees on the Committee. He said the City will staff the Committee, but the City has no voting rights. He stated it is a citizen led committee with recommendations to the Council.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 21-R127. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo clarified they were modifying the language from 9 to 11 members with two alternates and removing the language regarding City employees serving on the Committee.

Councilman Pickett asked that the Bylaws be e-mailed to the newly elected members once the amendments have been made, to which the City Clerk responded in the affirmative.

Mayor Martin noted that the first meeting of the Solid Waste Task Force is on Thursday, October 14th, and that she will be there to greet everyone.



Vice Mayor Caraballo stated that Mayor Martin did a great job on selecting the members for this Committee. Mayor Martin said for those who were not selected, other Committees and Boards will be coming in the future, so they can stay engaged and apply for those as well. She stated she will send a note to properly thank the applicants and encourage them to stay engaged.

The City Clerk restated the motion as follows: to approve Resolution 21-R127 with the amendments of eleven (11) members and two (2) alternates and the removal of language in the Bylaws as stated. The motion passed unanimously by roll call vote.

**12. Unfinished Business**

**13. New Business**

- 13.a** Authorize Staff to Negotiate a Land Swap of Eight (8) City-Owned Single-Family Parcels in the Tesoro Planned Unit Development (PUD) in Exchange for Two "Open Space" Parcels Totaling 4.51 Acres Along the Western Side of SE Southbend Boulevard Approximately Midway Between SE Port St. Lucie Blvd. and SE Becker Rd.

[2021-804](#)

Russ Blackburn, City Manager, stated the City was presented an opportunity to swap a number of small parcels in the Tesoro area for a larger parcel that is not in the City's base housing area. He said staff would like Council's review and approval.

David Graham, Assistant City Manger, presented a PowerPoint presentation on the Tesoro PUD Land Swap Proposal. He stated the City has been offered two parcels on Southbend Boulevard a half mile south of Jessica Clinton Park. He said the parcel total is just over 4.5 acres and is separated by a drainage canal. He explained a team of staff members walked the site and were excited about the potential of these properties. He said their findings were presented to the High Performance Public Spaces Team and they agreed it would be beneficial to acquire the property.

Mr. Graham explained that Parcel A is just over 1.8 acres and is considered good for a trailhead for the Southbend Trail. He said it could also serve as a neighborhood park or general open space for the public. He stated that Parcel B, just south of the canal, has possible use for a CIP staging area and parallels the E-4 drainage canal, which is the primary outfall for 8,000 residential acres to the east. Mr.

Graham indicated that Mr. Dunton noticed tremendous build up towards the pipe going under the road that would need to be addressed fairly soon. He said Mr. Dunton was also excited about removing some exotics from both parcels, because of the wonderful natives on the property.

Mr. Graham stated that in exchange for the two Southbend parcels, RM Tesoro would receive the eight (8) City-owned residential lots located within the Tesoro PUD. He said these parcels were escheated to the City from the St. Lucie County Board of County Commissioners. He stated if Council approves moving forward, staff will prepare a City Council agenda item, inclusive of the required Ordinance and disclose all financial obligations and related considerations for Council to make an informed decision.

Vice Mayor Caraballo moved to approve Item 13.a, the Authorization of Staff to Negotiate a Land Swap of Eight (8) City-Owned Single-Family Parcels in the Tesoro Planned Unit Development (PUD) in Exchange for Two "Open Space" Parcels Totaling 4.51 Acres Along the Western Side of SE Southbend Boulevard Approximately Midway Between SE Port St. Lucie Boulevard and SE Becker Road. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo stated she was excited about the potential and the availability of open property. She said in discussing high performing spaces, they have considered using the City's stormwater ponds and other assets to provide similar amenities to what is on Crosstown, such as walking trails, exercise stations, etc. Mayor Martin agreed and stated that they were moving towards open space and land preservation. She said they will be talking about this at Council's October 18th meeting.

The motion passed unanimously by voice vote.

#### **14. City Manager's Report**

Mr. Blackburn reported the following:

The City is still offering points of distribution for COVID vaccinations and booster shots. He praised Billy Weinshack, the City's Emergency Management Director, for facilitating the vaccination pods every Friday.

The \$6 million in rental housing assistance, which was combined with St. Lucie County who is administering the funds, has been extended.

The City is working on the comprehensive strategy for the higher paying jobs referendum on December 7th, in conjunction with the runoff election for District III. He said that information regarding the referendum is on the City's website and an informational fact sheet will be sent out to the voters.

Vice Mayor Caraballo suggested that the Communications Department monitor comments, respond and provide updates on FaceBook and other social media platforms, to correct the posting of misinformation by others.

Vice Mayor Caraballo asked for an update on Waste Pro. City Manager Blackburn stated they were moving in the right direction after planning, labor, and equipment had caused some issues. He said that Waste Pro is starting to get their equipment back and new equipment is being delivered weekly. He informed Council that there were no missed or incomplete routes on Friday, which is the first time in months. Mayor Martin added that the complaints are way down and she hopes that stays consistent.

City Manager Blackburn explained that City employees were helping to pick up the yard debris, but have now been released back to their normal jobs. Carmen Cappezzuto, Neighborhood Services Director, added that in addition to the influx of trucks from now until the end of the year, Waste Pro is planning for two trucks in each quarter of 2022 to keep up with the growth, as the City plans for 300 to 400 homes per month.

Vice Mayor Caraballo stated it will take some time to rebuild the confidence from the residents, so it is important they continue to work together to never have these issues again. Mayor Martin and Vice Mayor Caraballo thanked the staff and employees for stepping up.

#### **15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan stated she has seen the lack of staff where she has traveled, so it is hitting other areas as well. She thanked Kelly Tiger for the beautiful display and thanked Dan Kurek, once again, for his service.

Councilman Pickett stated that he attended the HANDS Clinic Board Meeting on September 29th. He announced that this Saturday they are having a parking lot extravaganza at 3855 S. Highway 1 in Ft. Pierce from 7:00 AM to 1:00 PM. He said folks can come by and if they have something to sell, they can drop it off for the yard sale. Councilman Pickett stated he had the opportunity to tap a keg at Oktoberfest, where he had a great time. Councilman Pickett also stated that he attended the Treasure Coast Council of Local Governments on October 6th.

Vice Mayor Caraballo reminded everyone about River Nights on Thursdays at 5:30 PM from October to April 2022. She said the residents will get an opportunity to connect with their river, hear great music, and try some great food. She stated it is open air, so people can spread out and feel safe.

Mayor Martin stated she visited Tradition Prep, where she toured the new charter high school and judged the hallways that were decorated by the students. She said the students did a great job and worked together as a team.

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

There was nothing heard under this item.

**17. Adjourn**

There being no further discussion, the meeting was adjourned at 7:49 PM.

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Sally Walsh, City Clerk

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Traci Mehl, Deputy City Clerk