

City of Port St. Lucie

City Council

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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Monday, July 11, 2022

6:30 PM

Council Chambers, City Hall

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 July 11, 2022, at 6:35 p.m., 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

Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Proclamation: Parks & Recreation Month

[2022-560](#)

Mayor Martin announced July as Parks & Recreation Month, and Kelly Tiger, Special Events Administrator for the Parks & Recreation Department, spoke on behalf of the Proclamation.

4.b Proclamation: Glioblastoma Awareness Day

[2022-566](#)

Mayor Martin announced July 20th as Glioblastoma Day and presented the Proclamation to Alice Hughes Blanco and Stephanie West of the

Brain Cancer Foundation of the Treasure Coast, who spoke on behalf of the Proclamation.

4.c Solid Waste Services Update to City Council

[2022-579](#)

(Clerk's Note: This item was heard after Item 4d.)

City Manager Blackburn provided updates to residents regarding pickup, recycling, and scheduling. He informed that the City had leased 9 garbage trucks to assist with pickup, as well as enlisting Public Works employees to help. He also stated that recycling will resume in September and garbage and recycling would be on the same day. Councilwoman Morgan asked if pickup was being done on the entire street rather than pinpointing certain homes for those that called in to 1PSL, to which City Manager Blackburn replied that they pickup both sides and would not respond to just one person's call. Councilwoman Morgan stated that since garbage and recycling would be on the same day but with separate bins, education would be needed for residents. Mayor Martin asked if education documentation was going to be provided when the residents received their new cans, to which City Manager Blackburn responded in the affirmative.

Councilman Bonna asked how they would envision using the 9 new garbage trucks after the transition period, to which City Manager Blackburn replied that they had entered into a 6-month agreement and they would also be used for hurricane season and missed pickups. Vice Mayor Caraballo asked if there were any proactive plans in regard to FCC providing communication when something was not how the City would like to have it, to which City Manager Blackburn responded in the affirmative. Vice Mayor Caraballo asked if Waste Pro had resumed regular yard waste pickup on scheduled days, to which City Manager Blackburn replied that they had reported that, but it was hard to verify. Vice Mayor Caraballo asked if there were any recommendations from staff regarding keeping yard waste in check during hurricane season, to which City Manager Blackburn replied that as there was a time of uncertainty on pickup, waiting to do one's yard trimming would be best, but they could also bring the yard waste to the Cameo Bulk Site to be able to trim as much as they needed instead.

4.d Presentation of Plaque of Appreciation Melissa Stephenson
for Serving as a Planning and Zoning Board Member

[2022-556](#)

(Clerk's Note: This item was heard before Item 4c.)

Mayor Martin presented a Plaque of Appreciation to Melissa Stephenson, Vice Chair of the Planning & Zoning Board, for her 4 years

of service to the Board.

5. Public to be Heard

Resident Steve Carroll spoke on part-time vs. full-time positions for City Councilmembers, unexcused absences for Councilmembers, the Volleyball Court in Torino, and the City Center.

Mayor Martin stated that they were holding stakeholder meetings for Torino and the City Center.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with item 7b being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.a June 13, 2022 Regular City Council Meeting Minutes [2022-558](#)

This Consent item was Approved.

7.b Approve Amendment No. 1 to Contract #20190044 between the City of Port St. Lucie and PSL Medical Provider, Inc. a/k/a Treasure Coast Medical Associates, Inc. (TCMAi) for On-Site Employee Medical Clinic [2022-497](#)

Vice Mayor Caraballo stated that there was an amendment/clarification for paragraph 3. There being no discussion, Vice Mayor Caraballo moved to approve item 7b. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.c Approve Amendment #4 to Contract #20130010 for the Services Agreement with Advanced Utility Systems for Integration of Customer Information System ("CIS") to CityWorks. [2022-320](#)

This Consent item was Approved.

7.d Approval to Participate in the City of Stuart Contract #2019-200 for Temporary Personnel Services with E.L.M. Staffing, LLC D/B/A Express Employment Professionals. [2022-534](#)

This Consent item was Approved.

7.e Approve Request for Site Plan Extension for Santa Lucia [2022-516](#)

River's Luxury Residences Site Plan (P14-133)

This Consent item was Approved.

- 7.f** Motion: Termination of Restrictive Covenant Executed by Merle C. Johnson and Charlotte E. Johnson with Respect to Lots 21 and 22, Block 173, Port St. Lucie Section Four, as Recorded in Official Records Book 12, Pages 14A through 14G, of St. Lucie County, Florida. [2022-563](#)

This Consent item was Approved.

- 7.g** Motion: Termination of Restrictive Covenant Executed by Michael S. Beath and Deborah M. Beath and Subsequently Recorded on November 21, 2001, in Official Records Book 1458, Page 277, of the Public Records of St. Lucie County, Florida. [2022-574](#)

This Consent item was Approved.

- 7.h** Requesting Approval to Increase the Purchase Order Limit for St. Lucie West Services District Supplemental Yard Waste Collection [2022-565](#)

This Consent item was Approved.

- 7.i** Award Contract #20220035 for Traffic Striping and Markings to Southwide Industries, Inc. [2022-537](#)

This Consent item was Approved.

- 7.j** Approve Amendment #2 to Contract #20210053R for the Rehabilitation / Repair of Water Control Structures #A-22, A-24 & One (1) BSL-2 Twin Culverts at the A-2 Pond. [2022-551](#)

This Consent item was Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-56, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Abandoning a Portion of a Public Utility Easement Affecting Southern Grove Plat No. 33, Recorded in Plat Book 91, Page 32, of the Public Records of St. Lucie County, Florida; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2022-471](#)

The City Clerk read Ordinance 22-56 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 22-56. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

- 8.b** Ordinance 22-57, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by Treasure Coast Victory Children’s Home (P22-149) to Change the Future Land Use Designation of Approximately .689-acres from Commercial General (CG) to Light Industrial/Service Commercial (LI/CS) for a Property Legally Described as Lots 20, 21, and 22 of Block 73, Section 27 and Generally Located West of Biltmore Street and North of Swan Avenue.

[2022-526](#)

The City Clerk read Ordinance 22-57 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Stephen Mayer provided a summary to the Council and stated that the request was a small-scale comprehensive plan amendment to change the future land use from Commercial General to LI/CS (split zoning). Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-57. Councilman Bonna seconded the motion, which passed unanimously by roll call vote.

- 8.c** Ordinance 22-58, Quasi-Judicial Public Hearing, An Ordinance Rezoning a 1.377-acre Property, Located at 638 and 650 SW Biltmore Street, from Institutional (I) Zoning District to Warehouse Industrial (WI) for Property Legally Described as Lots 19, 20, 21, 22, 23 and 24, Block 73, Port St. Lucie Section 27 (P22-150).

[2022-527](#)

City Attorney Stokes read the Quasi-Judicial rules and the City Clerk swore in all applicants.

The City Clerk read Ordinance 22-58 aloud by title only. Mayor Martin asked if the Councilmembers had ex-parte communications, to which all responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Stephen Mayer provided a summary and presentation to the

Council and stated that the request was for approval of the rezoning from Institutional to Warehouse Industrial, with a proposed project to redevelop the existing school site as Warehouse Industrial use. Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-58. Vice Mayor Caraballo seconded the motion, which passed unanimously by roll call vote.

- 8.d** Ordinance 22-60, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 155, "Sign Code", Section 155.03, Sign Regulation Procedures" of the Code of Ordinances of the City of Port St. Lucie (P22-158).

[2022-532](#)

The City Clerk read Ordinance 22-60 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 22-60. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

- 8.e** Ordinance 22-61, Quasi-Judicial Public Hearing, An Ordinance Adopting a Master Sign Program for Mason Toscana (P22-054.)

[2022-533](#)

The City Clerk read Ordinance 22-61 aloud by title only. Mayor Martin asked if the Councilmembers had ex-parte communications, to which all responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Planner Daniel Robinson provided a summary and presentation to the Council and stated that the proposed project would have 2 monument signs located at the each of the entrances to the development. Mayor Martin opened the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 22-61. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 22-62, An Ordinance Rezoning 35.7 Acres of Property Located at the Northwest Corner of Community Boulevard and E/W #3 Right-of-Way (Marshall Parkway),

[2022-543](#)

from SLW AG-5 (St. Lucie County Agricultural-5) To MPUD (Master Planned Unit Development) for a Project Known as Riverland/Kennedy DRI Riverland Center (Project No. P22-001).

The City Clerk read Ordinance 22-62 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-62. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-63, Abandoning a Portion of a Twenty (20) [2022-548](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot 2, Block 2265, Port St. Lucie Section Thirty-Three, as Recorded in Plat Book 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 22-63 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-63. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 22-64, Abandoning a Portion of a Twenty (20) [2022-549](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot 11, Block 1068, Port St. Lucie Section Nine, Recorded in Plat Book 12, Pages 39A through 39I, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 22-64 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-64. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 22-65, Abandoning a Portion of a Twenty (20) [2022-550](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot 32, Block 1806, Port St. Lucie Section Thirty-Five, Recorded in Plat Book 15, Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 22-65 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-65. Councilwoman Morgan seconded the motion, which

passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R74, Public Hearing, Creating New
Ballot-Successful Port St. Lucie Residential Street Lighting
Assessment Area Boundaries

[2022-509](#)

The City Clerk read Resolution 22-74 aloud by title only.

Mayor Martin opened the Public Hearing and stated that one comment had been entered into the record. There being no public to be heard, she closed the Public Hearing. Vice Mayor Caraballo asked if the City had a say in where FP&L places the poles, to which City Clerk Walsh responded in the negative.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R74. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

- 11.b** Resolution 22-R78, Conveyance of Tract RW1 of Kenley from
Mattamy Palm Beach LLC to the City of Port St. Lucie.

[2022-507](#)

The City Clerk read Resolution 22-R78 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R78. Vice Mayor Caraballo seconded the motion, which passed unanimously by roll call vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Blackburn spoke on the Hurricane Expo and Freedom Fest.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Treasure Coast Cultural Alliance and became a new member.

Councilman Pickett – He attended the HANDS Clinic Board Meeting, Military Appreciation Night, Tradition 4th of July event, Freedom Fest, and Hurricane Expo.

Councilman Bonna – He attended the Police Officer Swearing In, Freedom Fest,

Tradition 4th of July Event, Hurricane Expo, Affordable Housing Advisory Regional Committee, and the Valencia Cay Latin American Social Club.

Vice Mayor Caraballo – She attended Freedom Fest and had a meeting with Representative Trabulsi.

Mayor Martin – She attended Freedom Fest, Hurricane Expo, Latin American Social Club, and hosted the children from Camp Gan Israel.

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

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 7:48 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk