

# 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, December 13, 2021**

**6:30 PM**

**Council Chambers, City Hall**

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**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 December 13, 2021, at 6:30 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  
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** Update from the Solid Waste Task Force (SWTF)

[2021-1060](#)

Carmen Capezzuto, Neighborhood Services Director, provided the Solid Waste Task Force update and presented the recommendations, which included enforcing the City Code, continuing the operation of the City's bulky waste drop-off services and drafting an Ordinance change to require landscape service providers to haul debris off the properties

they service. Mr. Capezzuto asked the Council if they would support having the Task Force work in conjunction with the Legal Department to draft an ordinance change that requires landscape service providers to haul debris away from the properties they service.

Councilwoman Morgan supported the Ordinance change and stated that continuous resident education was very important regarding City services such as garbage, recycling, and yard waste.

Vice Mayor Caraballo stated she would need more information regarding the Landscape Ordinance and would like to know the best practices that are in other cities, what they do to maintain the Ordinance and how they confirm it is getting done.

Councilman Pickett agreed with Councilwoman Morgan regarding continuous resident education for anticipated changes such as moving from unlimited to restricted. He stated the drop-sites help keep the City streets clean.

Councilman Bonna stated that he would also like to know the best practices and what enforcement would look like to confirm that the Ordinance would be enforceable.

Mayor Martin supported the drop-off sites and the Ordinance change but stated that she would need more information. Mayor Martin announced there was a consensus to move forward with the Ordinance changes and requested to have one-on-ones before bringing back to the City Council.

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

Kevin Di Lucente, 1271 SE Wave Lane, spoke about the Crosstown Sound Evaluation previously completed and wanted to re-ignite the previous conversation to help or rectify the noise complaints coming from Crosstown.

Diane Pullen, 2141 SE Abcor Road, discussed the on-going cat population problem and asked the City to invest in the Trap-Neuter-Release program.

Vice Mayor Caraballo addressed both comments and invited Mr. Di Lucente to meet with her to discuss his issues as she has similar issues in her District. She asked if the Police Department was issuing citations for loud mufflers, to which the City Manager responded that the Police Department would be providing a report to the City Council.

Councilwoman Morgan stated that the muffler issue was state-wide and encouraged residents to reach out to their State Representatives.

Mayor Martin stated the noise issues were on other major arterial streets. She stated there was never a consensus from the Council to remove Crosstown as a super street and confirmed she was against it being placed on the ballot for referendum. Mayor Martin stated the City would be discussing how to address infrastructure needs through strategic planning. She explained she is not interested in changing Crosstown and if the Council wanted to have a conversation the following year, they could discuss it during a special meeting but did not foresee the City having money to buy effected homes.

Vice Mayor Caraballo voiced that she did not think it was a bad idea for sound studies to find out if the additional landscaping and berms helped. Vice Mayor Caraballo stated during the Council Meeting that discussed this topic it was reported that the noise did not meet the thresholds in the sound study to warrant a wall or additional measures which made it difficult to implement additional changes as they did not have the data support the changes. She agreed with Councilwoman Morgan with providing reasonable enforcement to ticket offenders and asked help within the state level to address the noise concern throughout the community.

Mayor Martin addressed Ms. Pullen's concerns and explained that the City already had a Trap-Neuter-Vaccinate-Return program and that the City budgeted \$50,000 annually to reimburse Operation Cat Snip for the sterilization of cats. She encouraged further City Council discussion regarding mandatory sterilization.

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

Mayor Martin stated the Council received a memorandum from Vice Mayor Caraballo requesting to add an agenda item to discuss the employment of the City Attorney. Mayor Martin asked for the Item to be added as Item 13.b) and would be discussed at the end of the Agenda.

There being no further discussion, 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.e) being pulled for separate discussion. Councilman Bonna seconded the motion. There being no discussion, the motion passed unanimously by voice vote.

- 7.a** Approve Reappointment of Contractor Examining Board  
Members

[2021-942](#)

- This Consent item was Approved the Consent Agenda.
- 7.b** Approve a Major Site Plan for Esplanade at Tradition Amenity Center (P20-245) [2021-1071](#)
- This Consent item was Approved the Consent Agenda.
- 7.c** Approve a Major Site Plan for 500 Stadium Business Center in St. Lucie West (P21-136) [2021-1053](#)
- This Consent item was Approved the Consent Agenda.
- 7.d** Award Contract #20210037 for the NW Curtis Street Sidewalk Construction Project from NW Prima Vista Boulevard to NW Floresta Drive. [2021-1056](#)
- This Consent item was Approved the Consent Agenda.
- 7.e** Award Contract #20210109 to Furnish and Install Decorative Street Signs and Poles with Southeastern Lighting Solutions. [2021-1049](#)

(Clerk's Note: This Item was pulled for separate discussion)

Councilwoman Morgan requested to table this item to be given the opportunity to have a one-on-one to discuss the decorative street signs. Vice Mayor Caraballo asked the City Manager if the City was using money from the City's General Fund or Recycling Fund, to which Mr. Blackburn stated the money to be used is coming from the Recycling Fund. Councilwoman Morgan stated she would like to review the Recycling Fund.

Mayor Martin asked the City Manager if it was true the City receives a million dollars on an annual basis from the County for the Recycling Program, to which City Manager responded in the affirmative and explained it was contractual for three more years. Mayor Martin stated she was okay with tabling the item and explained this program started with Canal Point and was proven successful. She asked Alex Tasca, Deputy Director of the Neighborhood Services Department to confirm if the decorative street signs were a result of Neighborhood N.I.C.E. Meetings. Ms. Tasca explained this has been a long project because the City did not have the funds and it was not feasible to complete across the entire City. Ms. Tasca provided a map showing where the various decorative signs and lampposts would be installed, as part of the two-year plan.

Councilman Bonna agreed with Councilwoman Morgan's point to

continually assess priorities and managing how funds are spent. He stated the funds for this project were already reserved and did not find a reason to delay.

Councilman Bonna moved to approve Item 7.e). Vice Mayor Caraballo seconded the motion. Under discussion Vice Mayor Caraballo advised Councilwoman Morgan they can start discussing the sign placement for the next cycle during their next retreat. The motion passed unanimously by voice vote.

- 7.f** Amend Contract #20180167 for the Supply of Anti-Scalant A-102 Plus with Amaya Solutions, Inc. [2021-1057](#)

This Consent item was Approved the Consent Agenda.

- 7.g** Award Contract #20210041 for Construction Engineering and Inspection (CEI) & Geotechnical (GEO) Services for Floresta Drive Phase 2. [2021-1059](#)

This Consent item was Approved the Consent Agenda.

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

(Clerk's Note: There was nothing scheduled under this item.)

## **9. Other Public Hearings**

(Clerk's Note: There was nothing scheduled under this item.)

## **10. First Reading of Ordinances**

- 10.a** Ordinance 21-123, Authorizing the Conveyance of Real Property Described as Lot 6, Block 12, First Replat of River Point P.U.D., According to the Plat thereof, as Recorded in Plat Book 41, Page 21, of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-988](#)

The City Clerk read Ordinance 21-123 aloud by title. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-123. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-124, Public Hearing, Authorizing the Conveyance of Real Property Described as Lot 7, Block 12, First Replat of River Point P.U.D., According to the Plat thereof, as Recorded in Plat Book 41, Page 21, of the Public Records of St. Lucie County, Florida, which was Identified [2021-989](#)

and Approved for Surplus on April 26, 2021.

The City Clerk read Ordinance 21-124 aloud by title. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-124. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-125, Public Hearing, Authorizing the [2021-990](#)  
Conveyance of Real Property Described as Lot 8, Block 12,  
First Replat of River Point P.U.D., According to the Plat  
thereof, as Recorded in Plat Book 41, Page 21, of the Public  
Records of St. Lucie County, Florida, which was Identified  
and Approved for Surplus on April 26, 2021.

The City Clerk read Ordinance 21-125 aloud by title. There being no discussion, Councilman Bonna moved to approve Ordinance 21-125. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-126, Public Hearing, Authorizing the [2021-991](#)  
Conveyance of Real Property Described as Lot 9, Block 12,  
First Replat of River Point P.U.D., According to the Plat  
thereof, as Recorded in Plat Book 41, Page 21, of the Public  
Records of St. Lucie County, Florida, which was Identified  
and Approved for Surplus on April 26, 2021.

The City Clerk read Ordinance 21-126 aloud by title. There being no discussion, Councilman Pickett moved to approve Ordinance 21-126. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 21-127, Public Hearing, Authorizing the [2021-992](#)  
Conveyance of Real Property Described as Lot 13, Block 12,  
First Replat of River Point P.U.D., According to the Plat  
thereof, as Recorded in Plat Book 41, Page 21 of the Public  
Records of St. Lucie County, Florida, which was Identified  
and Approved for Surplus on April 26, 2021.

The City Clerk read Ordinance 21-127 aloud by title. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-127. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 21-128, Public Hearing, Authorizing the [2021-993](#)  
Conveyance of Real Property Described as Lot 3, Block 12,

First Replat of River Point P.U.D., According to the Plat thereof, as Recorded in Plat Book 41, Page 21, of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021.

The City Clerk read Ordinance 21-128 aloud by title. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-128. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 21-129, Public Hearing, Providing for the Implementation of the Economic Development Ad Valorem Tax Exemption (EDAVTE) as provided for by Section 3, Article VII, of the Constitution of the State of Florida.

[2021-1079](#)

The City Clerk read Ordinance 21-129 aloud by title. Mayor Martin asked the City Manager if the Ordinance was based on the recent passed referendum, to which the City Manager responded in the affirmative. The City Manager informed the Council that the City Attorney prepared the ordinance that would implement the tax abatement program. There being no further discussion, Councilman Pickett moved to approve Ordinance 21-129. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 21-R147, A Resolution Approving Veranda Plat No. 9 (St. Lucie Lands Planned Unit Development) Preliminary Plat with Construction Plans. P21-176.

[2021-1030](#)

The City Clerk read Resolution 21-R147 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.)

Laura Dodd, Planner II, explained that the item was consistent with the St. Lucie Lands PUD and would create 230 town home lots, a private right of way, a recreational area, open space, landscaping, water management, and other associated infrastructure tracts upon the approximate 25-acre property. Ms. Dodd stated that the Site Plan Review Committee recommended approval during their meeting on August 25, 2021 and the Planning and Zoning Board recommended approval during their meeting on November 2, 2021.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 21-R147. Vice Mayor Caraballo seconded the

motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R147. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R148, Approving a Preliminary and Final Plat for Southern Grove Plat No. 38 (P21-221) [2021-1061](#)

The City Clerk read Resolution 21-R148 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.)

Bridget Kean, Senior Planner, explained that the item would create two tracts: Tract A of 53.66 acres and Tract B of 378.650 acres. She explained that Tract A would be the proposed location for the Chaney Brothers Distribution Facility and that each application would require Site Plan approval to demonstrate compliance with the Southern Grove DRI development.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 21-R148. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R148. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R149, A Resolution of the City Council of the City of Port St Lucie Approving the Mobility and Impact Fee Mitigation Agreement for Accel Florida, LLC on Behalf of Accel International Holdings, Inc. [2021-618](#)

The City Clerk read Resolution 21-R149 aloud by title only.

Elijah Wooten, Economic Development Administrator, provided a short overview and reported that the company would invest \$43 million to purchase machinery and construct a 150,000 square foot manufacturing facility at Tradition Center for Commerce. He explained it would create 125 new jobs paying an average wage of \$47,000 and that the company received the site plan approval, cleared the land, and is currently doing site improvements.

There being no further discussion, Councilman Bonna moved to approve Resolution 21-R149. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R149. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R150, A Resolution of the City of Port St. Lucie, Florida, Revising the City Officials Authorized to Withdraw Funds from the Depository Account; Providing for Conflict; [2021-1074](#)

Providing for Severability; Providing an Effective Date.

The City Clerk read Resolution 21-R150 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R150. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R150. The motion passed unanimously by roll call vote.

**12. Unfinished Business**

(Clerk's Note: There was nothing scheduled under this item.)

**13. New Business**

- 13.a** Approval of a Three (3) Year Agreement Between the City of Port St. Lucie and the International Union of Police Associations, AFL-CIO, Local 6015, Representing the Officers Bargaining Unit

[2021-1046](#)

Kim Sala, Human Resources Analyst, provided a brief overview of the tentative three-year Agreement between the City of Port St. Lucie and the International Union of Police Associations (IUPA), Local 6015, representing the Officers Bargaining Unit. She stated the agreement expires on September 30, 2024 gave a brief overview of the changes made to the agreement.

There being no discussion, Councilman Pickett moved to approve Item 13.a. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 13.b** 13.b City Attorney Employment

[2021-1102](#)

(Clerk's Note: This Item was added during Section 6. Additions or Deletions to Agenda & Approval of Agenda.)

Vice Mayor Caraballo apologized to Councilman Bonna for having this difficult conversation during his first council meeting. She stated due to Sunshine Laws she was unable to discuss this matter privately and had to be discussed publicly. Vice Mayor Caraballo discussed her desire to terminate Mr. Stokes as the City Attorney without cause based on a series of events throughout the year that resulted in lack of confidence for him to continue in his current position and mentioned the possibly appointing Lee Baggett as the Interim City Attorney.

Councilwoman Morgan explained she was speechless and has not had issues with the City Attorney. She stated they had minor problems in

the past, but they have worked them out and has been satisfied with the City Attorney and Legal Department. Councilwoman Morgan said she would not support the termination.

Councilman Bonna stated everyone he has spoken highly about Mr. Stokes and has been advised he is a competent attorney. He inquired if there had been any findings of any wrong doing on his part or official complaints. Councilman Bonna stated it would be irresponsible to terminate Mr. Stokes without any information as it was his first meeting and would need cause to vote to terminate Mr. Stokes.

Councilman Pickett stated he spoke to Mr. Stokes and he answered questions to his satisfaction. He reported he found Mr. Stokes to be competent in his duties and though his trust in him was shaken, over time he restored his trust. Councilman Pickett stated he did not find any reason to dismiss Mr. Stokes.

Vice Mayor Caraballo acknowledged she did not have the votes and appreciated the Council's consideration. She indicated she hopes for improvement.

Mayor Martin stated she had issues with Mr. Stokes that caused her concern and continues to have issues with his follow through. She stated there have been items that she has asked for and she has yet to receive them. Mayor Martin asked Mr. Stokes speak to all his bosses in the future and stated she also thinks he is very competent. She stated there is work that needs to be done and better office management.

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

The City Manager reported Kronos, the City's timekeeping system getting hacked with a demand for ransom and anticipates the City being down a few weeks. He thanked Councilman Bonna, various City staff members, the EDC (Economic Development Council), St. Lucie County Chamber, Realtors Association, and everyone for their hard work on the City's referendum to renew the tax abatement and reported the City won the referendum 59 to 41 thanks to everyone working together.

#### **15. Council Members Report on Committee Assignments**

Councilwoman Morgan reported she attended the December 8th Tourist Development Council Meeting, on the 9th she attended the Accel groundbreaking and the City's Employee Appreciation Luncheon, on the 11th she attended the St. Lucie County Habitat for Humanity Home for the Holidays event, and on Sunday she rode her motorcycle for the Sheriff's Department for their PAL toy run and

attended the Treasure Coast Christian Alliance Proclamation Supper. She reported earlier today she attended the groundbreaking of Helping a Hero with Mattamy Homes. Councilwoman Morgan welcomed Councilman Bonna to the Council. She wished everyone a Merry Christmas.

Councilman Pickett reported he attended the EDC Luncheon and the Port St. Lucie Area Council on the 7th, on the 9th he attended the Accel groundbreaking, the City's Employee Appreciation Luncheon, and the Solid Waste Task Force Meeting, on Saturday he dressed up as Santa Claus for an event, on Sunday night he attended the Treasure Coast Christian Alliance Dinner, and earlier today he attended the groundbreaking for Helping a Hero. He welcomed Councilman Bonna and wished everyone a merry Christmas and happy new year.

Vice Mayor Caraballo reported she did not have any updates and wished everyone a merry Christmas and happy new year. She stated her son was on his way to serve a three-year stint with the air force in Japan and thanked the community for their support.

Councilman Bonna reported he took a break after the last six months but was excited to get to work.

Mayor Martin reported she attended the Trident Golf ribbon cutting, the world pickleball championship at PGA Verano, and the Treasure Coast Christian Alliance Proclamation Supper. She wished everyone happy holidays, Merry Christmas, and a Happy New Year.

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

(Clerk's Note: No one from the public signed up to speak under this item.)

**17. Adjourn**

There being no further business, the meeting was adjourned at 7:55 PM.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk