

City of Port St. Lucie

City Council

Meeting Minutes - Final

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

Shannon Martin, Vice Mayor, District III

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Jolien Caraballo, Councilwoman, District IV

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Monday, August 9, 2021

6:30 PM

Council Chambers, City Hall

Addition of item 11F

1. Meeting Called to Order

2. Roll Call

Council Members

Present: Vice Mayor Shannon Martin
Councilwoman Jolien Caraballo
Councilman Dave Pickett
Councilwoman Stephanie Morgan

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

4.a Proclamation for Hunger Action Month [2021-615](#)

Vice Mayor Martin read the Proclamation aloud and presented it to Mike Thompson and Nancy Cabrera of the Feeding America Network of Food Banks, who gave a brief overview of the program and thanked the community for their support.

4.b Proclamation: Light it Up Green for Muscular Dystrophy Awareness Month [2021-628](#)

Vice Mayor Martin read the Proclamation aloud and presented it to the Kirby Family, the Logan Family, and the Labozzetta Family.

4.c Becker Road Rescue Recognition [2021-630](#)

Deputy City Manager Kristina Ciuperger discussed a Road Rescue in which the St. Lucie County Fire District, Martin County Fire Rescue, Port St. Lucie Police Department, and Utilities and Public Works Departments of the City prevented a tragedy, and she thanked the First Responders and City Employees for their contributions. Members of the First Responder agencies gave a review of the events of that day.

5. Public to be Heard

Richard Lawton spoke regarding various topics of what he felt were the failures of Government.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to remove item 10 b) from the Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Caraballo moved to approve the Consent Agenda with item 7 c) being pulled for separate discussion. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7.a June 28, 2021 and July 12, 2021 Regular Council Meeting [2021-639](#)
Minutes

This item was Approved.

7.b Termination of Restrictive Covenant Executed by Herschel H. [2021-635](#)
Ehmke and Eleanor R. Ehmke with Respect to Lots 16 and 17,
Block 176, Port St. Lucie Section Four, and recorded in
Official Records Book 925, Page 1804, Public Records of St.
Lucie County, Florida.

This item was Approved.

7.c Motion to Approve Traffic Enforcement Agreement - Verano [2021-636](#)

Councilman Pickett announced that they had come to an agreement and the Police Department would be able to go into Verano and enforce traffic laws and issue tickets.

Councilman Pickett moved to approve item 7 c). Councilwoman Caraballo seconded the motion. The motion passed unanimously by voice vote.

7.d Approve Amendment #3 to Contract #20190128 for the next [2021-633](#)
phase of Implementation Services with Woolpert, Inc.

This item was Approved.

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- 7.e** Award Contract # 20210022 for Design & Permitting of the Western 30" & 24" Raw Water Main Projects. [2021-634](#)
- This item was Approved.
- 7.f** Approve a Major Site Plan for Verano Pod G Casitas (P21-107). [2021-613](#)
- This item was Approved.
- 7.g** Approve Major Site Plan Amendment for Gatlin Plaza - Golf Galaxy (P17-057) [2021-645](#)
- This item was Approved.
- 7.h** Approval to Participate in Palm Beach County's Sulfuric Acid 93% Solution, Bulk Delivery, Purchase of, Term Contract. [2021-641](#)
- This item was Approved.
- 7.i** Approve a Waiver of Bid for Purchase of E-One Grinder Systems [2021-665](#)
- This item was Approved.
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 21-67, Public Hearing, An Ordinance Amending Chapter 50, of the City's Code of Ordinance Relating to Solid Waste and Recycling Materials Collection Service [2021-609](#)
- The City Clerk read Ordinance 21-67 aloud by title only. Vice Mayor Martin opened the Public Hearing and inquired as to if there was a presentation on the item, to which the City Manager responded that the amendment did not reduce the current level of service.
- Vice Mayor Martin asked if any member of the public wished to speak. There being no response, she closed the Public Hearing. Councilwoman Morgan moved to approve Ordinance 21-67. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-67. The motion passed unanimously by roll call vote.
- 8.b** Ordinance 21-68, Public Hearing, 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. [2021-619](#)
- The City Clerk read Ordinance 21-68 aloud by title only. Vice Mayor
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Martin opened the Public Hearing and asked if any member of the public wished to speak. There being no response, she closed the Public Hearing. Councilwoman Caraballo moved to approve Ordinance 21-68. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-68. The motion passed unanimously by roll call vote.

9. Other Public Hearings

There was nothing scheduled for this item

10. First Reading of Ordinances

- 10.a** Ordinance 21-46, Public Hearing, An Ordinance amending the Comprehensive Plan to Provide a Large-Scale Amendment consisting of Text Amendments to The Future Land Use Element on Behalf of Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation (GFC) (P20-256).

[2021-622](#)

The City Clerk read Ordinance 21-46 aloud by title only. Vice Mayor Martin opened the Public Hearing, to which Bridget Kean of Planning and Zoning gave a slideshow presentation of the proposed changes.

Vice Mayor Martin asked if any member of the public wished to speak. There being no response, she closed the Public Hearing. Councilwoman Caraballo moved to approve Ordinance 21-46. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 10.b** Ordinance 21-65, Public Hearing, An Amending the Comprehensive Plan to Provide a Large-Scale Map Amendment to The Future Land Use Element on Behalf of PSL Town Place Partners, LLC (P21-089).

[2021-638](#)

(Clerk's Note: This item was postponed to the 8/23/21 meeting)

- 10.c** Ordinance 21-69, An Ordinance Approving the Conveyance of a Portion of Commercial Tract According to the Plat of Telaro at Southern Grove, as Recorded in Plat Book 94, Page 1, Public Records of St. Lucie County, Florida.

[2021-238](#)

The City Clerk read Ordinance 21-69 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-69. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-70, Authorizing the Conveyance of Real Property Described as Lot 7, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-593](#)

The City Clerk read Ordinance 21-70 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Ordinance 21-70. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 21-71, Authorizing the Conveyance of Real Property Described as Lot 8, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-602](#)

The City Clerk read Ordinance 21-71 aloud by title only.

Vice Mayor asked if these were the properties that the Council previously agreed to surplus, to which City Manager Blackburn responded in the affirmative.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-71. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 21-72, Public Hearing, Authorizing the Conveyance of Real Property Described as Lot 13, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-603](#)

The City Clerk read Ordinance 21-72 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-72. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 21-73, Authorizing the Conveyance of Real [2021-604](#)

Property Described as Lot 22, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, 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 21-73 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-73. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 21-74, Authorizing the Issuance of Capital Improvement and Refunding Revenue Bonds, Series 2021 not to exceed \$55,000,000 for Various Capital Improvements and Refunding the City's Outstanding Sales Tax Refunding Revenue Bonds, Series 2011 and Pledge Certain Proceeds of the Half-Cent Sales Tax and Revenue Sharing to Secure the Payment of Principal.

[2021-644](#)

The City Clerk read Ordinance 21-74 aloud by title only.

Chief Financial Officer Jeff Snyder gave a presentation on the proposed projects and allocations for the new bond, and representatives for each allocation presented their portion of the bond project.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-74. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 21-R96, A Resolution of the City of Port St. Lucie, Florida, Relating to the Provision of Stormwater Management Services in the City of Port St Lucie; Reimposing and Increasing Stormwater Service Fees Against Commercial and Residential Developed and Undeveloped Property Located within the City of Port St Lucie for the Fiscal Year Beginning October 1, 2021 and Continuing Thereafter Until Amended; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; and Providing an Effective Date.

[2021-647](#)

The City Clerk read Resolution 21-R96 aloud by title only.

City Manager Blackburn informed the Council that this would be a \$5 increase in the Stormwater Fee. Vice Mayor Martin read aloud a public comment that was submitted online via Paul Silvis of Siltop Visions, who stated that they believed that the taxes were too high and were opposed to the increase. Councilwoman Caraballo requested for the City Manager to comprise an abbreviated piece of information to share with the public for the upcoming projects.

There being no further discussion, Councilwoman Caraballo moved to approve Resolution 21-R96. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R96. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R97, A Resolution of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste and Recyclable Materials In the City; Establishing the Assessment Rate for Solid Waste Service Assessments Against Assessed Property Located Within the City for the Fiscal Year Beginning October 1, 2021; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; and Providing an Effective Date.

[2021-646](#)

The City Clerk read Resolution 21-R97 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R97. Councilman Pickett seconded the motion. Vice Mayor Martin commented that per the contract, Waste Pro should be doing better and hiring a third-party company to assist with the yard waste. Vice Mayor Martin asked the Council if they had any additional comments, to which Councilwoman Caraballo discussed the refund amounts that were previously questioned. The City Clerk restated the motion as follows: for approval of Resolution 21-R97. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R98, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Community Boulevard at Riverland Parcel B (P21-067)

[2021-642](#)

The City Clerk read Resolution 21-R98 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve

Resolution 21-R98. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R98. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R99, A Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager, or his Designee, to Enter into and Execute a Community Grant Agreement between Keep America Beautiful (KAB) and the City of Port St. Lucie.

[2021-643](#)

The City Clerk read Resolution 21-R99 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R99. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R99. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R100, A Resolution Providing the City Manager Signature Authority for Grant Documents from Florida's Department of Economic Opportunity.

[2021-629](#)

The City Clerk read Resolution 21-R100 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 21-R100. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R100. The motion passed unanimously by roll call vote.

- 11.f** Resolution 21-R95, A Resolution of the City of Port St. Lucie, Florida, authorizing the acquisition of real property described as the North 110 Feet of the North half of Lot 5, Block 3 of Section 2, Township 37 South, Range 40 East, Plat No. 1 Saint Lucie Gardens, recorded in Plat Book 1, Page 35 of the Public Records of St. Lucie County, Florida, for the purpose of providing additional connectivity to the North Fork of the St. Lucie River as well as additional trail connections within The Port District; and authorizing the City Manager, or his designee, to take any and all appropriate actions to acquire the subject property in Fee Simple; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2021-399](#)

The City Clerk read Resolution 21-R95 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R95. Councilman Pickett seconded the motion. Vice Mayor Martin commented that the property was zoned as Residential and that they would purchase it and turn it into conservation for Park Land. City Manager Blackburn thanked Councilwoman Morgan for connecting them with the firm, and they would be proposing a conservation easement on the property. Councilwoman Morgan advised the Council that she was only responsible for connecting the parties, and that she would not be receiving compensation. The City Clerk then restated the motion as follows: for approval of Resolution 21-R95. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

There was nothing scheduled under this item.

14. City Manager's Report

City Manager Blackburn stated that Governor DeSantis was present in Port St. Lucie on Friday and provided a check for \$3.5 million. He recommended substituting the water main that was coming to serve Southern Grove that would be around \$1 million and including it in the State Legislative Plan, to which it was consensus of the Council to accept the City Manager's recommendation. He also stated that they would be starting the dispute resolution with St. Lucie County relative to Mobility Fees, which would be scheduled for meetings on August 24, 2021 and August 26, 2021, and that it would need to be completed by October 3, 2021.

City Manager Blackburn stated that Amazon would be the occupant of the 1.1 million square-foot facility located on Midway Road and that their employment was estimated to be 500, but he was told it could be higher.

City Manager Blackburn informed the Council that there was COVID-19 within the Organization, and that they were doing everything that they could and continued to monitor it. He stated that they had offered a point-of-distribution for the vaccine and would be offering another.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan stated that she attended the Transportation Planning Organization and Tamco Event with Governor DeSantis.

Councilman Pickett discussed attending the Treasure Coast Council of Local Governments and getting committee members for re-districting. The City Clerk

stated that the Board Liaison had reached out to other Committee Members and members of the community, and Communications had assisted on social media.

Councilwoman Caraballo stated that she saw very little good faith in the upcoming meeting, and that she had spoken to several members of the community as well as some members of the County Commission. She asked Attorney Stokes about Impact Fees and if the same fee could be charged twice, to which Attorney Stokes responded in the affirmative and stated that the City and the County could also separately charge Impact Fees. Councilwoman Caraballo stated that they needed to mitigate for the City impacts, the City projects, and the County roads.

Vice Mayor Martin stated that she agreed with Councilwoman Caraballo, and that the way that the Agenda item for the informal meeting was written was placing blame on the City of Port St. Lucie for moving forward with their Mobility Plan and anything the County does relating to future assessments of Impact Fees. She stated that it is untrue that the City would be charging double and that it was not the responsibility of the City of Port St. Lucie to collect the County's Impact Fees. She also stated that due to Port St. Lucie representing 65% of St. Lucie County, the City should be getting more of the Park's Impact Fee funding, and that they might need to start collecting their own Park Impact Fees.

Councilwoman Caraballo stated that Mobility Fees are a separate tool, and that you are not going to build more roads to solve your way out of a problem. She stated that she visited Cleveland Clinic and discussed with them the future of the Cleveland Clinic and any spin-off companies that might happen. She also stated that she attended TPO and met with Governor DeSantis and thanked him for the funding.

Vice Mayor Martin stated that she also attended the TPO Board Meeting and that the announcement of Amazon was great for the City, and thanked City Manager Blackburn and the team for setting up with short notice for Governor DeSantis' event.

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 business, the meeting was adjourned at 8:43 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk