

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, June 12, 2023

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 Vice Mayor Caraballo on June 12, 2023, at 6:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

Council Members Not Present:
Mayor Shannon Martin

3. Invocation & Pledge of Allegiance

Vice Mayor Caraballo led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

This item was Presented.

4.a Proclamation: Juneteenth

[2023-513](#)

Senior Deputy City Attorney Ella Gilbert and members of the City of Port St. Lucie Diversity Committee accepted the Proclamation.

4.b Proclamation: Code Enforcement Officers' Appreciation
Week

[2023-517](#)

Neighborhood Services Assistant Director Alessandra Tasca and Deputy City Attorney Camille Wallace accepted the Proclamation.

- 4.c** Proclamation: Women's Veterans Day [2023-534](#)

City employees Ariana Cruz, Julie Kimble, and Hanna Lawless accepted the Proclamation.

- 4.d** Donation of U.S. Flags by the Daughters of the American Revolution (DAR), St. Lucie River Chapter. [2023-450](#)

Barbara Ann Smith, on behalf of the Daughters of the American Revolution, presented 4 flags to the Parks & Recreation Department and Bradley Keen, Parks & Recreation Assistant Director, accepted the flags on behalf of the department.

- 4.e** Accept the Half-Cent Sales Tax FY 22/23 2nd Quarter Projects Update [2023-448](#)

Heath Stocton, Public Works Director presented to the Council on various projects including Floresta Drive Phases 2 & 3, sidewalks, repaving, traffic signal coordination, US1 Improvements, and SLC Prima Vista Blvd improvements. He also provided information on the implementation schedule, budget & expenditures, and revenue summary.

Mr. Stocton advised that they were still on time for the August opening for the Floresta Phase II project and Vice Mayor Caraballo requested to advise the crew members to be more cognizant of where they park their vehicles.

There being no further discussion, Councilwoman Morgan moved to approve the Half-Cent Sales Tax FY 22/23 2nd Quarter Projects Update. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 4.f** Approve the Proposed POW/MIA Chair of Honor Monument at Veterans Memorial Park [2023-452](#)

Bradley Keen, Parks & Recreation Assistant Director, presented to the Council on monument and future location.

There being no discussion, Councilman Pickett moved to approve the Proposed POW/MIA Chair of Honor Monument at Veterans Memorial Park. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

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- 4.g** Presentation of FAPPO Award of Excellence in Public Procurement for 2023. [2023-512](#)

OMB Assistant Director Nathaniel Rubel, presented to the Council on the award received.

5. Public to be Heard

Resident Steve Carroll thanked the women in the military and spoke on ADA accessibility for the parks being built, as well as inquired on where the other portion of the Half-Cent Tax was being spent.

Resident Richard Lawton spoke on current abortion laws.

Resident Dodi Spence inquired on the location of the new Oil Depot and the Botanical Gardens functions being halted due to the construction of the new park. She also expressed support to Veterans.

Vice Mayor Caraballo requested that City Manager Merejo reach out to Mr. Carroll regarding the Half-Cent Sales Tax, and she advised Ms. Spence that she had been in contact and scheduled a meeting with the businesses in the Oil Depot plaza.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

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

- 7.a** Approval of the April 10, 2023 Regular City Council Meeting Minutes, April 24, 2023 Regular City Council Meeting Minutes, May 15, 2023 Special City Council Meeting Minutes, and May 22, 2023 Regular City Council Meeting Minutes [2023-473](#)

- 7.b** Approval of the Memorandum of Understanding Between the City of Port St. Lucie and the International Union of Police Associations, AFL-CIO, Local 6018, Representing the Lieutenants Bargaining Unit [2023-485](#)

- 7.c** Approve Amendment #2 to Contract #20210028 for the Rehabilitation/Renovation of the Historic Structures at Pioneer Park. [2023-471](#)

- 7.d** Approve Amendments #4 & #5 to Contract #20220032 for [2023-475](#)

the Construction of The Port District - Park & Playground Infrastructure Improvement Project.

- 7.e** Award Contract #20230041 for the Traffic Calming Construction Project at Various Locations. [2023-472](#)
- 7.f** Award Contract #20230025 for Grounds Maintenance Services of City Hall Complex, Community Center, Mary Ann Cernuto Park, Various Locations, and Additional Services. [2023-470](#)
- 7.g** Approval of the Vehicle Purchasing Plan. [2023-519](#)
- 7.h** Approve Amendment #1 to Contract #20210060 with Loren Jock Trucking, Inc. for the Completion of Construction for the McCarty Ranch Water Quality Restoration Area 4. [2023-483](#)
- 7.i** Approval to Participate in Martin County Board of County Commissioner Contract #RFP2021-3343 with Raftelis Financial Consultants, Inc. for Utility Rate and Financial Consulting. [2023-505](#)
- 7.j** Award Contract #20230040 for the Abingdon Ave. Sidewalk Construction Project. [2023-507](#)
- 7.k** Approval to Participate in the Sourcewell Cooperative Contract #110421-ALT for Diggers Derricks, Bucket Trucks and Utility Equipment. [2023-459](#)
- 7.l** Approve Amendment #4 to Contract #20200109 for the Design Services for the Multi-Modal Plan/Trail - Phase I. [2023-481](#)
- 7.m** Approval to Participate in the City of Fort Pierce's RFP No. 2019-009 for Demolition & Asbestos/Lead Paint Abatement. [2023-503](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-37, Public Hearing, An Ordinance Amending Title XV, "Land Usage", Chapter 156 "Subdivision Regulations", Article III - "Standard Procedures", Sec. 156.038- "Preliminary Plat" of the Code of Ordinances of the City of Port St. Lucie (P23-041). [2023-442](#)

The City Clerk read Ordinance 23-37 aloud by title only.

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

Planning & Zoning Assistant Director Ann Cox presented to the Council and stated that the request was for a text amendment to shorten and streamline the time it takes for projects to receive a preliminary plat approval for major plats that are not located within an MPUD in an NCD Future Land Use area. She discussed preliminary and final plats, the preliminary plat approval process, the effect of modifications to the preliminary plat approval process, and exhibited the changes to the text.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-37. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 23-40, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for Property Owned by G. Callas Holdings, LLC to Change the Future Land Use Designation of Approximately 1.79-acres from Open Space Recreational (OSR) to Low Density Residential (RL) for a Property Legally Described as Port St. Lucie Section 31 Tract B, Generally Located on North of SW Gatlin Boulevard on the West Side of SW Fondura Road (P23-061).

[2023-453](#)

The City Clerk read Ordinance 23-40 aloud by title only.

(Clerk's Note: This item is concurrent with item 8c, Ordinance 23-39.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bethany Grubbs provided a summary to the Council and stated that the request was a small-scale comprehensive plan amendment to change the FLU (Future Land Use) designation for 1.79 acres from OSR (Open Space Recreation) to RL (Low Density Residential). She discussed the difference between FLU and Zoning and advised that this application was concurrent with item 8c, Ordinance 23-39, but needed to be heard first before the consideration of the rezoning. She also discussed the justification for the amendment and the traffic impact analysis. Ms. Grubbs noted that the additional lots had been deeded to the City and put under conservation to avoid further development at the request of residents, but the lot in question was deeded to a private buyer a year prior which was the reason for it being OSR and private

ownership.

Michael McCarty, McCarty & Associates Land Planning and Design LLC, represented the applicant and discussed the City's park inventory and analysis, stating that not all of the City-owned parcels are identified as parks on the Parks Map. He noted there were a number of parcels available that could be utilized by the City to satisfy their park needs, and provided clarification on the request to the Council.

Councilman Bonna, Councilwoman Morgan, Councilman Pickett, and Vice Mayor Caraballo expressed that they would not be in support of this item.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing. There being no further discussion, Councilman Bonna moved to deny Ordinance 23-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-39, Quasi-Judicial, Public Hearing, An [2023-451](#)
Ordinance Rezoning 1.79 Acres of Land Zoned OSR (Open
Space Recreational) to the RS-2 (Single Family Residential)
Zoning District for a Project Known as G. Callas Holdings, LLC
(P23-062)

The City Clerk read Ordinance 23-39 aloud by title only.

The Deputy City Attorney read the Quasi-Judicial Procedures into the record for item 8c. The City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 23-39 aloud by title only. Vice Mayor Caraballo inquired if there were any ex-parte communications, to which Councilman Pickett responded in the affirmative and Councilwoman Morgan, Councilman Bonna, and Vice Mayor Caraballo responded in the negative.

(Clerk's Note: This item is concurrent with item 8b, Ordinance 23-40.)

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Planner Bethany Grubbs provided a summary and presentation to the Council and stated that the request was for the rezoning of a 1.79-acre parcel from OSR (Open Space Recreation) to RS-2 (Single Family Residential). She noted that upon denial of Ordinance 23-40, they would not have a compatible Future Land Use.

Michael McCarty, McCarty & Associates Land Planning and Design LLC, represented the applicant and provided a brief statement to the Council.

Councilman Pickett discussed the reasoning for why residents would buy property in that area, and Councilman Bonna stated that a lot of the items that were being approved already had permission to build as residential, and this item was granting new permission to build more residential. Vice Mayor Caraballo discussed the entitlements that were on the west side of the City and taking care of things that could be done today.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing. There being no further discussion, Councilman Pickett moved to deny Ordinance 23-39. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances

- 10.a** *Withdrawn by Applicant* Ordinance 23-38, An Ordinance [2023-443](#)
Rezoning a 0.46- Acre Property, Located at 2136 and 2142
SW Madruga Street, from Single-Family Residential (RS-1) to
Single- Family Residential (RS-2) for Property Legally
Described as Lot 17, Block 1754, Port St. Lucie Section 31
(P23-028).

(Clerk's Note: This item had been previously withdrawn by the applicant.)

- 10.b** Ordinance 23-41, Amend the City of Port St. Lucie Code of [2023-474](#)
Ordinances Title III, Chapter 36, Article I, "General
Provisions," Increasing the Fees Charged By the Lien Services
Division.

The City Clerk read Ordinance 23-41 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-41. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R59, Accepting Special Warranty Deed for [2023-362](#)

Portions of North-South "A" Road

The City Clerk read Resolution 23-R59 aloud by title only.

Mr. Stocton stated that there was still a gap missing in having the ability to get the roadway to the Glades Cutoff right-of-way. Councilwoman Morgan then inquired on how someone could deed something that they did not own, to which Mr. Stocton informed that they had to give the City the rights to use the rights-of-way in order to construct the roadway. City Manager Merejo stated that they were having conversations with the lane owner and requiring them to ensure that they work with the City to build some of the road as long as some of the connection went to Glades Cutoff. He also advised that in order to get that connection, they would need to give up others.

The Council, City Manager Merejo, and Mr. Stocton then discussed the area, which connections could be relinquished, conversations they have already had on this topic, and future meetings.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 23-R59. Councilman Pickett seconded the motion, which passed unanimously by voice 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 Merejo spoke on the Boys and Girls Club Summer Camp and Town Center Plaza recoding. Councilwoman Morgan inquired about the traffic issues for Renaissance and Somerset Schools on Cashmere Blvd, to which City Manager Merejo informed that they have had a meeting and he would be providing a memo to the Council.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended a tour of the Children's Advocacy Center and the Transportation Planning Organization.

Councilman Pickett – He attended the Roundtable of St. Lucie County, Treasure Coast Council of Local Governments, and the Transportation Planning Organization.

Councilman Bonna – He attended the CareBag Inc. event, Affordable Housing Advisory Committee, City Memorial Day event, Kings Isle Memorial Day ceremony, Legislative Luncheon, and St. Lucie County Fire Chief Nate Spera’s retirement celebration.

Vice Mayor Caraballo – She attended the Hibachi event, Veteran’s Nursing Home bench dedication, Veteran’s Event, Legislative Luncheon, Hurricane Preparedness Expo, and the Florida Municipal Insurance Trust meeting.

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 8:19 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk