

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, April 24, 2023

6:30 PM

Council Chambers, City Hall

***Request to Table Item 8A* *Addition of Item 13A* *Item 7E Withdrawn*
*Addition of item 10I***

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 April 24, 2023, at 6:33 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

2. Roll Call

Council Members Present:

Mayor Shannon M. Martin
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

4.a Proclamation: Crime Victims' Rights Week

[2023-378](#)

Mayor Martin read the proclamation for Crime Victims' Rights Week and presented the proclamation to those present on behalf of victims' rights.

4.b Proclamation: Municipal Clerks Week

[2023-379](#)

Mayor Martin read the proclamation for Municipal Clerks Week. Deputy City Clerks Jasmin DeFreese and Traci Mehl accepted the proclamation on behalf of the City Clerk's Office. Deputy City Clerk DeFreese thanked the Council for the recognition and announced that a fundraiser will be held during Clerk's Week for the St. Lucie County Humane Society.

4.c Discuss the 2023 State Legislative Update

[2023-375](#)

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

Senior Deputy City Attorney Ella Gilbert updated the Council on the status of the City's appropriation requests for Tom Mackie Boulevard, the Public Works administrative complex, and McCarty Ranch. She noted the legislative session ends May 5, 2023. Ms. Gilbert stated some bills have not been moving, such as those for sovereign immunity and building permits. She indicated there was some good news in the Weekly Reports from the City's lobbyists regarding policy initiatives and the legislative process.

Vice Mayor Caraballo commented that the Florida League of Cities has done a great job working through the home rule issues, sovereign immunity, and short-term rental bill. She stated the City will need to begin the conversation with their local legislators regarding preemption concerns on issues that may come back at the next legislative session.

4.d Presentation from Manatee Academy Project Citizen

[2023-377](#)

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

Jennifer Davis, Community Redevelopment Agency, introduced the students from the Manatee Academy seventh grade Civics class, under the direction of Tucker Young. She stated the project, Center of Attention, was created by the students to address the need for redevelopment on the east side of Port St. Lucie. She indicated the students placed first at their district competition and will be heading to the state competition in May. The students provided a PowerPoint presentation while discussing their thoughts, ideas, alternatives, advantages and disadvantages for City Center.

Council congratulated the students for doing a great job and wished them well at the state competition. Councilwoman Morgan asked for a copy of the presentation and that it be provided to Dr. Kim DeLaney as well. Vice Mayor Caraballo suggested inviting the students to the next

Retreat to listen to the City Center discussion as well as to sit with her during any future one-on-one meetings regarding the City Center. Mayor Martin stated the Council will take the students' information into consideration. She encouraged them to come back and work for the City or to reach out if they need any assistance for the state competition.

5. Public to be Heard

Mayor Martin called on those who signed up to speak:

1. Dodi Spence asked for more oversight on the Floresta project, as it recently smelled like raw sewage in the area. She also stated that citizens calling in complaints to Code Enforcement are being told their information will be made public.
2. Richard Lawton, 1129 SE Oriental Avenue, Sandpiper Bay, spoke against the increase from \$25.00 to between \$2,000 to \$3,000 to register to run for an elected office in Port St. Lucie.
3. Debra Magrann spoke against the Port St. Luce Pride Fest and it being advertised on the Civic Center marquee.

Vice Mayor Caraballo explained the State changed the law in allowing the City to take anonymous complaints, and the City wants to disclose ahead of time that names will be public record when submitting a complaint. She indicated Legal is working on an ordinance that might allow the City to start taking anonymous complaints again. City Attorney James Stokes stated he would provide an update to Council.

Councilman Bonna spoke to and explained the proposed increase in election fees for candidates.

Mayor Martin stated the City has responded to Ms. Spence's emails. Mayor Martin also commented that Port St. Luce is a City for all people. City Attorney Stokes stated the City is not allowed to discriminate against different groups based upon the content of speech, and any event is classified as speech.

6. Additions or Deletions to Agenda and Approval of Agenda

Vice Mayor Caraballo moved to approve the Agenda with the removal of Item 8.a. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilman Pickett moved to approve the Consent Agenda with the removal of Item 7.e. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.a** Approval of the March 27, 2023 Board of Zoning Appeals Meeting Minutes [2023-357](#)
- 7.b** Motion: Termination of Restrictive Covenant Executed by Patricia A. Passalaqua with Respect to Lots 31 and 32, Block 605, Port St. Lucie Section Thirteen, and Recorded on July 17, 1998, in Official Records Book 1159, at Page 2749, of the Public Records of St. Lucie County, Florida. [2023-366](#)
- 7.c** Permission to Allow PSLPD to Apply for the FY 2023 COPS Hiring Program (CHP) [2023-381](#)
- 7.d** Permission to Allow Port St. Lucie Police Department (PSLPD) to Apply for the FY 2023 Microgrants Program: Community Policing Development (CPD) [2023-382](#)
- 7.e** Approve Amendment No. 32 to Contract #200100017 for Janitorial Services for City Buildings and Ratify Approval of Amendment Nos. 23 through 31. [2023-351](#)

Council removed this Consent item upon approval of the Consent Agenda.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-30, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by VF II, LLC to Change the Future Land Use Designation of Approximately 12.4 Acres from General Commercial/Residential, Office and Institutional (CG/ROI) (3.7 acres) and Residential, Office, Institutional (8.7 acres) to Residential Golf Course (RGC) for a Property Legally Described as Tract 2, Veranda Plat No. 8 and Generally Located South of Becker Road and East of the Florida Turnpike (P22-357). [2023-311](#)

Council removed this item from the Agenda upon approval of the Agenda.

9. Other Public Hearings

There was nothing scheduled for this item.

10. First Reading of Ordinances

- 10.a** Ordinance 23-23, Public Hearing, Amending and Restating the City of Port St. Lucie Code of Ordinances Chapter 159, Article IV, Entitled "Public Buildings Impact Fee Schedule".

[2023-222](#)

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

Bethany Grubbs, Planner, Planning and Zoning, stated this was a request to adopt an updated buildings impact fee. She indicated the second reading is scheduled for May 8, 2023.

Planner Grubbs provided a brief PowerPoint presentation and reviewed the background information that summarizes the analysis process for the 2023 Impact Fee Study, which focused on public buildings, law enforcement, and parks and recreation facilities. She discussed the growth of Port St. Lucie, use of impact fees and why, as well as the timeline of the impact fees and study. Planner Grubbs also spoke to HB 337 (2021); impact fees adjusted for inflation; impact fee balances for law enforcement, public building, and parks and recreation; and stakeholder outreach.

Vice Mayor Caraballo inquired about the definition of extraordinary circumstances. Planner Grubbs explained that an extraordinary circumstance is not an emergency, but happens when the City has to exceed the cap due to whatever unique situation the City is demonstrating.

Ben Griffin, TischlerBise, provided a PowerPoint presentation and discussed the technical aspects of the impact fees and study. He spoke to the impact fee requirements and methodologies, need for credits, recent legislative changes, and development projections. Mr. Griffin also reviewed the incremental expansion of public buildings, a plan-based Public Works facility, debt credit, proposed public buildings fees and current fees, and the residential fee compared to other Florida cities and counties

Vice Mayor Caraballo discussed how the City's population number effects the impact fees received from new builds. Mr. Griffin explained the City is not locking themselves into these projections and costs, as they will be updated and adjusted with newer and better data in four years.

Planner Grubbs noted for the record that the debt was retired in 2022 and clarified that for public buildings the City is pursuing extraordinary circumstances via the phased in limitations as provided by statute.

Mayor Martin called on those who wished to speak:

1. Vic Miskanic with Vic's Picks Realty inquired as to why those on the City's east side should have to pay more taxes when they have been paying taxes for 25 to 30 years.
2. Tomas Diebold asked the Council to consider a couple who has been renting an apartment for five years and now moving into new construction. He also inquired if the price of lots, for those who have owned for 10 to 15 years, are being taken into consideration, as impact fees have slowed the growth in other cities for residents but not for developers.

Mayor Martin closed the public hearing.

Mr. Griffin explained there should be an impact fee for someone on the City's east side who has owned a lot for 20 years, because there will be a demand for services and capital facilities once that lot is developed.

Vice Mayor Caraballo indicated the mobility impact fees were done in zones to ensure the impact fees would be going to the associated projects and areas of the City. She stated she hopes this is done for the parks impact fee as well.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-23. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: The Mayor called for a recess at 7:58 PM and the meeting resumed at 8:10 PM.)

- 10.b** Ordinance 23-26, Public Hearing, Amending and Restating
The City of Port St. Lucie Code of Ordinances Chapter 159,
Article I, Entitled "Law Enforcement Impact Fee Schedule".

[2023-316](#)

The City Clerk read Ordinance 23-26 aloud by title only.

Bethany Grubbs, Planner, Planning and Zoning, entered the

presentation on the previous item, 10.a, into the record and added a few more slides. She stated this was a presentation for Law Enforcement impact fees and the pursuit of extraordinary circumstances. She discussed the pre-emption of home rule as well as the purpose and definition of an extraordinary circumstance. She reviewed the stakeholders' concerns and questions as well as the questions from St. Lucie County.

Vice Mayor Caraballo and Mayor Martin spoke to recruiting new officers, the need for training, and the importance of the new training facility.

Chief Del Toro indicated the City's police department is accredited, signifying they have the best practices and procedures. Thus, he discussed the lack of training and the need for the new facility and more officers.

Mayor Martin noted the costs and resources involved to protect the City's officers and citizens.

At this time, Planner Grubbs reviewed all of the stakeholders' questions. She stated it was the same presentation for Parks and Recreation and that Council may want to enter it into the record. She also indicated the Budget Advisory Committee was provided a presentation on the City exploring extraordinary circumstances, and the Committee forwarded a recommendation of endorsement for the study as presented.

Councilwoman Morgan inquired about the two publicized workshops. Planner Grubbs indicated the two workshops were publicly noticed in the St. Lucie News Tribune, on the City's calendar and Planning Department website, and sent to all emails on record for the development community and citizens registered to receive emails. She stated the workshops were held virtually and in person on March 15, 2023.

Ben Griffin, TischlerBise, provided a PowerPoint presentation and discussed the law enforcement fees, plan-based training facility, debt credit, incremental expansion of facilities and vehicles, and plan-based equipment. He also spoke to the county law enforcement credit, proposed law enforcement fees, fee summary, residential fee comparison, and extraordinary circumstances.

Mayor Martin commented on the impact fees, other revenues, and the general fund. She discussed the budget for the Police Department versus the City's total budget and stated the City's growth is their biggest challenge.

Mr. Griffin and Vice Mayor Caraballo discussed the fees and credits from the County. Vice Mayor Caraballo also discussed the cost of a new home and the fee summary, which includes buildings, law enforcement, parks and recreation, and St. Lucie County fees.

Mayor Martin called on those who wished to speak:

1. Anthony Gambardello questioned where the police facility is being built or if land had to be purchased. Mayor Martin indicated the training facility is being built on the City Hall campus next to the Police Department.

Mary Savage-Dunham noted that the stakeholder questions were written exactly as they came in and were not edited for full transparency. Mayor Martin stated there was never a plan to build a police training facility in Tradition.

Mayor Martin closed the public hearing.

Under discussion:

Councilwoman Morgan stated she supported the law enforcement increase from \$205 to \$366, but wished it was increased incrementally every four years. Vice Mayor Caraballo explained that every four years is a new State Statute.

Councilman Bonna stated why he supported the impact fee for law enforcement.

Councilman Picket indicated he supported this item, and stated they need to bring in more officers and an action plan. Mayor Martin stated that was a different conversation and the team is working on a robust plan, like the Council requested. City Manager Merejo indicated the Council could expect to see that plan within the next 30 days.

There being no further discussion, Councilman Bonna moved to

approve Ordinance 23-26. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-27, Public Hearing, Amending and Restating the City of Port St. Lucie Code of Ordinances Chapter 159, Article III, Entitled "Parks and Recreation Fee Schedule".

[2023-317](#)

The City Clerk read Ordinance 23-27 aloud by title only.

Bethany Grubbs, Planner, Planning and Zoning, requested that her presentation for item 10.b be incorporated into the record for this item. She stated this conversation was intended for the Parks and Recreation impact fees, for which the City is pursuing extraordinary circumstances. She indicated a presentation on Parks and Recreation was brought to the Budget Advisory Committee and they voted to endorse that presentation.

Ben Griffin, TischlerBise, provided a PowerPoint presentation and discussed the existing City-owned parks, level of service for the parks, and plan-based park improvements. He reviewed the debt credit, proposed parks and recreation fees, fee summary, and extraordinary circumstances.

Vice Mayor Caraballo commented on the cost of acquiring land for parks and recreation, and indicated the number would still be high if they decided not to acquire land.

Mayor Martin opened the public hearing and called on those who signed up to speak:

1. Richard Rylott, 3238 Constellation Road, Regional Vice President of the Broward, Palm Beaches, and St. Lucie Realtors as well as a member of the Attainable Housing Foundation, spoke in opposition of the extraordinary circumstances and asked the Council to vote "no."
2. Terissa Aronson spoke on behalf of the Development Review Task Force and indicated they were against the process and increased impact fees.
3. Maddie Williams stated she was speaking on behalf of the Treasure Coast Builders Association as well as their partners on the Development Review Task Force. She stated they were against the impact, mobility, and extraordinary fees, as they will be paid by the

future citizens of the City.

4. Anthony Gambardella stated he believed the numbers were skewed and asked that Council be conservative in increasing the fees. He said if the item passes, it would be detrimental to future residents.

5. Thomas Crivello spoke against the Parks and Recreation fees as well as the process. He requested that this item not be passed and inquired if part-time residents were taken into consideration.

6. Greg Dalessio, Corporate Director of the Broward, Palm Beach, and St. Lucie Realtors, spoke against this item and stated the estimated population growth is not attainable. (Clerk's Note: Mr. Gambardella distributed copies of a document to the Council at this time.)

Councilman Bonna read aloud his prepared remarks, discussed and explained the impact fees, and raised his questions and concerns regarding the data. He stated he will vote yes if three other members want to move this item to second reading, but he would like answers to the questions raised, additional options, and more data for discussion.

Vice Mayor Caraballo asked that a copy of Councilman Bonna's comments be sent to the Council members. She stated she is not happy with the meetings that were held for the public. She commented on the duplication of county and state fees, impact fees for part-time residents, affordable housing, the growth of the City, and the increase in fees.

Councilman Pickett inquired if a percentage of the fee amount being proposed could be approved, to which City Attorney Stokes advised the Council to make any changes now. Teresa Lamar-Sarno stated the Council could consider the maximum justifiable amount or the statutory limit, or anything below those amounts. She also spoke to the waiving of impact fees for affordable housing and targeted industries, and discussed the growth projections. She indicated the same methodology was used for the three different impact fees and reviewed how the data was received to project the number of permits.

Councilwoman Morgan expressed her concerns and stated she was not supporting the increase from \$782 to \$3,141, the public meetings were not handled right, and the data was inaccurate.

Councilman Bonna inquired about the Council's options. City Attorney Stokes reiterated that the Council needed to agree on a number or methodology this evening. Mayor Martin indicated the current fee is \$782, the statutory limit is \$1,173, and the extraordinary circumstances are \$3,141, which are the numbers Council can use to make a decision tonight. Teresa Lamar-Sarno stated they could go less than the maximum justifiable amount of \$3,141, while using the methodology that was provided through the data.

Vice Mayor Caraballo stated she supports this item, but suggested tabling it to continue the discussion.

Mayor Martin commented on affordable housing, requests for parks in the City, and inflation, and stated no study is perfect. She recalled Vice Mayor Caraballo's comment regarding the impact fees not being paid if the growth does not happen. Mayor Martin stated they needed to move forward, as she supported the item as is, even though she did not believe the amount was high enough.

Councilman Bonna agreed with tabling the item. He believed the impact fee should be between the statutory limit and where they are today. He clarified that he was not talking about affordable housing units, as he was talking about the overall affordability of housing.

Vice Mayor Caraballo inquired about the offset number. Mr. Griffin stated, regarding parks, the ineligible costs are not included in the study. He indicated \$5,000,000 from the County will be used to fund the existing developments' share of planned improvements. Vice Mayor Caraballo thought this was another reason to table the item.

City Attorney Stokes stated he has been discussing this matter with Attorney Susan Trevarthen of Weiss Serota. He indicated there are two elements to this item: the fee and the extraordinary circumstances. He stated if the Council chooses to pass this on first reading with the extraordinary circumstances, they could remove that one element on second reading, as it does not change the report or the methodology.

Attorney Trevarthen stated the Council has already bought into the methodology of this fee, population data, etc., as they approved the law enforcement fee with the extraordinary circumstances. She advised, if Council is uncomfortable with the amount of the increase for parks, they look at it differently than striking at the methodology, as it would

hurt their law enforcement fee. She explained the population data underlies all three items and discussed the possibility of taking out the land acquisition part of the impact fee to reduce the single family park impact fee to \$1,900. Vice Mayor Caraballo thought the reduction would be detrimental to the overall build-out of the City and stated Council would need to discuss which projects to eliminate.

Councilman Bonna questioned if the reduction to \$1,900 had to include restrictions. Attorney Trevarthen stated it needed to be based on something in particular. She explained if it is not coming from the impact fee, they will have to find another source, most likely the general fund, to make up the difference, because they are promising through the adoption of the plan-based methodology to provide these things.

Mr. Griffin stated if they start making downward adjustments to the fee, they are saying this is what we are going to build, so proportionately they are shifting some of that cost to existing development. He indicated he would look at other funding sources to make sure the City was not biting off more than they can chew. Regarding the \$1,900, Mr. Griffin stated the Council can justify adoption up to the \$3,141, as they can adopt anything below that amount and proportionately allocate it between the residential uses.

Councilman Pickett stated a lot of questions could be answered before the next reading, but he did not want to push this forward and be so aggressive that it fails. He stated he would rather take more time and table it for a date certain, to bring it back and decide on a dollar amount.

Councilman Bonna inquired if they were able to consider any other data than the methodology. Attorney Trevarthen stated they cannot bargain the data, but they can bargain the policy choices moving forward. Mr. Griffin stated he agreed. He said if they change any of the development projections for parks, they would have to change them for the others. He stated they might want to consider refining some of the park costs or components, or stretch the plan further.

Councilman Bonna reiterated that a "yes" vote from him at second reading will be contingent upon Council finding something in the middle.

Vice Mayor Caraballo moved to approve Ordinance 23-27. Councilman

Pickett seconded the motion.

Under discussion:

Mayor Martin requested that Council members work with staff on impact fee options and amounts before the next reading. Vice Mayor Caraballo indicated the City Manager and City Attorney could postpone the second reading until everyone felt comfortable moving forward. City Manager Merejo noted they may have to amend the Parks and Recreation Master Plan, which may take some time to do. Councilwoman Morgan stated that two weeks was not enough time.

The City Clerk indicated the item has been advertised for May 8, 2023, so it will need to appear on the agenda and tabled at that time if needed, and then be re-advertised.

Ms. Lamar-Sarno stated staff will work on scheduling the one-on-one's with everyone as well as work with Mr. Griffin and Legal to bring forward something that gets approved on May 8, 2023.

The City Clerk restated the motion as follows: to approve Ordinance 23-27. The motion passed by roll call vote, with Councilwoman Morgan dissenting.

(Clerk's Note: Vice Mayor Caraballo moved to approve extending the meeting passed 11:00 PM. Councilman Bonna seconded the motion, which passed unanimously by voice vote.)

- 10.d** Ordinance 23-31, An Ordinance Amending Chapter 33,
Elections, of the City of Port St. Lucie Code of Ordinances

[2023-332](#)

The City Clerk read Ordinance 23-31 aloud by title only.

Councilman Bonna moved to approve Ordinance 23-31. Councilman Pickett seconded the motion.

Vice Mayor Caraballo indicated she was not supporting this item and that it did not require two readings.

Mayor Martin called on those who signed up to speak:

1. Sue Lawton, 1129 SE Oriental Avenue, Sandpiper Bay, spoke against the proposed increase in election fees for candidates.

Under Discussion:

Mayor Martin stated she did not agree with Ms. Lawton's comments. Mayor Martin recalled that she did not have a lot of money when she campaigned for office, but she worked hard and raised the funds. She stated she will be supporting this Ordinance as they move forward.

Vice Mayor Caraballo requested the City Clerk bring back information regarding what it costs to process the election for justification purposes. Mayor Martin asked if the rest of Council wanted to see this data and there was no response. Councilwoman Morgan indicated there was no backup information for this item. Councilman Bonna stated the current fee is not a percentage of the salary. He said the State gets one percent of the salary and the City charges \$25.00, but the City's actual cost is more than \$25.00. He stated a vote against raising the fee is a tax cut for politicians. Councilman Bonna requested that a copy of the newspaper editorial be filed into the record. He explained that no one is prevented from running for office and a competitive fee would create more competitive races and better discourse on local issues.

Vice Mayor Caraballo stated the amount of the election fee would not be an advantage, but it could be a disadvantage. She asked that Council support transparency and have the City Clerk provide the data to Council. Mayor Martin stated the transparency was not necessary, because that is not what the item is based on and there was a motion on the floor.

The City Clerk restated the motion as follows: to approve Ordinance 23-31. The motion passed by roll call vote, with Vice Mayor Caraballo dissenting.

- 10.e** Ordinance 23-32, Abandoning a Portion of a Twenty (20)
Foot Wide Rear Utility and Drainage Easement Affecting Lot
22, Block 2406, Port St. Lucie Section Thirty-Four, as
Recorded in Plat Book 15, Page(s) 9, 9A through 9W, of the
Public Records of St. Lucie County, Florida.

[2023-367](#)

The City Clerk read Ordinance 23-32 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 23-32. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 23-33, An Ordinance Approving a Conceptual Plan for Approximately 2.37 Acres of Property Located Northeast of the Intersection of Port St. Lucie Boulevard and SW Greco Lane Within the LMD (Limited Mixed-Use) Zoning District for a Project Known as Greco Park 18, LLC (aka Greco Park) (P22-337) [2023-374](#)

The City Clerk read Ordinance 23-33 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-33. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 23-34, Approve the First Budget Amendment to Fiscal Year (FY) 2022-23 [2023-338](#)

The City Clerk read Ordinance 23-34 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-34. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 23-35, Partial Abandonment & Termination of Flowage Easement, as Recorded in Official Record Book 2902, Page 1177, of the Public Records of St. Lucie County, Florida. [2023-383](#)

The City Clerk read Ordinance 23-35 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-35. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 23-36, Amending and Supplementing Ordinance 94-29; Authorizing the Issuance of Not to Exceed \$25,000,000 for Refunding the City's Outstanding Utility System Refunding Revenue Bonds, Series 2014, in Order to Achieve Debt Service Savings. [2023-380](#)

The City Clerk read Ordinance 23-36 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-36. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R42, Quasi-Judicial, Public Hearing, A
Resolution Granting a Special Exception to Allow an
Expansion of the Existing Enclosed Assembly Area Over 3,000
Square Feet in the Warehouse Industrial (WI) Zoning District
as per Section 158.135(C)(5) of the Zoning Code (P23-032).

[2023-384](#)

The City Clerk read Resolution 23-R42 aloud by title only. City Attorney James Stokes reviewed the procedures for a Quasi-Judicial matter. The City Clerk swore in those individuals who wished to speak on item 11.a.

Mayor Martin inquired if the Council had any ex parte communications to disclose, to which each member responded in the negative.

Francis Forman, Planner, Planning and Zoning, stated he had been sworn in, the file was submitted to the Clerk's Office five days prior to this hearing, and he was presenting the item on behalf of Bianca Lee.

Planner Forman provided a Powerpoint Presentation and stated the special exception use was for Up On Top volleyball. He explained this request will expand the existing enclosed assembly area over 3,000 square feet, with the total developed property being 12,354 square feet. Planner Forman indicated the agent is Alejandro Toro of EDC and the property owners are Romanelli, Rocco. He reviewed the request and SEU criteria as well as showed a map of the subject property, the zoning map, and the conceptual site plan. He noted the Planning and Zoning Board recommended approval of the special exception on April 4, 2023, with the two conditions regarding parking.

Councilwoman Morgan questioned the required parking. Brad Currie, EDC, stated he was representing the applicant and he was sworn in. He explained the parking agreement is regarding the property to the south, as the owner is allowing the applicant to use his lot after hours and on weekends. He indicated the agreement needs to be signed by Legal and stated a new agreement would be needed if there are new owners to the south in the future.

Mayor Martin inquired if anyone from the public wanted to speak on this item. There being no comments, she closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 23-R42, with the recommendations. Councilman

Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R47, Florida Inland Navigation District [2023-339](#)
Waterways Assistance Grant FY 2023-2024

The City Clerk read Resolution 23-R47 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R47. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R48, Authorizing the City Manager to Enter [2023-372](#)
into and Execute a Supplemental Agreement with the State
of Florida Department of Transportation (“FDOT”) for
Additional Federal Funds for Sidewalk Construction on Selvitz
Road from Floresta Drive to NW Bayshore Boulevard.

The City Clerk read Resolution 23-R48 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R48. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 23-R45, a Resolution Appointing an Affordable [2023-261](#)
Housing Advisory Committee (AHAC) for the State Housing
Initiatives Partnership (SHIP) Program

The City Clerk read Resolution 23-R45 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R45. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 23-R46, a Resolution of the City of Port St. Lucie, [2023-376](#)
Florida, Amending the Name of the City of Port St. Lucie
Budget Advisory Committee; Providing for Conflict; Providing
for Severability; Providing an Effective Date.

The City Clerk read Resolution 23-R46 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R46. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of *City of Port St. Lucie, a Florida Municipal Corporation, and Community Redevelopment Agency of the City of Port St. Lucie v. Suffolk Construction Company, Inc.*, Case No.: 562018CA001895

[2023-407](#)

Mayor Martin read the item aloud by title only.

City Attorney Stokes explained the mediation was held this past week and they need to review the outcome and perhaps approve a proposed settlement.

There being no further discussion, Councilwoman Morgan moved to approve agenda item 13.a. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo indicated he had no report.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan commented on the Fire Board meeting, as it was Chief Spera's last meeting and the change of command will be May 2, 2023. She stated the retirement party for Chief Bolduc was very nice. She explained that with the recent storms, there have been a lot of signs with a number to call regarding hail damage. She stated Carmen Capezzuto was picking up the signs as they are not allowed. She also indicated there have been door-to-door roofers from Orlando to Jupiter, and urged residents to make sure these people are licensed and insured and to get a second estimate. She noted that Council will be receiving information on the Renaissance Charter School on Cashmere Boulevard regarding the backup of traffic she witnessed last week.

Councilman Bonna stated he attended Chief Bolduc's retirement party and the Treasure Coast Regional Planning Council.

Councilman Pickett, Vice Mayor Caraballo, and Mayor Martin indicated they had no updates to report.

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

17. Adjourn

There being no further business, the meeting was adjourned at 11:18 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk