

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
Vacant, Councilman, District III

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Monday, November 8, 2021

6:30 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on November 8, 2021, 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:

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

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** Presentation and Award Honoring Dr. Mark Pamer and the Vaccine Team

[2021-889](#)

The City Council congratulated and thanked Dr. Mark Pamer for his perseverance and dedication in helping protect the citizens of the City of Port St. Lucie.

- 4.b** Acknowledge the City of Port St Lucie as a Recipient of the 2021 Best Places to Work in St. Lucie County and Human

[2021-949](#)

Resources Professional of the Year for the Treasure Coast Award.

Kristina Ciuperger, Deputy City Manager gave the presentation and stated that it was the 14th year the City had earned the award. She added that Natalie Cabrera, Human Resource Director was awarded the Human Resources Professional of the Year for the Treasure Coast Award.

- 4.c** Treasure Coast Sports Tourism’s Olympic Baseball Qualifier Presentation [2021-960](#)

Rick Hatcher gave a brief presentation on the Treasure Coast Sports Tourism’s Olympic Baseball Qualifier and explained that it was a great opportunity for the City.

- 4.d** Update from the Solid Waste Task Force (SWTF) [2021-964](#)

Carmen Capezzuto, Director of Neighborhood Services introduced Ross Pillari, Chairman of the Solid Waste Task Force, who gave an update on the issues being addressed by the Task Force.

Mayor Martin stated some other issues that needed to be looked at were frequency of service, bulk waste, and automated service. She would also like the Task Force to look at how the City of PSL compared to other cities, to which Mr. Pillari responded that they were in the process of comparing cities

5. Public to be Heard

Steve Carroll spoke regarding the Planning and Zoning Board and the financial future of the City.

6. Additions or Deletions to Agenda and Approval of Agenda

The City Attorney informed the Council that Item 8 g). was Quasi-Judicial.

Councilwoman Morgan moved to approve the Agenda. Councilman Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

7. Approval of Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 7.a** October 4, 2021 Special Council Meeting Minutes, October 11, 2021 Regular City Council Meeting Minutes, October 25, 2021 Regular City Council Meeting Minutes [2021-961](#)

Approved.

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- 7.b** Approve the Annual Expenditure for Contract #9531218 for Crime Laboratory Services at Indian River State College. [2021-937](#)
- Approved.
- 7.c** Approve Amendment One to Agreement No. NF080 with Florida Department of Environmental Protection [2021-896](#)
- Approved.
- 7.d** Approve Invoice Cloud, Inc. (Contract #20210100) as a Sole Source Vendor to Provide Electronic Bill Presentment and Payment Services to the City of Port St. Lucie Utility Systems Department [2021-826](#)
- Approved.
- 7.e** Approve Amendment #6 to Contract #20170132 for CHA Consulting, Inc. for Engineering Services for Nutrient Reduction Improvements at Westport Wastewater Treatment Facility [2021-951](#)
- Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-84, Public Hearing, An Ordinance Amending the Comprehensive Plan to Provide a Small-Scale Map Amendment to The Future Land Use Element on Behalf of St. Andrew's Park Commercial, LLC (P21-142). [2021-677](#)

The City Clerk read Ordinance 21-84 aloud by title only. Mayor Martin opened the Public Hearing.

Holly Price, Planner III, gave a brief presentation and stated that the request was to change the future land use on 4.37 acres of property from General Commercial (CG) to Residential Office Institutional (ROI) and that the property was currently vacant. Ms. Price explained that the applicant planned to combine the 4.37-acre parcel with the existing 8.88-acre parcel that has an ROI Future Land Use designation located to the west to allow for the development of a 13.25-acre site for townhouses.

Ms. Price stated that the Planning and Zoning Board recommended approval of the proposed Comprehensive Plan Map Amendment to change the Future Land Use on a 4.37-acre property from General Commercial (CG) to Residential Office Institutional (ROI)

Michael Houston, HJA Design Studio, stated that he did not have a presentation, but was available for any questions.

There being no further discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 21-84. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-84. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 21-100, Public Hearing, Abandoning Twenty (20) [2021-871](#)
Foot Utility and Drainage Easements Affecting Lots 16, 17,
18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, Block 1388, Port St.
Lucie Section Fourteen, Recorded in Plat Book 13, Page(s) 5,
5A Through 5F, of the Public Records of St. Lucie County,
Florida.

The City Clerk read Ordinance 21-100 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 21-100. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-100. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-101, Public Hearing, Abandoning a Portion of a [2021-880](#)
Twenty (20) Foot Utility and Drainage Easement Affecting Lot
14, Block 1927, Port St. Lucie Section Nineteen, Recorded in
Plat Book 13, Page 19, 19A Through 19K, of the Public
Records of St. Lucie County, Florida.

The City Clerk read Ordinance 21-101 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Councilman Pickett moved to approve Ordinance 21-101. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-101. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-102, Public Hearing, Authorizing the [2021-852](#)
Conveyance of a Portion of a 60-Foot Right-of-Way Owned
by the City of Port St. Lucie Known as SW Bianca Avenue, to

James J. McGlone, Jr. in Exchange for Property Owned by James J. McGlone, Jr. in Accordance with a Property Exchange Agreement.

The City Clerk read Ordinance 21-102 aloud by title only. Mayor Martin opened the Public Hearing.

Clyde Cuffy, Public Works, gave a brief history of the property exchange and explained that SW Bianca was no longer required for neighborhood access to PSL Blvd. He explained that the Quit Claim Deed reserved an ingress/egress and utility easement in favor of City that would terminate upon removal of the utility facilities. Mr. Cuffy stated that staff recommended approval of the property exchange.

Rob Shear, represented the Developer explained that the item was for housekeeping purposes and requested approval.

There being no further discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Ordinance 21-102. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-102. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-103, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 24, Block 2227, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page(s) 1, 1A to 1V, of the Public Records of St. Lucie County, Florida.

[2021-858](#)

The City Clerk read Ordinance 21-103 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Ordinance 21-103. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-103. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 21-104, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 1, Block 2282, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

[2021-859](#)

The City Clerk read Ordinance 21-104 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 21-104. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-104. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 21-106, An Ordinance Approving the Second Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod G Planned Unit Development, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P21-071).

[2021-885](#)

The City Attorney read the Quasi-Judicial Procedures into the record and stated that they pertained to Items 8 g) and 11 a). The City Clerk administered the Oath of Testimony to staff and other interested parties and read Ordinance 21-106 aloud by title only.

Mayor Martin asked if there were any ex parte communications, to which Vice Mayor Caraballo, Councilman Pickett, Councilwoman Morgan, and Mayor Martin responded in the affirmative. Mayor Martin opened the Public Hearing.

Holly Price, Planner III, stated that the request was to amend the Planned Unit Development (PUD) to reduce the acreage by 75.2 acres from 1,256.256 acres to 1,181.058 acres and make other changes to the PUD document. The applicant is Cotleur & Hearing, and the owner is Verano Development. Ms. Price presented the Zoning Map and DRI, along with the major changes included with the Amendment.

Ms. Price stated that Public Works found the DRI to be consistent with the PUD and no proposed PUD changes warrant any changes to the previously approved Development Order conditions. She stated that the PUD amendment was reviewed and recommended for approval by the Planning and Zoning Board on October 5, 2021.

Dan Sorrow, Cotleur and Hearing, gave a brief overview of the item and explained that the main reason for the request was to create a golf community.

There being no further discussion, the Public Hearing was closed. Vice

Mayor Caraballo moved to approve Ordinance 21-106. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-106. The motion passed unanimously by roll call vote.

- 8.h** Ordinance 21-107, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending Chapter 159, Article V, Economic Development Impact Fee Mitigation Program of the Code of Ordinances to Include Mobility Fee in the Definitions Section.

[2021-850](#)

The City Clerk read Ordinance 21-107 aloud by title only. Mayor Martin opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 21-107. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 21-107. The motion passed unanimously by roll call vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 21-108, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 16, Block 68, Port St. Lucie Section Twenty-Five, Recorded in Plat Book 13, Page 32, 32A through 32I of the Public Records of St. Lucie County, Florida.

[2021-928](#)

The City Clerk read Ordinance 21-108 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-108. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-109, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 3, Block 2910, Port St. Lucie Section Forty-One, Recorded in Plat Book 15, Page 35, 35A Through 35L of the Public Records of St. Lucie County, Florida.

[2021-929](#)

The City Clerk read Ordinance 21-109 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve

Ordinance 21-109. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 21-110, Abandoning a Portion of a Twenty (20) [2021-946](#)
Foot Utility and Drainage Easement Affecting Lot 2, Block 2661, Port St. Lucie Section Thirty-Nine, Recorded in Plat Book 15, Pages 30, 30A through 30NN, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 21-110 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-110. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 21-111, Authorizing the Conveyance of [2021-876](#)
Residential Real Property Described as Lot 9, Block 2211, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A through 1V of the Public Records of St. Lucie County, Florida, to the Recipients of the Gold Star Family, Veteran's Home Program.

The City Clerk read Ordinance 21-111 aloud by title only.

Carmen Capezzuto, Director of Neighborhood Services gave a brief overview of the project.

Ryan Corson, GL Homes, stated that it was an honor to be a part of an admirable cause and looked forward to starting the project.

There being no further discussion, Councilman Pickett moved to approve Ordinance 21-111. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 21-112, Public Hearing, Approve the Second [2021-958](#)
Budget Amendment to Fiscal Year (FY) 2020-21.

The City Clerk read Ordinance 21-112 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 21-112. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 21-113, Abandoning a Portion of a Twenty (20) [2021-959](#)
Foot Utility and Drainage Easement Affecting Lot 4, Block 2415, Port St. Lucie Section Thirty-Four, Recorded in Plat

Book 15, Page(s) 9, 9A to 9W, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 21-113 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 21-113. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 21-R136, Quasi-Judicial, A Resolution of the City of Port St. Lucie, Florida, Making Findings of Fact and Determining Conclusions of Law Pertaining to the Southern Grove Development of Regional Impact (DRI), and Constituting this Resolution as an Amended and Restated Development Order (P21-012).

[2021-950](#)

The City Clerk read Resolution 21-R136 aloud by title only. Mayor Martin asked if there were any ex parte communications, to which there were none.

Mayor Martin opened the Public Hearing.

Bridget Kean, Senior Planner, stated that she was sworn in, and that the official City file was submitted to the City Clerk 5 days before the meeting to enter into the record. She stated that the request was an amendment to the Southern Grove DRI by amending the conditions of approval, the master development plan and exhibits per the recommendations in the adopted Southern Grove Master Plan and the 2021 Southern Grove Traffic Study. Ms. Kean presented the proposed changes to the Southern Grove DRI Entitlements, the proposed changes to Map 'H' and the Traffic Analysis.

Ms. Kean explained that the Traffic Impacts included the removal of the Paar Drive Overpass at I-95 as it was found to have no adverse impacts to the roadway network. The other changes in uses, change in use locations, and change in Trip Generation methodology resulted in a substantial reduction in trip generation for the DRI. Therefore, less impact on the roadway network is expected.

Ms. Kean stated that the Planning and Zoning Department staff found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommended approval. She added that the

Planning and Zoning Board recommended approval of the proposed amendment at the Planning and Zoning Board meeting on November 2, 2021.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 21-R136. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R136. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R137, Authorizing the City Manager or Designee to Accept Coronavirus Local Fiscal Recovery Funds and Award Terms and Conditions Between the City of Port St. Lucie and the U.S. Department of the Treasury; Approval of a Budget Resolution and Authorizing Projects; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2021-968](#)

The City Clerk read Resolution 21-R137 aloud by title only.

Kate Parmelee, Strategic Initiatives and Innovation Director gave a brief overview of the item and stated that the upcoming project list was included in the packet. She explained that there were a few modifications for increased funding for Covid pods due to the Delta Variant. Ms. Parmelee stated that another change was that they did not allocate any funding from the un-allocated revenue loss, which was something the former CFO recommended against.

Vice Mayor Caraballo stated that Legislatures and Agencies would be inquiring on where the funds are being spent.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 21-R137. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R137. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R138, A Resolution Approving the Preliminary and Final Subdivision Plat for Sympatico Plaza 2 (P21-134). [2021-956](#)

The City Clerk read Resolution 21-R138 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 21-R138. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R138. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R139, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel B - Plat Five (P21-131) [2021-902](#)

The City Clerk read Resolution 21-R139 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R139. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R139. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approve 2021 Festival of Lights Event License Agreement with the Downtown Lions Foundation, Inc. [2021-934](#)

Brad Keen, Parks and Recreation stated that the theme was 'Disco in December' and added that there would be fireworks and a carnival.

There being no further discussion, Councilwoman Caraballo moved to approve 13 a). Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 13.b** Submission and Approval of the 2021 Affordable Housing Advisory Committee (AHAC) Report [2021-957](#)

Alessandra Tasca, Deputy Director Neighborhood Services, presented the draft 2021 Affordable Housing Advisory Committee (AHAC) Report. She explained that the report was considered a draft until the City Council approved it then it would be sent to the State, as part as the City's compliance on the Housing Grants. Ms. Tasca gave a brief overview of the Committee's main objectives per State Legislation and their outcomes.

There being no discussion, Vice Mayor Caraballo moved to approve item 13 b). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 13.c** Approval of a Three (3) Year Agreement between the City of Port St. Lucie and the International Union of Police Associations, AFL-CIO, Local 6018, Representing the Lieutenants Bargaining Unit [2021-938](#)

Kim Sala, Human Resources, gave a brief overview of the three-year agreement between the City of Port St. Lucie and the International Union of Police Association and explained that a summary of changes was included in the Agenda packet.

There being no discussion, Vice Mayor Caraballo moved to approve Item 13 c). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager gave his report, which included the STAR Awards, the Public Outreach Campaign for higher paying jobs in Port St. Lucie, and the McCarty Ranch Bonfire.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – Thanked the Treasure Coast High School ROTC for the presentation of colors. On the 27th, she attended the Transportation Planning Organization. On the 29th, she attended the St. Lucie County Chamber installation breakfast. On October 31st, she attended the Fall Fest and held ‘Meet up with Morgan’. On November 2, she attended the EDC Luncheon where Mr. Blackburn was the guest speaker. On November 4-6, she attended the Florida League of Cities Legislative Conference.

Councilman Pickett – On November 5th, he attended the Round Table of St. Lucie County. On the 6th, he attended the Worship Center International Ministries Street re-naming and the McCarty Ranch Bonfire.

Vice Mayor Caraballo – On October 26th, she attended the Chamber of Commerce to provide information on a referendum. On the 27th, attended the joint meeting between the County and City. On the 28th, she attended the ‘Best Places to Work’ ceremony and congratulated Ms. Cabrera. On the 29th, she judged the Halloween contest at the Clerk of the Court. On October 30th, she attended the Fall Fest and Smithsonian Waterway Grant opening. On November 7th, she attended the 60/20 Anniversary of the Saints on behalf of the Mayor.

Mayor Martin – Attended the Realtor’s Association Bake Sale. On October 30th, she attended the Fall Fest and Smithsonian Waterway Grant opening

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 8:38 p.m.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk

Type By: Calleigh N. Myers, Deputy City Clerk