

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, April 25, 2022

6:30 PM

Council Chambers, City Hall

Meeting to Follow the 6:00 PM GFC* *Request to Table Item 10g

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 25, 2022, 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
Councilman Dave Pickett
Councilwoman Stephanie Morgan
Councilman Anthony Bonna
Vice Mayor Jolien Caraballo

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 Proclamation: Municipal Clerks Week [2022-375](#)

Mayor Martin read the Proclamation and presented it to Sally Walsh, City Clerk.

4.b Present the Distinguished Budget Presentation Award from [2022-366](#)
Government Finance Officers Association (GFOA) and Special

Performance Measures Recognition.

Caroline Sturgis, Director of OMB, stated that the City of Port St Lucie was awarded the Distinguished Budget Presentation for Fiscal Year 2021-2022 along with a Special Performance Measures Recognition. She explained that the award was the highest form of recognition in governmental budgeting, and it was a significant achievement.

- 4.c** Presentation of NIGP's Accreditation for Quality Public Procurement.

[2022-337](#)

Caroline Sturgis, Director of OMB, stated that the City of Port St. Lucie earned the National Institute for Governmental Purchasing Accreditation for Quality Public Procurement for 2022-2025. She explained the importance of the accreditation and thanked the Procurement team.

5. Public to be Heard

Steve Carroll, spoke regarding the intersection located at Cashmere Boulevard and St. Lucie West Boulevard and the time of day that the Special Council Meeting was being held to discuss the solid waste issues.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda, with Item 10 g) being tabled to a date uncertain. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

7. Approval of Consent Agenda

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

- 7.a** Approve 2022 Freedomfest Event License Agreement

[2022-326](#)

This item was Approved.

- 7.b** Motion: Termination of Restrictive Covenant Executed by Armand A. Neri and Shelly A. Neri with Respect to Lots 4 and 5, Block 1293, Port St. Lucie Section Twelve, and Recorded on November 27, 2001, in Official Records Book 1458 at Page 2605, of the Public Records of St. Lucie County, Florida.

[2022-345](#)

This item was Approved.

- 7.c** Motion: Termination of Restrictive Covenant Executed by William McBreen and Cynthia G. McBreen with Respect to Lots 1 and 2, Block 1087, Port St. Lucie Section Eight, and Recorded on November 21, 2001, in Official Records Book

[2022-346](#)

1458, at Page 129, of St. Lucie County, Florida.

This item was Approved.

- 7.d** Interlocal Agreement Between the City of Port St. Lucie and the Treasure Coast Regional Planning Council for the City Center Master Plan. [2022-287](#)

This item was Approved.

- 7.e** Award Contract #20220023 for Professional Services for a Design Criteria Package for the Police Training Facility to CPZ Architects, Inc. [2022-373](#)

This item was Approved.

- 7.f** Approve Amendment #1 to Contract #20190060 to Furnish & Install 200+ Tons of Asphaltic Concrete Paving. [2022-349](#)

This item was Approved.

- 7.g** Approve Amendment #1 Through Amendment #4 to Contract #20210025 for the Construction of the Sandia Drive Sidewalk Project. [2022-332](#)

This item was Approved.

- 7.h** Increasing Purchase Order Limit for Disposal Costs at SLC Landfill [2022-354](#)

(Clerk's Note: A public comment was submitted regarding this item and was submitted as part of the record.)

- 7.i** Approve Contract with PFM Financial Advisors LLC for Economic Consulting Services Related to the City Center Master Planning efforts and Waiver of Bid Requirement to Meet Project Schedule. [2022-390](#)

This item was Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-29, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 2.296 acres of Property Located on the North Side of SW Port St. Lucie Boulevard and West of Chestnut Lane, from Single Family Residential (RS-2) Zoning District to Limited Mixed Use (LMD) Zoning District for Property Legally Described as Port St. Lucie Section 9, Block 1139, Lots 3-7 and 24-28 for the Project Known as Bluekey [2022-270](#)

Rezoning (P21-260).

The City Attorney read the Quasi-Judicial Procedures into the record and stated that they pertained to Item 8 a) and Item 11 a). The City Clerk administered the Oath of Testimony to staff and other interested parties and read Ordinance 22-29 aloud by title only.

Vice Mayor Martin opened the Public Hearing and asked if there were any ex-parte communications to disclose, to which there were none.

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

Bethany Grubbs, Planner II, stated that she had been sworn in, and that the file was given to the City Clerk's Office to enter into the record. She stated that the request was to rezone six parcels from Single-Family Residential (RS-2) and four parcels from P (Professional) to LMD (Limited Mixed Use). Through this application, the applicant is requesting these changes to allow for commercial development, inclusive of retail and personal service uses. Ms. Grubbs stated that the proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories. She added that on March 1, 2022, the Planning and Zoning Board recommended approval of the rezoning.

Cathy Hale spoke regarding her traffic concerns and inquired as to what was being built, to which Brad Currie, Engineering Design and Construction, responded that the application was to rezone the property and that it would be a medical space. Vice Mayor Caraballo inquired as to if there would be access from Chestnut Lane to which Mr. Currie responded in the negative and explained that the main access was from Port St. Lucie Boulevard.

There being no further discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 22-29. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 22-29. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 22-31, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 15, Block 2259, 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,

[2022-305](#)

Florida.

The City Clerk read Ordinance 22-31 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 22-31. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 22-31. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-32, Abandoning a Portion of a Seventeen (17) Foot Utility and Drainage Easement Affecting Lot 9, Block 545, Port St. Lucie Section Thirteen, Recorded in Plat Book 13, Pages 4, 4A through 4M, of the Public Records of St. Lucie County, Florida.

[2022-325](#)

The City Clerk read Ordinance 22-32 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 22-32. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: For approval of Ordinance 22-32. 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 22-30, An Ordinance of The City of Port St. Lucie, Florida, Amending Ch. 111, Art. III, Business Tax Receipt of The Code of Ordinances to Add "Non-Regulated Trades" to Category II; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date.

[2022-253](#)

The City Clerk read Ordinance 22-30 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-30. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-33, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 12, Block 2327, Port St. Lucie Section Thirty-Four, Recorded

[2022-335](#)

in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 22-33 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-33. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 22-34, An Ordinance of the City of Port St. Lucie, Florida, Amending the Four City Council District Boundaries as Set Forth in Section 5.05, Council Districts; Adjustment of Districts of the City Charter; Amending Section 33.04, Election District(s), of the Code of Ordinances.

[2022-355](#)

The City Clerk read Ordinance 22-34 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-34. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 22-35, An Ordinance Amending Title III, "Administration", Chapter 32 "Departments, Boards, and Commissions", Article VII "Planning and Zoning Board", Section 32.54 "Filling of Vacancies" and Section 32.57 "Powers and Duties of the Code of Ordinances.

[2022-312](#)

The City Clerk read Ordinance 22-35 aloud by title only.

Mayor Martin explained that the item was addressing how vacancies were being filled and stated that they were trying to remain consistent with the other Boards and Committees.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-35. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 22-36, An Ordinance Rezoning 7.66-acres of Property Located on the South Side of Midway Road and East of the Florida Turnpike along NW Corporate Way, from General Commercial (CG) to the Service Commercial (CS) Zoning District, for Property Legally Described as Midway Commerce Center, Lots 1 and 8 (P22-014).

[2022-378](#)

The City Clerk read Ordinance 22-36 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-36. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 22-37, An Ordinance Approving the First Amendment to the 42.33-acre Planned Unit Development Zoning Document and Conceptual Development Plan for St. Andrews Park Phase II Planned Unit Development, Located West of St. James Drive, and North of St. James Boulevard (P21-175). [2022-352](#)

The City Clerk read Ordinance 22-37 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-37. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 22-38, An Ordinance Amending Title XV "Land Usage", Article I "Landscaping", Chapter 154 "Landscape Design Standards", Section 154.03(F) of the Code of Ordinances of the City of Port St. Lucie. [2022-369](#)

This Ordinance item was Tabled.to the City Council

- 10.h** Ordinance 22-39, Approve the First Budget Amendment to Fiscal Year (FY) 2021-22. [2022-365](#)

The City Clerk read Ordinance 22-39 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-39. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R34, Quasi-Judicial, A Resolution Granting a Special Exception Use (P21-258) Pursuant to Section 158.155(D) To Allow Any One Use Over 5,000 Square Feet in Area and to Allow Over 50% of the Building's Gross Floor Area to be Retail Uses Within the LMD (Limited Mixed Use) Zoning District for a Project Known as Bluekey. [2022-267](#)

The City Clerk read Resolution 22-R34 aloud by title only.

Vice Mayor Martin opened the Public Hearing and asked if there were

any ex-parte communications to disclose, to which there were none.
(Clerk's Note: A PowerPoint was shown at this time.)

Bethany Grubbs, Planner II, stated that she had been sworn in, and that the file was given to the City Clerk's Office 5 days prior to enter into the record. She stated that the application was a request for a special exception use to allow any one use over 5,000 square feet in area and to allow over 50% of the building's gross floor area to be retail uses, within the Limited Mixed Use (LMD) zoning district. Per Section 158.155(D), the LMD zoning district lists uses more than 5,000 square feet per use and retail, or personal service uses exceeding fifty percent (50%) of the building's gross floor area as special exception uses. She added that on March 1, 2022, the Planning and Zoning Board recommended approval of the Special Exception Use application.

There being no further discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Resolution 22-R34. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R34. The motion passed unanimously by roll call vote.

- 11.b** Resolution 22-R47, A Resolution Approving a Preliminary and Final Plat for Southern Grove Plat No. 41 within the City of Port St. Lucie, Florida on the Request of Engineering, Design, and Construction Inc. (P21-292)

[2022-314](#)

The City Clerk read Resolution 22-R47 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R47. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R47. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R48, Finding that the Acquisition of a Portion of Real Property Described as Lot 11, Block 496, Port St. Lucie Section Ten, According to the Plat thereof, as Recorded in Plat Book 12, Page 49, of the Public Records of St. Lucie County, Florida, through Negotiated Conveyance or the City's Eminent Domain Powers, Serves a Public Purpose and is Necessary for the Floresta Drive Improvement Project, and; Authorizing the City Manager and City Attorney, or their Designees, to Acquire via Negotiated Conveyance or Eminent Domain the Subject Parcel and to take All Actions that They Determine are Reasonably Necessary including, but not

[2022-333](#)

limited to, Engaging Expert Witnesses and Consultants, to Acquire the Subject Parcel in Fee Simple.

The City Clerk read Resolution 22-R48 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R48. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R48. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R49, A Resolution Approving the Verano South - Pod G - Plat No. 6 Final Subdivision Plat (P22-022).

[2022-357](#)

The City Clerk read Resolution 22-R49 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R49. Councilwoman Morgan Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R49. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R50, A Resolution Approving and Accepting the Preliminary and Final Plat with Construction Plans for Kenley on the Request of Kimley-Horn and Associates (P21-238).

[2022-316](#)

The City Clerk read Resolution 22-R50 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R50. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R50. The motion passed unanimously by roll call vote.

- 11.f** Resolution 22-R51, Authorizing the Acquisition of Real Property Described as a Portion of Lot 14, Block 252, Port St. Lucie Section Six, as Recorded in Plat Book 12, Page 36, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard.

[2022-367](#)

The City Clerk read Resolution 22-R51 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 22-R51. Vice Mayor Caraballo seconded the motion. The

City Clerk restated the motion as follows: for approval of Resolution 22-R51. The motion passed unanimously by roll call vote.

- 11.g** Resolution 22-R52, A Resolution Approving and Accepting [2022-370](#)
the Preliminary Plat and Construction Plans for Del Webb at
Tradition Plat No. 5b & 6 (P21-156) on the Request of Pulte
Home Company, LLC.

The City Clerk read Resolution 22-R52 aloud by title only.

Mayor Martin stated that there was a public comment from Mr. Greenberg, which would be entered into the record.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R52. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R52. The motion passed unanimously by roll call vote.

- 11.h** Resolution 22-R53, Approve Resolution Appointing the City [2022-344](#)
Treasurer.

The City Clerk read Resolution 22-R53 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R53. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R53. The motion passed unanimously by roll call vote.

- 11.i** Resolution 22-R54, A Resolution Appointing an Affordable [2022-327](#)
Housing Advisory Committee (AHAC) for the State Housing
Initiatives Partnership (SHIP) Program

The City Clerk read Resolution 22-R54 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 22-R54. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R54. The motion passed unanimously by roll call vote.

- 11.j** Resolution 22-R55, A Resolution of the City of Port St. Lucie [2022-286](#)
Approving the Impact Fee Mitigation Agreement for Cheney
Bros., Inc.

The City Clerk read Resolution 22-R55 aloud by title only.

Elijah Wooten, gave a brief presentation on the Impact Fee Mitigation

Agreement for Cheney Bros., Inc.

There being no further discussion, Councilman Pickett moved to approve Resolution 22-R55. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R55. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled for this item

13. New Business

13.a Bluekey - Major Site Plan (P21-289)

[2022-290](#)

Bethany Grubbs, Planer II, stated that the item was an application for site plan approval for a major site plan to construct a 22,120 square foot, one-story building on 2.296-acres of vacant land. She inquired as to if the Council wanted a presentation, to which they did not.

There being no further discussion, Vice Mayor Caraballo moved to approve Item 13 a). Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R55. The motion passed unanimously by roll call vote.

13.b Requesting Approval to Provide Funding for a County-Wide Comprehensive Housing Analysis and Implementation Plan (from the City's Affordable Housing Annexation Fee Fund #128)

[2022-368](#)

Alessandra Tasca gave a brief presentation and requested to utilize funding from the City's Affordable Housing Annexation Fee Fund to complete a County-Wide Comprehensive Housing Analysis and Implementation Plan.

There being no further discussion, Councilman Bonna moved to approve Item 13 b). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager thanked the City Council and City Staff for a successful ZAM Fest, as it was a lot of fun.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – Keep Port St. Lucie Beautiful Appreciation Night/Haitian American Chamber of Commerce Gala/Cheney Brothers Groundbreaking/St. Lucie Fire Board Meeting

Councilman Pickett – FIU Ribbon Cutting/St. Lucie North HOA Meeting/ Keep Port St. Lucie Beautiful Appreciation Night/River Nights/Treasure Coast Regional Planning Council/Korean War Veteran's Meeting/Boys & Girls Club Meeting/ Cheney Brothers Groundbreaking/ZAM Fest

Vice Mayor Caraballo – Grant Funding Meeting with Congressman Mast/FIU Ribbon Cutting/ Keep Port St. Lucie Beautiful Appreciation Night/Sprouts Fresh Market Ribbon Cutting

Councilman Bonna – Easter Events at Whispering Pines, Botanical Gardens, Mid-Florida Event Center, and Tradition/Young Floridian Ceremony/FIU Ribbon Cutting

Mayor Martin – Cheney Brothers Groundbreaking/Fire Board Meeting/Oxbow Earth Day

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 8:48 p.m.

Sally Walsh, City Clerk

Calleigh N. Myers, Deputy City Clerk