

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, October 23, 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 Mayor Martin on October 23, 2023, at 6:34 PM, Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

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

3. Invocation & Pledge of Allegiance

The Deputy 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: Hospice and Palliative Care Month

[2023-910](#)

Mayor Martin read the proclamation for Hospice and Palliative Care Month. A representative from Treasure Coast Hospice thanked the City of Port St. Lucie and the community for their support.

4.b Proclamation: Red Ribbon Week

[2023-975](#)

Mayor Martin read the proclamation for Red Ribbon Week. A representative for Drug Free St. Lucie thanked the City of Port St. Lucie,

Councilman Bonna, and Councilwoman Morgan for their support, and announced that the Drug Free St. Lucie Annual Meeting will be held on October 26, 2023, at the Port St. Lucie Community Center.

- 4.c** Accept the Florida City/County Managers Association (FCCMA) "Council-Manager Milestone Recognition Award"

[2023-877](#)

Andrea McCue, City Manager, City of Greenacres, presented the Council-Manager Milestone Certificate of Recognition to the Council on behalf of the FCCMA. She was accompanied by Brian Moree, City of Atlantis; Nicholas Mimms, City of Fort Pierce; Michelle Berger, former Port St. Lucie Councilwoman; Jack Doughney, retired, City of Palm Beach Gardens; and Russ Blackburn, retired, City of Port St. Lucie. Mayor Martin and Vice Mayor Caraballo thanked everyone for the recognition and for being in attendance. Vice Mayor Caraballo commented on the Council-Manager form of government.

5. Public to be Heard

Mayor Martin called on those who signed up to speak:

1. Rabbi Bruce Benson, Temple Beth El Israel, spoke to the City needing diversity outreach, as the City held an international diversity day in September on a high holy Jewish holiday and no Jews could attend. He announced that he reached out to over seventy churches and religious institutions to hold an event before Thanksgiving, so they can all join together in true fellowship, collect food for the needy, create support, and share values.

2. Uta McFadden, German-American Club President, thanked the Council and Kelly Tiger for their support of the Octoberfest event.

There being no further comments, Mayor Martin closed Public to be Heard.

Council thanked Rabbi Benson for sharing his concerns and commented on the City's diversity efforts. Mayor Martin stated she as well as the Council members would be happy to meet with Rabbi Benson regarding partnering and providing support for future events.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

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| 7.a | Approval of the September 11, 2023 Regular City Council, September 25, 2023 Special City Council (Budget), October 9, 2023 Regular City Council, and October 16, 2023 Special City Council Meeting Minutes | 2023-958 |
| 7.b | Approval of Amendment #3 for the Renewal of Contract #20190087 for the Fleet Vehicle / Equipment Maintenance and Management Services with First Vehicle Services, Inc. | 2023-933 |
| 7.c | Approve 2023 Festival of Lights Event License Agreement | 2023-948 |
| 7.d | Approval to Purchase 80 New Club Car Golf Carts for The Saints Golf Course. | 2023-822 |
| 7.e | Approve FY 2023-2024 Expenditure of Police Forfeiture Funds | 2023-977 |
| 7.f | Approve Amendment #3 for Contract #20180029 to Purchase Magnesium Hydroxide and Equipment Services from Premier Magnesia, LLC. | 2023-979 |
| 7.g | Approve Amendment #2 to Contract #20160009 for City Web Design Services. | 2023-981 |
| 7.h | Award Contract #20240001 to Purchase Fleet Vehicles. | 2023-951 |
| 7.i | Approve Amendment #3 to Contract #20220045 for the Construction of the Floresta Drive Improvement Project Phase 2. | 2023-952 |
| 7.j | Approve Contract #20240006 for Janitorial Services for City Facilities with Service King Incorporated. | 2023-980 |
| 7.k | Approval to Participate in the New Smyrna Beach Utilities Commission ITB #25-20 for the Supply of Water and Wastewater Chemicals with Carmeuse Lime & Stone, Inc. | <u>2023-935</u> |
| 8. | Second Reading of Ordinances, Public Hearings | |
| 8.a | Ordinance 23-67, Public Hearing, Authorizing the Conveyance of a Utility Easement to Florida Power & Light Company as part of the Storm Secure Underground Program at 613 SE Chapman Avenue.

The Deputy City Clerk read Ordinance 23-67 aloud by title only. | <u>2023-753</u> |
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Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-67. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 23-68, Public Hearing, Authorizing the
Conveyance of a Utility Easement to Florida Power & Light
Company as part of the Storm Secure Underground Program
at 650 SW Sansom Lane.

[2023-761](#)

The Deputy City Clerk read Ordinance 23-68 aloud by title only.

Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 23-68. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-69, Public Hearing, Authorizing the
Conveyance of a Utility Easement to Florida Power & Light
Company as part of the Storm Secure Underground Program
for 802 SW Thrift Avenue.

[2023-762](#)

The Deputy City Clerk read Ordinance 23-69 aloud by title only.

Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-69. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 23-70, Public Hearing, Approve Revisions to
Chapter 98 State of Emergency Management Plan

[2023-850](#)

The Deputy City Clerk read Ordinance 23-70 aloud by title only.

Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-70. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 23-71, Quasi-Judicial, Public Hearing, An [2023-916](#)
Ordinance Providing for the Amendment of the Planned Unit
Development Document and Concept Plan for LTC Ranch
(West) Residential (P22-278) Located South of Midway Road
and Northwest of Glades Cut Off Road, and within the LTC
Ranch DRI.

The Deputy City Clerk read Ordinance 23-71 aloud by title only.

At this time, the Deputy City Clerk swore in those individuals who planned to provide testimony on this item.

Mayor Martin inquired if the Council members had any ex parte communications, to which they each disclosed they had met with the applicant and the developer.

Bridget Kean, Planning and Zoning, presented a PowerPoint presentation on the LTC Ranch (West) Residential Planned Unit Development Amendment (P22-278). She stated the owner is Midway Glades Developers, LLC, and the applicant is Lucido & Associates. Ms. Kean showed the location of the subject property, surrounding areas, and proposed Conceptual Plan. She reviewed the background of the LTC Ranch DRI, summarized the PUD amendment, and stated it was consistent with the Comprehensive Plan. Ms. Kean indicated the Site Plan Review Committee recommended approval on January 11, 2023, and the Planning and Zoning Board recommended approval on October 3, 2023.

Applicant Matt Yates, Lucido & Associates, stated he was sworn in. He indicated the amendment clarified some minor items within the document and that he would be happy to address any comments or concerns.

Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 23-71. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 23-72, Public Hearing, Approve the Second Budget [2023-974](#)
Amendment to Fiscal Year (FY) 2022-23.

The Deputy City Clerk read Ordinance 23-72 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-72. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-73, Conveying a Utility Easement to Riverland Paseo Park.

[2023-932](#)

The Deputy City Clerk read Ordinance 23-73 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-73. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R117, Approve the Selection of a Temporary Interactive Public Art Piece to be Displayed at the MidFlorida Event Center from December 18, 2023 through January 25, 2024.

[2023-694](#)

The Deputy City Clerk read Resolution 23-R117 aloud by title only.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation and showed the Trumpet Flowers interactive art piece that plays jazz music. She stated this was part of the Art in Public Places Master Plan and explained that funding was through the developers. Ms. Grubbs reviewed the process of considering and selecting the temporary public art installation project.

Via Zoom, Josh Lapp, Designing Local, explained the planning that took place as well as the proposed installation area at the Mid-Florida Event Center. He reviewed the details of the art piece and shared a brief video. Mr. Lapp indicated the total budget is \$65,749 for the art piece, which will be installed for up to six weeks.

Councilman Pickett asked if the art piece could be installed before the Christmas lighting event at Mid-Florida, as he thought it would be a great way to introduce it to the public. He also inquired if a City event or other activities would be accompanying the art piece, such as vendors, hot chocolate, food. Ms. Grubbs indicated they would have to work with Mid-Florida's event schedule. Mayor Martin agreed they needed to draw the people to the art piece. Mr. Lapp explained the project has been challenging, but they will try to install it earlier. Council and staff discussed the timing and placement of the art piece. Ms. Grubbs stated she would check with Mid-Florida on a four-week display of the art piece.

Council provided further comments and questioned the budget for public art, the cost of electricity, and supporting this item as a pilot project. There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R117. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R118, A Resolution Approving a Preliminary and Final Plat for Murphy USA 10575 US 1 Plat on the Request of Sun Lucie Pooh, LLC (P23-055).

[2023-930](#)

The Deputy City Clerk read Resolution 23-R118 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R118. Vice Mayor Caraballo seconded the motion.

Under discussion, Vice Mayor Caraballo inquired when the applicant would have the Site Plan. Brad Currie, Engineering Design and Construction, Inc., stated the Site Plan is administrative, because it is under the threshold, and it is scheduled for the next Site Plan Review Committee meeting for approval. Vice Mayor Caraballo stated she was excited about this gas station. She asked that it be made pretty and that an updated Site Plan be sent to her.

The motion passed unanimously by voice vote.

- 11.c** Resolution 23-R119, A Resolution Approving a Preliminary and Final Plat for LTC Ranch West Lots 328 & 329 within the City of Port St. Lucie, Florida on the Request of Meritage Homes of Florida, Inc., (P23-086).

[2023-986](#)

The Deputy City Clerk read Resolution 23-R119 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R119. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 23-R120, A Resolution Approving the Preliminary and Final Plat for Riverland Center (P23-024).

[2023-995](#)

The Deputy City Clerk read Resolution 23-R120 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R120. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

13. New Business

13.a Interim City Attorney Agreement[2023-985](#)

City Manager Merejo and Deputy City Attorney Berrios indicated all concerns were addressed and they negotiated a good contract.

Councilwoman Morgan inquired about prorating the pay for the time served by Deputy City Attorney Berrios in the different positions. City Manager Merejo explained the proration of pay has been agreed to and will be treated separately from the contract.

There being no further discussion, Councilman Bonna moved to approve the Interim City Attorney Agreement. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo reported on the City's Harvest Hayride and Bonfire event at the Preserve and McCarty Ranch, and stated Kelly Tiger's team did a tremendous job. He indicated that over 10,000 residents attended the event, which shows the desire and the support required for these events.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported on the meetings and events she attended recently, which included the St. Lucie County Tourist Development Council, Honoring a Life Saver Breakfast, and Fire Board meeting.

Councilwoman Morgan suggested that a follow-up email be sent to Council regarding the use of digital signage in the City. Mayor Martin indicated she has received emails regarding the church issue and has inquired with staff about same. She explained a church was told they could have a digital sign by their contractor and the City does not allow digital signs, but another church across the street has digital signage. Mayor Martin stated the issue is about regulating the content and will be coming before the Council. Councilwoman Morgan indicated she was researching it. Vice Mayor Caraballo stated she would like to learn more from the Legal department and inquired how the gas stations were allowed to have a commercial digital sign and a religious organization is not.

Via Zoom, Teresa Lamar-Sarno, Assistant City Manager, advised the Council that Planning and Zoning has been working on these questions with Legal and will be doing one-on-one's with Council, after which they will bring the item back to Council. Mayor Martin stated the Council will have a discussion and consider the content of digital signs, similar to the flag situation. Councilwoman Morgan noted that Pop Stroke has two huge digital TVs and screens and asked how that fits in.

Councilman Pickett reported he was the guest speaker at the Cascades Club, Coffee with the Council, and the Renaissance Charter and Mariposa Elementary Schools. He commented on the meetings and events he attended, which included the Treasure Coast League of Cities Membership Meeting, Roundtable with St. Lucie County, Car Show at the Mets Stadium/Clover Park, Harvest Hayride and Bonfire event, and 103rd birthday party for a local citizen.

Vice Mayor Caraballo noted Mayor Martin was enrolled in a Harvard University program and the What Works Cities group was in Port St. Lucie, thanked City Manager Merejo and staff for working with Sandpiper Bay Resort on their challenges, and commented on her recent trip to Washington, DC, for the FLC FAST Fly-In.

Councilman Bonna reported he attended the joint meeting of the Treasure Coast Regional Planning Council and South Florida Regional Planning Council, Honoring a Life Saver Breakfast, Treasure Coast League of Cities Membership Meeting, CareNet Walk for Life, CareBag & Co. Community Baby Shower, Swearing In of Circuit Judge Anastasia Norman, St. Lucie County Hundred Club, and First Responder of the Year Awards Banquet. He stated he spoke at the Southbend Residents Association, Marketing Madness Update to the Realtors Association, City University, and Tradition Preparatory High School.

Mayor Martin reported she attended the Solidarity for Israel event, Fire Board meeting, County Commission Meeting regarding Oakwood Ranches, Historical Society Meeting, and What Works Cities Certification Meeting. She stated she spoke at Morningside Elementary, Manatee Academy, and Somerset Academy regarding local government.

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 8:05 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk