

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, May 22, 2023

6:30 PM

Council Chambers, City Hall

Meeting to Follow the 6:00 PM CRA Meeting

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 May 22, 2023, at 6:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Shannon Martin

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan

Councilman Dave Pickett

Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Proclamation: National Public Works Week

[2023-388](#)

Mayor Martin proclaimed the week of May 21st-27th as National Public Works Week and Robert Carlsen, Public Works Supervisor, accepted the Proclamation along with employees of the City of Port St. Lucie's Public Works Department and Mike McCabe of the American Public Works Association.

4.b Proclamation: Mental Health Awareness Month[2023-440](#)

Mayor Martin proclaimed the month of May as Mental Health Awareness Month and Suzy Hutcheson, Helping People Succeed, accepted the Proclamation.

4.c Proclamation: LGBTQ+ Pride Month[2023-467](#)

Mayor Martin proclaimed the month of June as LGBTQ+ Pride Month and Nikki Peyman of the Pride Alliance of the Treasure Coast accepted the Proclamation.

5. Public to be Heard

Resident Dodi Spence spoke on her concerns about raising prices for trash pickup, gas tax, and property taxes.

Resident Steve Carroll spoke on homeowner issues within the city and expressed concern for those that could not pay for their home. He also spoke on concerns for the city parks and lack of recreational programs, as well as trash issues.

Resident Matthew Field thanked the Port St. Lucie Police Department for their traffic enforcement and also expressed concerns about the City's Code Enforcement.

Resident Richard Lawton spoke on the meaning of Democracy.

Vice Mayor Caraballo recommended contacting the County for all gas tax inquiries and advised that signs for the City were not utilizing Ad Valorem taxes. She also discussed the history of the contract with Waste Pro, the associated fees and costs for current service, requested for Mr. Carroll to receive a list of all recreational activities, and noted that they would be having discussions on the possibility of the City receiving its own garbage department.

Councilman Bonna explained the process of selecting a new vendor for the trash pickup, reiterated that gas taxes were set by the County, and discussed the reduction of the City's tax rate. Mayor Martin discussed lowering the City's property taxes and addressed concerns about trash pickup/once-a-week service and looking into the City creating their own garbage and sanitation department.

Councilwoman Morgan discussed trash concerns and provided information on obtaining extra garbage cans. Vice Mayor Caraballo suggested having the Citizen Advisory Committee provide data to the City Council, as well as having a Workshop sometime after the City Council Summer Workshop, to which City Manager Merejo advised that staff was working on this data. Councilman Pickett requested that Mr.

Carroll send him an email of which recreational activities he would like to see.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Bonna moved to approve agenda item [FILE_NR]. Councilwoman Morgan There being no discussion, Councilman Bonna moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the April 17, 2023 Special City Council Meeting Minutes [2023-455](#)

This Consent item was Approved.

- 7.b** Request for Site Plan Extension for Las Palmas Town Homes Site Plan (P17-242) [2023-441](#)

Councilwoman Morgan discussed the bus stop at this location and recommended working with the School District to ensure that the bus stop would be located in a safe place.

There being no further discussion, Councilwoman Morgan moved to approve item 7b. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.c** Approve a Major Site Plan for Tradition-Park Place - Church & Daycare (P21-249) [2023-420](#)

This Consent item was Approved.

- 7.d** Approve a Major Site Plan for Riverland Sports Complex Phase 4 Amendment #5 (P20-068-A5) [2023-446](#)

This Consent item was Approved.

- 7.e** Ratify Emergency Expenditures for the Purchase of Sulfuric Acid and the Temporary use of a Sulfuric Acid Tanker. [2023-373](#)

This Consent item was Approved.

- 7.f** Approve Amendment #2 to Contract #20210104 for the Purchase of Grinder Systems and Related Parts from Environment-One Corporation (E-One). [2023-312](#)

This Consent item was Approved.

- 7.g** Approval to Participate in the Polk County Contract #22-102 for the Utility Systems Department's Supervisory Control and Data Acquisition Systems ("SCADA"). [2023-350](#)

This Consent item was Approved.

7. Approval of Consent Agenda

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda with item 7b being pulled for separate discussion. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

There was nothing to be heard under this item.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances

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

[2023-442](#)

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-37. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

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

[2023-443](#)

The City Clerk read Ordinance 23-38 aloud by title only.

Mayor Martin expressed that she would not support this item to move through to a second reading. (Clerk's Note: At this time Vice Mayor Caraballo made a motion to deny the Ordinance, which was later withdrawn and amended to a motion to table.) Mayor Martin suggested contacting the applicant to request them to withdraw if none of the Council Members were going to approve this item to move forward. City Attorney Stokes and the Council discussed the procedure for handling this item as it was already publicly advertised and a Quasi-Judicial item. Mayor Martin asked if any Council Members were in favor of this item, to which the Council responded in the negative.

There being no further discussion, Councilwoman Morgan moved to table Ordinance 23-38 to the June 12, 2023, City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-39, An Ordinance Rezoning 1.79 Acres of Land Zoned OSR (Open Space Recreational) to the RS-2 (Single Family Residential) Zoning District for a Project Known as G. Callas Holdings, LLC (P23-062).

[2023-451](#)

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

Councilwoman Morgan advised that she would not be supporting this item on the second reading. Vice Mayor Caraballo informed that she was hesitant to add more residential to the City.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-39. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

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

[2023-453](#)

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

Councilwoman Morgan advised that she would not be supporting this item on the second reading. Vice Mayor Caraballo requested the history on the conversion to Open Space.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 23-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

It was the consensus of the Council to have the City Attorney's Office place an item to discuss the Order of the Public Hearings at the June

Special City Council Meeting.

It was the consensus of the Council to have staff create a tickler file on future Ordinances requested by Council for follow-up and action.

11. Resolutions

- 11.a** Resolution 23-R51, A Resolution Approving the Preliminary Plat with Construction Plans for Crosstown Parkway Plat 2-B (P22-169). [2023-431](#)

The City Clerk read Resolution 23-R51 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R51. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R52, A Resolution Approving the Preliminary and Final Plat for LTC Ranch West Phase 2 within the City of Port St. Lucie, Florida on the Request of Midway Glades Developers, LLC (P22-330). [2023-445](#)

The City Clerk read Resolution 23-R52 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R52. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: The Council further discussed item 10a. at this time.) The Council and City Manager Merejo discussed this project being reduced to a two-lane road, and City Manager Merejo informed that Planning and Zoning had been meeting with the County to discuss concerns. Colt Schwerdt, Assistant Public Works Director, advised that they had plans to widen it to four-lanes up to Range Line Rd. Vice Mayor Caraballo suggested reviewing the Interlocal Agreement earlier than 5 years so that they could make amendments if needed.

Mayor Martin expressed concern for the addition of more residential areas and lack of commercial areas, and the Council expressed support of having joint meetings with the County.

- 11.c** Resolution 23-R53, Authorizing the City Manager, or His Designee, to Enter into and Execute a Local Agency Program (LAP) Supplemental Agreement with the State of Florida Department of Transportation (FDOT) Regarding the [2023-435](#)

Installation of Adaptive Traffic Signal Control System
Equipment at Six (6) Intersections along SW Gatlin Boulevard
from SW Village Parkway to SW Savona Boulevard.

The City Clerk read Resolution 23-R53 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve
Resolution 23-R53. Vice Mayor Caraballo seconded the motion, which
passed unanimously by voice vote.

- 11.d** Resolution 23-R54, Amending and Restating an Interlocal [2023-275](#)
Agreement among the Port St. Lucie Community
Redevelopment Agency, the City of Port St. Lucie, and the
Southern Grove Community Development District No. 1

The City Clerk read Resolution 23-R54 aloud by title only.

There being no discussion, Councilman Pickett moved to approve
Resolution 23-R54. Councilwoman Morgan seconded the motion,
which passed unanimously by voice vote.

- 11.e** Resolution 23-R55, Supporting Sidewalk/Trail Improvements [2023-369](#)
within The Florida Power & Light Overhead Transmission
Easement from SW Hayworth Avenue to SW Dreyfuss
Boulevard, Providing Connection from The Florida
Department of Transportation Jobs Express Terminal Park &
Ride Station South to O.L. Peacock Sr. Park.

The City Clerk read Resolution 23-R55 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve
Resolution 23-R55. Councilman Pickett seconded the motion, which
passed unanimously by voice vote.

- 11.f** Resolution 23-R56, A Resolution Approving and Accepting [2023-449](#)
the Preliminary Plat with Construction Plans for Marshall
Parkway at Southern Grove, within the City of Port St. Lucie,
Florida on the request of Culpepper and Terpening, Inc.
(P23-048)

The City Clerk read Resolution 23-R56 aloud by title only.

Mr. Schwerdt explained that this intersection would look different from a
nearby intersection, and he discussed the condition of approval with the
Council.

There being no further discussion, Councilman Bonna moved to approve Resolution 23-R56 with the condition that Mattamy Palm Beach, LLC (or it's successors) shall provide corner clips for the road right-of-way at the NE and SE corners of Marshall Pkwy and Community Blvd prior to Final Plat approval, with the City not entertaining any request to accept the roadway for ownership and maintenance until this is accomplished. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 23-R57, Authorizing the Mayor to Enter into an Amended and Restated Interlocal Agreement Between the Verano #5 Community Development District, a Community Development District Organized Under Chapter 190, Florida Statutes, and the City of Port St. Lucie, Necessary for Maintaining the Extension of Crosstown Parkway.

[2023-447](#)

The City Clerk read Resolution 23-R57 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R57. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.h** Resolution 23-R58, Authorizing the City Manager to Execute Grant Agreement LPA0369 with the State of Florida Department of Environmental Protection ("FDEP") for the Design and Permitting of McCarty Ranch Water Quality Restoration Area 7A.

[2023-434](#)

The City Clerk read Resolution 23-R58 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R58. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Merejo provided an update on a refinance of the G.O. Bond and stated that they had received notice that the City was upgraded from an AA- to an AA debt rating. He also discussed receiving letters from St. Lucie West Utilities and

The Reserves, both from different attorneys, and he recommended that the City respond to the two letters.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended Coffee with the Council, Fire District Board Meeting, and the Treasure Coast Regional League of Cities Annual Luncheon.

Councilman Pickett – He attended the Korean War Veterans monthly meeting, Treasure Coast Regional League of Cities Annual Luncheon, and the groundbreaking for a Veteran and his family.

Councilman Bonna – He attended the St. Lucie County Law Enforcement Memorial Service, Lions Club, Mont Sinai Bayonnais Motown Dinner, Treasure Coast Regional League of Cities Luncheon, Realtors Leadership Circle, and the Economic Development Council Leadership Dinner.

Vice Mayor Caraballo – She attended the Minnesota League of Cities, Haitian American Chamber of Commerce Gala, Annual Law Enforcement Memorial, Treasure Coast Regional League of Cities Annual Luncheon, and the OrangeTheory Fitness Humane Society event.

Mayor Martin – She attended the Fire Board Meeting, the Built to Honor Program, Town Hall at Valencia Grove, and the Law Enforcement Memorial.

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

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 8:04 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk