

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 10, 2022

6:30 PM

Council Chambers, City Hall

***Item 8b is Requested Tabled to the 11/14/2022 Regular City Council Meeting
Agenda***

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 10, 2022, at 6:30 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: National Domestic Violence Awareness Month

[2022-857](#)

Mayor Martin read the proclamation for National Domestic Violence Awareness Month and presented it to Dr. Teresa Albizu, CEO of SafeSpace. Dr. Albizu thanked the Council for their recognition of domestic violence, reviewed the assistance and resources SafeSpace

provides to the local community, and announced the upcoming "Walk a Mile in Her Shoes" event in Fort Pierce, Florida, on October 22, 2022.

- 4.b** Proclamation: Art, Film, Music and Entertainment [2022-859](#)
Appreciation Week

Mayor Martin read the proclamation for the Art, Film, Music, and Entertainment Appreciation Week of October 10-16, 2022, and presented it to Ms. Valeria Feliciano, who thanked the Council for their support.

- 4.c** A Presentation from the Mayor and City Council of Port St. [2022-850](#)
Lucie to the Broward, Palm Beaches, and St. Lucie Realtors in Recognition of their Advocacy and Support of the City of Port St. Lucie's Jobs Referendum.

On behalf of the Council, Mayor Martin thanked the Broward, Palm Beaches, and St. Lucie Realtors who advocated and supported the City of Port St. Lucie's Jobs Referendum and presented a plaque to the realtors in attendance.

- 4.d** A Presentation from the Mayor and City Council of Port St. [2022-852](#)
Lucie to Charlie D'Agata, Budget Advisory Committee Chairman from 2017 to 2022.

Mayor Martin, on behalf of the Council, presented Charles D'Agata with a plaque thanking him for his leadership, dedication, and service to the Budget Advisory Committee from 2017 to 2022. Mr. D'Agata thanked the City Council and staff as well as the members of the Committee for their assistance, support, and hard work.

- 4.e** Recognition of the City's Neighborhood Services Housing [2022-752](#)
Team for receiving the State's Highest Honor: the 2022 State Housing Initiatives Partnership "SHIP" Award

Carmen Capezzuto, Director of Neighborhood Services, provided a brief background on the State Housing Initiatives Partnership "SHIP" Award and presented the Award for 2022 to the City's Neighborhood Services Housing Team for their outstanding efforts and achievements.

5. Public to be Heard

Mayor Martin called on those who wished to speak:

1. Betty Martin, 2558 SW Abelard Street, submitted a public comment online. Her comments and questions regarding trash pick up were read into the record by Mayor Martin.

2. Steve Carroll, 5421 NW Bolin Street, spoke to item 8b which was tabled. He discussed data regarding the traffic study, compatibility of surrounding areas, impact on natural resources in the area, and asked that the item be tabled until a new traffic study is done and current data is available.

City Manager Russ Blackburn provided an update on the collection of yard waste. He explained the City and FCC have increased their resources and the goal is to have all yard waste picked up by Friday. He noted the bulk collection schedule and map are posted on the City's website. He stated FCC was on schedule with the collection of regular trash and recycling. Mayor Martin asked that staff reach out to Betty Martin and assist her with the bulk schedule.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin stated it was requested that Item 8.b be tabled to the November 14, 2022, City Council Meeting.

Councilman Pickett requested that Resolution 22-20 be reconsidered by Council, as he has learned some new information. City Attorney James Stokes stated that DEO considered this Resolution to be dead and the applicant would have to start over. Mayor Martin and City Attorney Stokes indicated the City would need to advertise that the Resolution is being reconsidered.

Councilwoman Morgan moved to approve the Agenda with Item 8.b tabled to the November 14, 2022, City Council Meeting and the addition of discussing the reconsideration of Resolution 22-20 to Unfinished Business as Item 12.a. Vice Mayor Caraballo seconded the motion.

Under discussion, Councilman Pickett clarified his intent on the process for reconsideration. Mayor Martin stressed that they needed to do it the proper way. Vice Mayor Caraballo asked that the applicant reach out to DEO.

The motion passed by voice vote, with Mayor Martin dissenting.

7. Approval of Consent Agenda

Councilwoman Morgan stated she would like to remove Item 7.f for a question regarding Utilities.

Vice Mayor Caraballo moved to approve the Consent Agenda with the removal of Item 7.f for a separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.a Approval of September 12, 2022 Special City Council
(Budget) Meeting Minutes, September 12, 2022 Regular City
Council Meeting Minutes, September 19, 2022 Special City

[2022-360](#)

Council Meeting Minutes, September 26, 2022 Special City Council (Budget) Meeting Minutes

This Consent item was approved with the Approval of the Consent Agenda.

- 7.b** Motion: Termination of Restrictive Covenant Executed by John Ciaccio and Florence E. Ciaccio with respect to Lots 13 and 13A, Block 566, Port St. Lucie Section Thirteen, and Recorded in Official Records Book 1177, Page 1581, of the Public Records of St. Lucie County, Florida. [2022-870](#)

This Consent item was approved with the Approval of the Consent Agenda.

- 7.c** Approve a Major Site Plan Amendment for the Del Webb Amenity Center (P17-110-A3) [2022-879](#)

This Consent item was approved with the Approval of the Consent Agenda.

- 7.d** Approve Request for Site Plan Extension for Ross Mixing Site Plan (P16-197) [2022-889](#)

This Consent item was approved with the Approval of the Consent Agenda.

- 7.e** Approval to Participate in the Palm Beach County Contract # 21-001/MB for Supplies & Equipment, Electrical, Discount Off Trade Service TRA-SER SX, Purchase and Delivery, Term Contract. [2022-778](#)

This Consent item was approved with the Approval of the Consent Agenda.

- 7.f** Approve Amendment #2 to Contract #20210057 for CEI Services for the McCarty Ranch Extension Water Quality Restoration Project, Area #4. [2022-854](#)

Councilwoman Morgan indicated that approximately \$100,000 was added to this project due to the vendor, and she wanted to ensure this was offset by the liquidated damages per the contract.

Kevin Matyjaszek, Utility Systems Director, explained the Area 4 project was taking longer than originally contracted and is slated to completed by month's end. He stated the City has put the vendor on notice for the liquidated damages pursuant to the executed contract. He indicated this agenda item is to approve the construction, engineering, and

inspection, which is an added cost to the City that will be pursued through the vendor. He stated staff will be back before Council with an amendment to the contract.

There being no further discussion, Councilman Pickett moved to approve Item 7.f. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

Mayor Martin noted that with the approval of the Consent Agenda, the Fiber Optic Expansion Project contract was awarded and will be funded by ARPA. City Manager Blackburn explained fiber services are provided to every park currently owned by the City and will be provided to any parks developed in the near future as well as to areas throughout the City.

Vice Mayor Caraballo noted that design services have been approved for Hogpen Slough, which will be a great stormwater project and sidewalk amenity project in the Village Green Corridor.

- 7.g** Award Contract #20220038 for the Design & Permitting Services for the Hogpen Slough Trail Boardwalk & Shared Use Paths as part of the Village Green Corridor Revitalization Project. [2022-855](#)

This Consent item was approved with the Approval of the Consent Agenda.

- 7.h** Award Contract # 20220081 for the Fiber Optic Expansion Project. [2022-853](#)

This Consent item was approved with the Approval of the Consent Agenda.

- 7.i** Approve Amendments #2 through #6 to Contract #20180227 for the Mowing & Trimming of City Park Lands. [2022-856](#)

This Consent item was approved with the Approval of the Consent Agenda.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-88, Public Hearing, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 5, Block 1508, Port St. Lucie Section Twenty-Nine, as recorded in Plat Book 14, Pages 8, 8A through 8B, of the Public Records of St. Lucie County, Florida. [2022-829](#)

The City Clerk read Ordinance 22-88 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 22-88. Councilman Bonna seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-88. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 22-89, Quasi-Judicial, Public Hearing, An [2022-667](#)
Ordinance Approving the Rezoning of a 28.8-Acre Parcel for a
Planned Unit Development (PUD) Zoning District with a
Conceptual Development Plan for Torino Parc PUD, Located
West of NW East Torino Parkway and North of NW Blanton
Boulevard (P20-177).

This item was tabled by Council under Item 6 with the approval of the Agenda.

- 8.c** Ordinance 22-90, Quasi-Judicial, Public Hearing, An [2022-652](#)
Ordinance Rezoning a 49.11-acre property, located north of
the extension of Crosstown Parkway and west of the
North/South A Road Right-of-Way, from St. Lucie County
Agricultural - 5 (SLC AG-5) Zoning District to Institutional (I)
(P22-182).

The City Clerk read Ordinance 22-90 aloud by title only.

City Attorney James Stokes indicated this was a quasi-judicial hearing and explained the process and procedures for such. The City Clerk swore in those individuals who wished to speak on this item.

Mayor Martin asked for ex parte communications. She stated she spoke with the applicant about Verano and with Marty Sanders regarding the school site. Vice Mayor Caraballo disclosed she had the same communications as Mayor Martin. Councilwoman Morgan stated she has had several conversations.

Stephen Mayor, Planner, provided a Powerpoint presentation and reviewed the request, location of subject property, future land use, and zoning. He discussed the surrounding areas, future land use element, and justification. He indicated the Planning and Zoning Board recommended approval on August 2, 2022.

Via Zoom, Applicant Dan Sorrow, Cotleur & Hearing, stated he had no additional comments and was available for questions.

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

There being no further discussion, Councilman Bonna moved to approve Ordinance 22-90. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-90. The motion passed unanimously by roll call vote.

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 22-101, Approve the Amended and Restated Park Impact Fee Agreement with Riverland/Kennedy II, LLC for the Construction of Riverland Paseo Neighborhood Park

[2022-862](#)

The City Clerk read Ordinance 22-101 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-101. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R110, A Resolution Approving the Final Plat and Construction Plans for Veranda Plat No. 9 for a Project Known as Veranda Falls Townhomes (P22-046).

[2022-830](#)

The City Clerk read Resolution 22-R110 aloud by title only.

Laura Dodd, Planner, provided a PowerPoint presentation and noted that the final plat includes 230 platted townhomes on approximately 25 acres, which equates to approximately nine units per acre in the ROI future land use classification. She stated it is consistent with the future land use classification and the entitlements within the St. Lucie PUD. Planner Dodd reviewed the application, location of subject property, land use, and zoning. She discussed the concurrency, site plan and concept plans, and traffic impact analysis. Planner Dodd indicated the Site Plan Review Committee recommended approval on February 23, 2022.

There being no further discussion, Councilman Pickett moved to

approve Resolution 22-R110. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R110. The motion passed unanimously by roll call vote.

- 11.b** Resolution 22-R111, Approve a Resolution to Amend, [2022-817](#)
Re-number, and Adopt City Council Directed Policy
#22-XXccd - Capital Asset Policy.

The City Clerk read Resolution 22-R111 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R111. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R111. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R112, A Resolution Approving the Final Plat [2022-873](#)
and Construction Plans for Veranda Gardens East Phase 4
(P22-159).

The City Clerk read Resolution 22-R112 aloud by title only.

Laura Dodd, Planner, provided a PowerPoint presentation and reviewed the application, location of subject property, land use, and zoning. She discussed the concurrency as well as the traffic impact analysis and trip counts. She indicated the Site Plan Review Committee recommended approval on June 8, 2022.

There being no further discussion, Councilman Bonna moved to approve Resolution 22-R112. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R112. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R113, A Resolution Approving and Accepting [2022-874](#)
the Preliminary and Final Plat with Construction Plans for
Esplanade at Tradition Estate Lots (P22-137).

The City Clerk read Resolution 22-R113 aloud by title only.

Daniel Robinson, Planner, provided a PowerPoint presentation and reviewed the application, location of subject property, land use, and zoning. He discussed concurrency and compliance as well as the traffic impact analysis. He indicated the Site Plan Review Committee recommended approval on May 11, 2022.

Mayor Martin questioned if the condition regarding the mylars was

required, to which Planner Robinson indicated the mylars were received today. City Attorney James Stokes stated they could move forward without the condition.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R113. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R113. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R114, A Resolution Approving a Final Plat with Construction Plans for Southern Grove Plat No. 39 within the City of Port St. Lucie, Florida (P22-128).

[2022-843](#)

The City Clerk read Resolution 22-R114 aloud by title only.

Bridget Kean, Planner, provided a PowerPoint presentation and stated the property is owned by the Port St. Lucie Governmental Finance Corporation and represented by Culpepper & Terpening. She reviewed the location of the subject property, future land use, and zoning. She discussed the proposed project and plat at Southern Grove as well as the concurrency and compliance. Planner Kean indicated that staff and the Site Plan Review Committee recommended approval.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 22-R114. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve Resolution 22-R114. The motion passed unanimously by roll call vote.

12. Unfinished Business

Councilman Pickett moved to approve agenda item [FILE_NR]. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve [FILE_NR]. The motion passed unanimously by roll call vote.

12.a Discuss the Reconsideration of Ordinance 22-20

Councilman Pickett moved to approve bringing back Ordinance 22-20 for reconsideration by Council. Vice Mayor Caraballo seconded the motion.

Under discussion:

Mayor Martin explained she was not supporting this motion because she does not want self-storage facilities all over the City. For the record, Mayor Martin stated the Council should be embarking on proper planning and this was not the way to do it nor the proper location. She said she will not be supporting this now or if it comes back for reconsideration.

Councilman Bonna indicated he voted for not have a special meeting. He said he has not met with the applicant and voted no because the storage facility was not in character of the area. He stated the applicant would be better served starting the process over due to the issues with the Florida Department of Economic Opportunity (DEO). Councilman Bonna explained that two members voted in favor at the special meeting and now a third is considering to vote in favor, so he is not opposed to reconsidering Ordinance 22-20 at a future meeting. He indicated he will be supporting this motion.

Vice Mayor Caraballo indicated she reviewed the application and explained the storage facility is designed tastefully and looks like an office building. She stated the FPL easement causes conflict for future development of the property. She explained there is a significant amount of retail in the Tradition area but there might not be a lot of residential storage.

Mayor Martin stated as far as she and DEO are concerned, this item is dead and the applicant needs to start over. She encouraged Mattamy and Planner Kean to speak to Legal regarding DEO and to how to bring back the Ordinance if it is dead. City Attorney James Stokes explained if DEO pushes back, it will be the applicant's responsibility, not the City's, to fight DEO.

Mary Savage-Dunham, Director of Planning & Zoning, indicated staff reached out to DEO regarding the process and their determination. She explained staff requested a 90-day extension, as the 180-day timeframe expires October 23, 2022. She stated staff is waiting to hear back from DEO.

Vice Mayor Caraballo inquired if the item could be pulled, if and when they hear back from DEO. City Attorney Stokes stated if Legal hears back from DEO that there will be no extension and nothing further will be considered, he would let them know before the October 24, 2022, City Council meeting.

For the record, Mayor Martin expressed her concern for setting a bad precedent if this item is reconsidered. She indicated there is plenty of self-storage in Port St. Lucie.

Councilwoman Morgan stated she was good with bringing the item back for reconsideration, as it has happened before. She said it was up to the market to decide if the City has enough storage units.

The City Clerk restated the motion as follows: to approve the reconsideration of Ordinance 22-20 at the October 24, 2022, City Council Meeting. The City Clerk

noted that this item will be advertised for Second Reading at the October 24, 2022, City Council Meeting and may be withdrawn from the Agenda if there are changes that warrant such. The motion passed by roll call vote, with Mayor Martin dissenting.

13. New Business

There was no New Business to be heard.

14. City Manager's Report

City Manager Blackburn stated the City had some damage to private property, primarily vegetation, from Hurricane Ian. He indicated the City spent at least \$700,000 in preparation and emergency management, which will be reimbursable by FEMA at 100%. He noted the City will not be reimbursed for picking up the vegetative debris, as they did not reach the threshold.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan stated she attended the Par Fore Paws Charity Golf Tournament for the Humane Society of St. Lucie County, Habitat for Humanity Home Dedication, Transportation Planning Organization Meeting, FLC Legislative Policy Committee Meeting, and Believe in the Mission Gala for DDS4Vets.

Councilman Pickett stated he attended the EDC Luncheon, PSLPD National Night Out, Treasure Coast Council of Local Governments Meeting, Transportation Planning Organization Meeting, City University, FLC Legislative Policy Committee Meeting, and Believe in the Mission Gala for DDS4Vets.

Vice Mayor Caraballo stated she attended the Transportation Planning Organization Meeting, Breast Cancer Awareness Walk, and Kallee Jackson Fashion Show.

Councilman Bonna stated he has been getting a lot of questions regarding the Charter Amendments on the upcoming ballot and requested that City Attorney James Stokes provide a brief explanation of each. City Attorney Stokes summarized the five proposed amendments governing the Filling of a Vacancy on the City Council to Fill an Expired Term, Procedures of City Council Meetings, Rules of Advisory Boards and Committees, Publication of Hearing Notices for Ordinances, and Planning & Zoning Board.

Councilman Bonna stated he attended the SLC Chamber of Commerce Business Bowl & Breakfast, Caribbean American Cultural Group Annual Gala, PSL Oktoberfest, EDC Luncheon, PSLPD National Night Out, Theology on Tap-Treasure Coast, SLC Chamber of Commerce Luncheon, Realtors of Broward, St. Lucie & Palm Beaches Marketing Madness, Affordable Housing Advisory

Committee Meeting, FLC Legislative Policy Committee Meeting, Breast Cancer Awareness Walk, Saint Anastasia Catholic School Harvest Blessings Celebration, Kallee Jackson Fashion Show, Believe in the Mission Gala for DDS4Vets, PSLPD Promotion Ceremony, and Treasure Coast Business Professionals Meeting.

Councilwoman Morgan questioned the Charter Amendment regarding the roll call vote, to which the City Clerk explained the votes were recorded on video and paper. Vice Mayor Caraballo indicated they wanted a roll call vote when someone is opposed. Mayor Martin added that roll call votes are requested on controversial issues or important items such as budget.

Mayor Martin noted she was out of the office last week, so she missed some events. She stated she watched the Kallee Jackson Fashion Show and attended the PSLPD Promotional Ceremony.

Mayor Martin stated when Council is planning for the future of the City, they have to look at 5, 10, 20, 50 years into the future. She said Council has learned through Dr. Kim DeLaney that just because something is brought to market, it does not have to be in their City. Mayor Martin expressed concern regarding properly developing the City, especially as the City grows and there is less land. She stated everyone on Council should be thinking about their legacy and the resources it takes to allow development in their City.

Vice Mayor Caraballo hoped they could have a future discussion on how to protect the part of the City that does not have a master planned community, like a Tradition. She expressed concern on what they would be looking at from the bridge in the future and wants to ensure they get quality development. Mayor Martin stated they needed to make better choices, as she regrets the Thompson Thrift Apartments in Tradition.

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 8:12 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk