

# City of Port St. Lucie

## Special City Council

### Meeting Minutes - Final

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

Shannon Martin, Vice Mayor, District III

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Jolien Caraballo, Councilwoman, District IV

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

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**Monday, August 16, 2021**

**9:30 AM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Special & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Vice Mayor Martin on August 16, 2021, at 9:30 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Council Members

Present:

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

**3. Pledge of Allegiance**

Vice Mayor Martin led the assembly in the Pledge of Allegiance.

**4. Public to be Heard**

There was nothing heard under this item.

**5. Special Presentations**

- 5.a** Recognize the Communications Department as the Winners of the 2021 Results for America Sharman Stein Award for Storytelling Changemakers

[2021-663](#)

Kate Parmelee thanked the Communications Department for their hard work and congratulated them on the award.

- 5.b** Present an Update on the Florida Turnpike Enterprise's Ongoing Treasure Coast Project Development and

[2021-669](#)

## Environment (PD&amp;E) Study

(Clerk's Note: A PowerPoint was shown at this time.) Brian Ribaric, Project Manager, informed the City Council that they were proposing to widen 37 miles of the Turnpike from Palm Beach County to State Road 70 and added that it was a no-build alternative. He explained that two disadvantages to the no-build was increased emergency evacuation & response times, as well as increased road congestion. He stated that they would be widening the mainline roadway from four lanes to eight lanes, replacing & widening bridges, all electronic toll gantries at new interchanges, and potential noise barriers. Councilwoman Morgan voiced that the noise barriers were needed, the only question was where, to which Mr. Ribaric replied that there were two phases for implementing the noise barriers. Councilwoman Caraballo voiced that visibility, specifically from Southbend, caused speeding and hoped that the City Manager and the TPO could work together to solve this issue. Councilman Pickett stated that the widening did not extend too far, to which Mr. Ribaric replied that they were staying within the existing 300+ feet of right-a-way. He explained the existing & the proposed interchanges and the funding timeline. He stated that the Public Hearing had over 180 attendees. He urged the Public to visit [www.TreasureCoastTurnpike.com](http://www.TreasureCoastTurnpike.com) to provide comments and to review the presentations. Councilwoman Morgan stated that the interchanges should be a priority and discussed the Midway Road widening. She inquired if Mr. Ribaric responded to the Public comment, to which Mr. Ribaric replied that the comments were still being compiled and they would respond to each individual comment.

**5.c** Neighborhood Stabilization Program (NSP) Housing  
Disposition Plan & Project Closeout Presentation

[2021-546](#)

Carmen Capezzuto, Neighborhood Services Director, stated that in 2009 the City received disbursements of \$17 million which was used to purchase 200 homes. He stated that most of the homes were rehabilitated and sold to income eligible families, while other homes were demolished and reconstructed to be made available for qualified households. He informed the City Council that six newly constructed homes were available which would be made available on a first come basis.

Alessandra Tasca, Neighborhood Services Deputy Director, informed the City Council that they had contracted with the Community Land Trust of Palm Beach County and the Treasure Coast and introduced Julie Brunner.

(Clerk's Note: A PowerPoint was shown at this time.) Julie Brunner, Community Land Trust of Palm Beach County and the Treasure Coast, stated that the affordability gap in the City was large and growing rapidly. She explained that a Community Land Trust sold homes instead of filling a gap, it lowered the cost of housing and kept it low. She gave a brief background on Community Land Trust of Palm Beach County and the Treasure Coast. She stated that the resale restriction was when the seller bought a house at below market price and would limit the selling price in the future. She said that there was perpetual responsibility as in stewardship of structures, of leaseholder/homeowners, and of subsidy. She said that the model ground lease was intended to balance interests and explained the long-term affordability. She stated that the homes available were six three-bedroom homes and they wanted the payments to be less than one third of their income; two homes priced at \$74,000 for buyers earning less than 50% of median income for the County; four homes at \$130,500 for buyers earning less than 80% of median income for the County. She explained that there was a resale formula available of 1.25% fixed interest per year & it reduced housing costs overall. She explained how the plan would work, the criteria that would need to be met as well as the timeline.

Councilwoman Caraballo inquired if they would expand the number of houses, to which Ms. Tasca replied that there were only six houses, but program income would be received and would need to be used. She stated that there were high paying wages within the City which means certain City residents would not meet the criteria and felt that \$15,000 in liquid assets was a bit high. She wanted affordable housing to be addressed for residents within the City. Councilwoman Morgan clarified that some of the homes were built, to which Ms. Tasca responded in the affirmative and added that the program to build the homes was approved about two and a half years ago; she added that there was a new best practice to sell the homes. She explained that Habitat for Humanity was also adopting this model and may be able to partner with the City in the future. Vice Mayor Martin stated that she was not shown any successful examples or data and was unsure if she could accept the program.

The City Manager explained that this model would make the homes affordable and was highly used today. He added that he would provide the agreement and more information to the City Council. Vice Mayor

Martin & Councilwoman Caraballo voiced that they would prefer to receive the information and then hear the item again at the next Special Meeting. Ms. Tasca explained that this model was highly used around the state and it safeguarded the return on investments. Councilman Pickett voiced that he wanted success and unsuccessful stories of this model being used and felt that tax records needed to be included as part of the criteria. He wanted to ensure that there were provisions against renting the houses out. Ms. Tasca stated that there were unsuccessful stories, but this model created stewardship and oversight that did not exist in previous programs. It was the consensus of the City Council to have staff provide examples, successes and failures of the Stabilization Program from other cities. The City Council requested that the item be brought back at a future meeting.

A break was called at 10:27 a.m., and the meeting resumed at 10:37 a.m.

## 6. New Business

### 6.a Discuss Short-Term and Long-Term Improvements to Southbend Boulevard

[2021-489](#)

(Clerk's Note: A PowerPoint was shown at this time.) Heath Stocton, Interim Public Works Director, explained the current configurations & challenges of Southbend Boulevard, as well as the number of types of traffic accidents. He explained that there was no way to offset trips to improve the level of service and felt that it needed additional capacity. Councilwoman Caraballo voiced that it would be difficult to get the project back on the TPO list if it was removed from 2045. Vice Mayor Martin asked why the residents wanted to pull the project, to which the City Manager replied that it originated during an HOA meeting and it was not City initiated. It was the consensus of the City Council that staff and Councilwoman Caraballo educate the HOA and Southbend residents on options for improvements as well as why it must remain in the 2045 TPO plan. It was also the consensus of the City Council to keep Southbend as a project in the 2045 TPO plan. Councilwoman Caraballo stated that there was supposed to be artwork on the lift. Councilwoman Caraballo supported the linear park and curb cut ideas, to which Vice Mayor Martin added that she wanted to review the options but did not want to remove work that was already completed. Councilwoman Caraballo stated that she wanted options that contained minimal impact to the neighborhood but high impact for aesthetics and benefits for the community. Mr. Stocton explained the short term & long-term improvement options. Councilwoman Caraballo supported

the short-term option and voiced that staff should approach the long-term improvements as they did with the Floresta plan, create a plan & have it shovel ready while waiting for the funds. Vice Mayor Martin supported the short-term option and requested community engagement for the long-term improvements as well as more engagement and prioritization on road projects such as Torino, Rosser and Savona. It was the consensus of the City Council that staff provide a list of arterials that have a Level of Service Grade of D and lower. Councilwoman Caraballo moved to approve the Short-Term improvement buffer as stated in the presentation. Councilman Pickett seconded the motion, which passed unanimously by roll call vote.

The City Manager inquired if the funding was included in the budget for the vegetation, to which Mr. Stocton responded in the negative and added that they would need to work on a solution.

**6.b** Accept the Half-Cent Sales Tax FY 20/21 Third Quarter  
Projects Update

[2021-640](#)

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Stocton presented the Half-Cent Sales Tax FY 20/21 Second Quarter Projects Update and stated that the Sales Tax Action Team met every two weeks to review the projects and discuss progress. He informed the City Council that Floresta Drive Phase I had some delays but was moving along with a completion date of November 2021; the baffle boxes were installed and were funded through a grant. He stated that a redesign was needed for Floresta Drive Phases II and III due to resident feedback. He said that they would start the flag pilot program on Selvitz Road and stated that Sandia Sidewalk & Fairgreen Crossing construction were underway. Councilwoman Caraballo inquired as to why they installed a stop sign on Sandia instead of a roundabout to which Mr. Stocton replied that the right-of-way was too narrow, the warrant study required a stop sign and it was a safer option for pedestrians. He stated that staff was working on a bond issuance and hoped to save \$900,000 related to the Port St. Lucie Boulevard Traffic Coordination project. He stated that the US 1 improvements would most likely take place in January after FDOT's project. He explained that St. Lucie County's improvement for Prima Vista Second Phase had not been programmed into their three-year schedule. Vice Mayor Martin requested a follow-up since she was told that funding would be removed from the Taylor Creek project and put into the Prima Vista Boulevard project. He explained the City's implementation schedule, budget and expenditures, and the revenue summary. He stated that

June 2021 revenue almost doubled from last year.

Councilwoman Caraballo moved to approve the Half-Cent Sales Tax FY 20/21 Third Quarter Projects Update. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

**6.c** Review and Accept the City Manager's Strategic Plan Update

[2021-661](#)

(Clerk's Note: A PowerPoint was shown at this time.) Kate Parmelee, Director of Strategic Plan Initiatives & Innovation, explained the current and updated priority projects in the Strategic Plan. Under Goal 1, Safe, Clean & Beautiful, Morningside Stormwater Treatment area was completed; under Goal 2, NICE Recognition Program has launched; under Goal 4, the Amazon Fulfillment Center was announced; under Goal 5, the Sagamore Treatment Area and the western stormwater treatment area excavation was completed; under Goal 6, the Port Project Master Plan was completed and under Goal 7, the City Council approved a decrease in the millage and staff also increased community education on the Strategic Plan. She thanked staff for the new Strategic Plan dashboard. She informed the City Council that staff would be meeting with the City Council one on one to discuss the Rapid Open Space assessment with recommendations.

Councilwoman Caraballo moved to approve the City Manager's Strategic Plan Update. Councilman Pickett seconded the motion, which passed unanimously by roll call vote. Vice Mayor Martin requested that recommendations for the American Recovery funds be discussed at a meeting in September.

**7. Adjourn**

There being no further business, the meeting adjourned at 11:35 a.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk