

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

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Monday, January 9, 2023

6:30 PM

Council Chambers, City Hall

Addition of Item 7P

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 January 9, 2023, at 6:31 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: Arbor Day

[2022-1082](#)

Mayor Martin proclaimed that January 20, 2023, be observed as Arbor Day in the City of Port St. Lucie and recommended citizens to plant a tree in observance. President of the Botanical Gardens Board of Directors Jeff Chambers, KPSLB Program Supervisor Georgette Beck, and Miguel Nevarez of Wildfire Mitigation accepted and spoke on

behalf of the Proclamation.

4.b Proclamation: Dr. Martin Luther King, Jr. Day [2023-067](#)

Mayor Martin proclaimed that January 16, 2023, be observed as Dr. Martin Luther King, Jr. Day in Port St. Lucie. Kelly Tiger, Special Events Administration, stated that the City would be holding an event for the public on this day.

4.c Accept the FY2022 Infrastructure Surtax Citizens Oversight Committee Annual Report [2022-1078](#)

Assistant City Manager David Graham presented a video on the various City projects that had been completed, as well as projects that were to come in 2023. (Clerk's Note: A video presentation was shown at this time.) Kenneth Kroll, Chair of the Infrastructure Surtax Citizens Oversight Committee, spoke on behalf of the Board and recommended approval of the report.

Councilwoman Morgan, Councilman Pickett, Councilman Bonna, and Vice Mayor Caraballo spoke in favor of the Board and the way the money is being utilized.

There being no further discussion, Councilman Bonna moved to approve the FY2022 Infrastructure Surtax Citizens Oversight Committee Annual Report. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

5. Public to be Heard

Mayor Martin read an electronic submission from resident Ms. Irizarry-Amoruso concerning speeding in the Tradition neighborhood.

Resident Quinesha Nikki Hawkins introduced herself to the Council and informed that she had applied for the Affordable Housing Advisory Committee.

City Manager Blackburn informed that the Port St. Lucie Police Department had recently enacted 2 full shifts for the Tradition area, and that they would contact Ms. Irizarry-Amoruso.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

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- 7.a** November 14, 2022 Regular City Council Meeting Minutes, [2022-1068](#)
November 21, 2022 Special City Council Meeting Minutes,
November 28, 2022 Regular City Council Meeting Minutes,
December 5, 2022 Regular City Council Meeting Minutes
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.b** Motion: Termination of Restrictive Covenant Executed by [2023-038](#)
Thomas J. Ritter and Debra M. Ritter with respect to Lots 6
and 7, Block 1437, Port St. Lucie Section Seventeen, and
Recorded in Official Records Book 1177, Page 1130, of St.
Lucie County, Florida.
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.c** Approve Amendments #1, #2 & #3 to Contract #20220032 [2023-027](#)
for the Construction of The Port District - Park & Playground
Infrastructure Improvement Project with Ferreira
Construction Co., Inc.
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.d** Approve the Renewal & Continue to Participate in the State [2023-046](#)
of Florida Contract #46151500-NASPO-21-ACS for Body
Armor & Ballistic Resistant Products.
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.e** Approval to Purchase Radios Utilizing Florida State Contract [2023-035](#)
#43190000-22-NASPO-ACS from Motorola Solutions.
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.f** Approval to Participate in the Charlotte County Contract [2022-863](#)
#2022000547 for Stormwater Collection System
Rehabilitation - Annual Contract with Hinterland Group, Inc.
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There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.g** Approval to Participate in the Sourcewell Cooperative [2023-030](#)
Contract #081721-CXT for the Prefabricated Concrete
Restrooms from CXT Incorporated.

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

- 7.h** Approve Amendment #1 to Contract # 20210040R for the [2023-026](#)
Alcantarra Boulevard Sidewalk Construction Project with
McTeague Construction Co., Inc.

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

- 7.i** Award Contract #20220085 for the US #1 Landscape & [2023-032](#)
Irrigation Project - Segments 1 & 2.

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

- 7.j** Award Contract #20220112 for the Western Raw Water [2023-041](#)
Main Construction Project

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

- 7.k** Approve Amendment #1 to Contract #20220040 for the [2023-047](#)
Glades to Tradition Reuse Water Main Construction Project

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

- 7.l** Award Contract #20220066 for The Saints Golf Course [2023-036](#)
Drainage Improvement Project.

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

- 7.m** Award Contract #20220108 for the Sportsman's Park New [2022-1075](#)

Maintenance Building Project.

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

- 7.n** Approve Motion to Waive Bidding with Tencarva Machinery Company, LLC for Sole Source Purchase of a Seepex Biosolids Pump [2022-1081](#)

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

- 7.o** Approve Amendment #1 and Amendment #2 to Contract 20210103 for the Design Services to provide 40% Design Plans for the Hegener Drive Extension Phase 3 Project. [2022-1072](#)

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

- 7.p** Approve Amendment #1 to Contract #20220045 for the Construction of the Floresta Drive Improvement Project Phase II. [2023-073](#)

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

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-103, Public Hearing, An Ordinance Renaming the Paar Drive Right-of-Way to Hegener Drive and Renaming the Existing Hegener Drive Right-of-Way to Tom Mackie Boulevard in the Southwest Annexation Area. [2022-918](#)

The City Clerk read Ordinance 22-103 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. Councilwoman Morgan informed of her opposition in naming items after people. Mayor Martin advised of issues that have come with naming roads.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-103. Councilman Pickett seconded the motion, which passed by voice vote with Mayor Martin, Councilman Pickett,

Councilman Bonna, and Vice Mayor Caraballo in favor, and Councilwoman Morgan opposed.

- 8.b** Ordinance 22-111, Public Hearing, Authorizing the Conveyance of a Public Utility Easement to AT&T.

[2022-1018](#)

The City Clerk read Ordinance 22-111 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 22-111. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 22-112, Public Hearing, Abandoning a Portion of Best Street, a Sixty (60) Foot Wide Road Right-of-Way, Located in Port St. Lucie Section Eighteen, as Recorded in Plat Book 13, Pages 17 through 17K, of the Public Records of St. Lucie County, Florida.

[2022-1019](#)

The City Clerk read Ordinance 22-112 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 22-112. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 22-113, Public Hearing, Authorizing the Mayor or the City Manager to Enter into a Sign Maintenance Easement Agreement Conveying a Sign Maintenance Easement to LTC Ranch Industrial/Commercial Park Master Property Owner's Association, Inc., for the Maintenance of a Monument Sign.

[2022-1055](#)

The City Clerk read Ordinance 22-113 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 22-113. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 23-01, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot

[2022-1073](#)

12, Block 1568, Port St. Lucie Section Thirty, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 23-01 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-01. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-02, Authorizing a Lease Agreement between the City of Port St. Lucie and PIII Investments, LLC, for a Portion of Real Property Located at 2454 SE Westmoreland Boulevard (The Port District Riverfront Park) for a Riverfront Restaurant.

[2023-017](#)

The City Clerk read Ordinance 23-02 aloud by title only.

Jennifer Davis, Community Redevelopment Administrator, recognized PIII Investments for their partnership, and Guarav Butani appeared on behalf of PIII Investments. Vice Mayor Caraballo expressed her excitement for The Port project.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-02. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-03, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 2345, Port St. Lucie Section Thirty-Four, as recorded in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida.

[2023-040](#)

The City Clerk read Ordinance 23-03 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-03. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 23-04, An Ordinance Rezoning 8.37 Acres of Property, Located at the Southwest Corner of Bayshore Boulevard and Thornhill Avenue, from Commercial General (CG) Zoning District to Utility (U) Zoning District for Property Legally Described as a Portion of Tracts "O" and "P" and a

[2023-037](#)

Portion of a Drainage R-O-W Tract, Port St. Lucie Section Eighteen (P22-346).

The City Clerk read Ordinance 23-04 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-04. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 23-05, An Ordinance Amending the [2023-039](#)
Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by the City of Port St. Lucie (P22-347) to Change the Future Land Use Designation of Approximately 8.37 Acres from Commercial General/Commercial Highway (CG/CH) to Utility (U) for Property Generally Located on the Southwest Corner of Bayshore Boulevard and Thornhill Avenue.

The City Clerk read Ordinance 23-05 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 23-05. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 23-06, Authorizing the Conveyance of Real [2023-042](#)
Property Described as Lot 23, Block 12, First Replat of River Point P.U.D., According to the Plat thereof, as Recorded in Plat Book 41, Page 21, of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on September 26, 2022.

The City Clerk read Ordinance 23-06 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-06. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R01, Quasi-Judicial, Public Hearing, A [2023-045](#)
Resolution Granting a Special Exception to Allow a Semi-Public Facility or Use for the Storage of Vehicles and Equipment in the General Commercial (CG) Zoning District as per Section 158.124(C)(3) of the Zoning Code (P22-185).

City Attorney Stokes read the Quasi-Judicial rules and the City Clerk administered the Oath of Testimony. Mayor Martin, Vice Mayor Caraballo, Councilman Pickett, and Councilman Bonna all announced they did not have any ex-parte communications, and Councilwoman Morgan announced that she did have communications.

The City Clerk read Resolution 23-R01 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Planner Bianca Lee provided a presentation to the Council and informed that the project sought a special exception use to develop the remaining areas of the site adjacent to the existing FPL Eden substation to be used for paved storage yard.

Discussion was held on painting and landscaping, with Vice Mayor Caraballo expressing concern for the green opaque fence. Vice Mayor Caraballo, Ms. Lee, and representatives for FP&L discussed the addition of buffers and hedging. Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R01 with the condition recommended by City Staff that the site, as proposed, must be for a semi-public facility and its use shall be related to the provision of energy services only, as well as the Council condition that additional landscaping be required to cover the opaque fence from public view. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R02, A Resolution Approving and Accepting [2022-1010](#)
the Preliminary and Final Plat with Landscape Plans for
Verano South PUD 1 - Pod D - Plat No. 4 Replat (P22-212).

The City Clerk read Resolution 23-R02 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R02. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R03, A Resolution Approving Artwork [2023-012](#)
Submitted by Cheney Brothers Corporation in Connection
with the Construction of the Cheney Brothers Warehouse
and Distribution Facility (P21-279).

The City Clerk read Resolution 23-R03 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Planner Bridget Kean introduced Erika Beitler of HJA Design Studios, who spoke to the Board about artist Dale Rogers' work and the location, sizing, and detail of the public art pieces. Mr. Rogers briefly spoke to the Board about looking forward to the project.

Mayor Martin spoke in favor of the project, and Vice Mayor Caraballo discussed landscaping and the possibility of having differing trees with the art pieces rather than palm trees. Ms. Beitler informed that they could look at the landscaping further.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 23-R03. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 23-R04, A Resolution Approving and Accepting the Preliminary and Final Plat with Construction Plans for Torino Lakes - Third Replat (P21-174) on the Request of Rich Torino II, LLC.

[2023-043](#)

The City Clerk read Resolution 23-R04 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R04. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 23-R05, Approving Support of the 2023 Florida League of Cities Legislative Platform

[2023-051](#)

The City Clerk read Resolution 23-R05 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R05. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 23-R06, A Resolution of The City of Port St. Lucie, Florida, to Change the Direction from City Council Directive and Adopt a Management Directive to Control the Travel Policy; and Approve Management Directed Travel Policy #23-01.

[2022-1056](#)

The City Clerk read Resolution 23-R06 aloud by title only.

Vice Mayor Caraballo advised that based on the wording of the resolution, it appeared that there were additional choices available, but that this had always been a management directed policy and that this was just for cleanup.

There being no further discussion, Councilman Pickett moved to approve Resolution 23-R06. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

13.a Discussion Regarding the City Manager Position

[2023-066](#)

The Council members spoke on City Manager Blackburn's retirement and provided parting words. They also announced that Chief Assistant City Manager Jesus Merejo was selected as the new City Manager and provided positive remarks towards Mr. Merejo.

There being no further discussion, Vice Mayor Caraballo moved to appoint Chief Assistant City Manager Jesus Merejo as the new City Manager for the City of Port St. Lucie starting February 18, 2023, pending a contract negotiation. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Blackburn announced a groundbreaking at the Riverland Paseo Park, a country music concert by Scotty McCreery, and a closure of the Floresta corridor on January 16th. He also spoke on water usage in our community last year and announced that the Building Department is completely digital with the exception of Owner/Builders still being on paper.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – (Clerk's Note: A report was not provided.)

Councilman Pickett – He attended the Korean War Veteran's Association.

Councilman Bonna – (Clerk's Note: A report was not provided.)

Vice Mayor Caraballo – (Clerk's Note: A report was not provided.) She informed that Neighborhood Services Director Carmen Capezzuto would be providing an update to Council on the US1 plaza.

Mayor Martin – (Clerk's Note: A report was not provided.)

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 8:16 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk