

# City of Port St. Lucie

## City Council / City Staff Retreat

### 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

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**Wednesday, July 21, 2021**

**8:30 AM**

**City of Port St. Lucie Community  
Center, 2195 SE Airoso Blvd., Port St.  
Lucie, FL 34984**

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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 July 21, 2021, at 9:30 a.m., at Port St. Lucie Community Center, 2195 SE Airoso 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.

The City Manager thanked everyone for their hard work in planning the Retreat & explained the schedule for the day.

**5. Retreat Business**

**5.a** Citywide Repaving Master Plan 2021 Update

[2021-577](#)

(Clerk's Note: A PowerPoint was shown at this time.)

Thomas Salvador, CIP Manager, explained the year-to-date progress, the updates, and the upcoming 10-year plan. He stated that the CIP projects were 68% complete and the Sales-Tax projects were 65% completed and would be fully completed by September 30th. He explained how the rejuvenating agent that was reintroduced this year works. He broke down the dollars and miles of total miles in the recommended plan & showed maps of the paving plans for the next ten years. Vice Mayor Martin inquired as to how staff was determining which roads needed rejuvenating, to which Mr. Salvador replied that it depended on the life cycle. Vice Mayor Martin inquired if and how they determined if a road needed to be bumped up in the plan, to which Mr. Salvador replied that they use data and staff in the field. Vice Mayor Martin inquired as to how much the 2015 study was, to which Heath Stocton, Interim Public Works Director, replied \$150,000. He added that they were budgeting \$500,000 next year for the study which would include more data than just pavement information, such as sidewalk data, sign data and street light data.

Councilwoman Caraballo suggested that staff communicate and educate the residents regarding different stress levels for the roads, to which Mr. Stocton stated that they do have a handout available.

**5.b** Present 2021 Sidewalk Master Plan Update

[2021-563](#)

(Clerk's Note: A PowerPoint was shown at this time.)

Bradley Keen, Assistant Park & Recreation Director, stated that the Wilderness Trail & Peacock Park were in the design phase. Mr. Stocton stated that staff was trying to use extra funding to solve the property issue for the Peacock Park trail. Kate Parmelee, Strategic Initiatives Director, stated that staff tried to tie together sidewalks and trails to leverage funds. He stated that 10.2 miles of sidewalk had been constructed with 2.6 miles under construction and 7.1 miles were under design with \$7.86 million in funding. Mr. Stocton informed the City Council that there were no projects listed in 2027/28 as of yet but there was \$1.9 million available. He explained maps which showed the sidewalk connectivity. Councilwoman Morgan inquired about sidewalk and school connectivity, to which Mr. Stocton replied that with the exception of Glades Cut-Off Road, by 2027, there would be sidewalks within two miles of schools on or near arterials. Councilman Pickett inquired about schools that may be built in the near future, to which Mr. Stocton replied that most developments had sidewalks and multi-use paths planned in the DRIs. He explained & showed maps with the sidewalks, gap fillers, that were proposed and funded under CDBG. He

explained sharrows, shared use of roads, and the idea of using it on Whitmore Drive for connectivity. He explained how staff had made certain areas more ADA compliant. He recommended criteria for connectors and showed maps with costs as examples. Vice Mayor Martin voiced that she liked the neighborhood plan with the connectors to the arterials and parks. Councilwoman Caraballo inquired if the budget should be increased because of inflation, to which Mr. Stocton stated that concrete prices had not risen much, and staff included inflation in the annual plans. Councilwoman Caraballo suggested that staff create an interior sidewalk plan. The City Manager stated that there was flexibility in the last year of the sidewalk plan and in 2023 staff could recommend priorities for the paving plan. Mr. Stocton stated that there were no duplication of sidewalks within the plan. Vice Mayor Martin agreed to continue planning for the 10-year cycle and prioritize the plans. She suggested incorporating the NICE program to locate where sidewalks were needed.

**5.c** Annual Update on Citywide Traffic Calming

[2021-584](#)

(Clerk's Note: A PowerPoint was shown at this time.)

Joseph DeFronzo, Engineering, CIP, Support Division Director, explained why traffic calming projects were important & explained the impacts of speeding on pedestrians. The City Council suggested using the impact of speeding slide for educational campaigns. Mr. DeFronzo explained the costs of the most effective traffic calming measures and listed the implemented traffic calming projects that were used within the City. He informed the City Council that staff had a queue of traffic calming projects coming to the City with requests still being received, and he showed aerials of each one. He stated that staff was proposing to increase the FY 21/22 budget to accommodate the projected projects. Councilwoman Morgan stated that Milner Drive was used as a cut through and suggested that staff work with the County on installing a light. Mr. DeFronzo stated that they had to measure it as a speed management program to change driver behavior and not just install speed tables. Councilwoman Morgan voiced her concern with regard to large fire trucks and traffic calming, to which Mr. Stocton replied that staff would work with the Fire District to ensure that trucks could be maneuvered through the calming areas. Mr. DeFronzo added that speed tables were approved and used by Palm Beach County since they did not slow down response time. Councilman Pickett supported increasing the budget to meet the needs. Mr. Stocton informed the City Council that with the reduction of the speed limit, more projects would be eligible for the program and funding would be necessary. Vice

Mayor Martin inquired why staff choose certain speed tables, to which Mr. Stocton replied that the angle of the tables are the same as Martin County, but it looks different because Martin County's approach is shorter. Councilwoman Caraballo stated that data should be taken before & after the install of speed tables to provide to the Public. She requested that they install a six month timeline after lowering the speed limit to allow for the education piece to take effect before adding requests for traffic calming projects into the plan. The City Council discussed the implementation of the new speed limit signs. Mr. Stocton added that they did recycle the speed limit signs. Councilwoman Caraballo requested an annual update.

A break was called at 10:00 a.m., and the meeting resumed at 10:18 a.m.

**5.d** Stormwater Utility Fee Study Discussion

[2021-567](#)

(Clerk's Note: A PowerPoint was shown at this time.)

Michael Enot, City Engineer, introduced the Stantec team who performed the study. Andrew Burnham explained the agenda & objectives for the study. Kelly Westover explained why the City managed stormwater and gave an overview of the City's stormwater system with the spending. Kyle Stevens explained the evaluated expenditures and stated that the confirmed current fee was not sufficient to support day to day essential operations and broke down the initial observations. He explained how the increase in expenses with a steady fee caused the capital funding to be unsustainable & explained what the stormwater revenue paid for. He broke down three scenarios: one from an affordability perspective, one from an infrastructure perspective and one recommendation. He gave a residential stormwater fee comparison and benchmarks against other municipalities in the state. He recommended that the City increase stormwater assessments to all parcels by 3.07% in FY 22, develop framework for future inflationary increases, and to review City Council rebates and potentially adjust the program. Ms. Westover gave a timeline of the proposed recommendation which would implement the new rates on October 1st.

Councilwoman Morgan supported reviewing the CDD & vacant lot adjustments and urged the City to be proactive when it came to the swales. Councilwoman Caraballo inquired as to why there was a large difference between the City and Cape Coral, to which Mr. Stevens replied that it was due to the CDD's. Mr. Stocton added that Cape Coral

did not use swale liners. Councilman Pickett inquired if it was necessary to have swale liners, to which John Dunton, Public Works Deputy Director, replied that the liners work to keep the integrity of the pitch as long as they are maintained. Jesus Merejo, Chief Assistant City Manager, stated that liners were installed during the sewer installations. Mr. Dunton stated that staff needed to review the pros and cons of the liners. It was the consensus of the City Council to have staff review the pros and cons of swale liners & conduct an analysis of all the CDD areas/interlocal agreements and provide recommendations to the City Council before the CIP review. Councilwoman Morgan moved to increase the Stormwater Utility Fee by 3.07% across the board & review it annually, and have staff find a solution for vacant lots. Councilman Pickett seconded the motion, which passed unanimously by roll call vote. Vice Mayor Martin stated that the 3.07% was equal to \$5 for a single-family home. Mr. Enot stated that he was tracking the CDD's since their inception. Vice Mayor Martin inquired if the new CDD's out west were approved at the 75/25 split, to which the City Manager responded in the affirmative. Vice Mayor Martin stated that the percentages needed to be balanced out.

A break was called at 11:08 a.m., and the meeting resumed at 11:19 a.m.

**5.e** Overview of the Mobility Fee Project

[2021-576](#)

(Clerk's Note: This item was heard after Item 5 f.)

Teresa Lamar-Sarno, Deputy City Manager, introduced Nicki Van Vonno, Van Vonno LLC., and Jonathan Paul, Nue Urban Concepts.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Van Vonno gave an overview of how the City came to conduct a mobility fee study. She stated that the Budget Advisory Committee had come to the conclusion that the City was not receiving its' fair share and had reviewed the City's interlocal agreements and white paper. She explained that the City comprises 60% of the County and 69% of all impact fees collected by the City on behalf of St. Lucie County came from City development. She explained the four interlocal agreements: Parks, Libraries, Public Buildings, and Roads. She highlighted the St. Lucie County road projects, mostly located in north county, and allocation of funds, spent on roads outside of the interlocal agreement. She stated that the City did request and receive the County's Annual Report but added that it was difficult to ascertain how

the County expended the City's impact fees since the impact fees were lumped together for each service or facility, and by benefit district. She gave a timeline of the mobility study and Budget Advisory Committee recommendations.

The City Manager gave an overview of how the agreement negotiating was going between the City and the County. Vice Mayor Martin voiced that she did not believe they would reach an agreement by the deadline. The City Attorney stated that the County would need to come up with an alternate way of collecting the impact fee once the deadline was reached. Councilwoman Morgan stated that if Chapter 164 was going to be imposed, it should be decided quickly. Ms. Van Vonno stated that the City held multiple public outreach meetings to discuss mobility fees and all documents were available online. She explained the documents that were attached to the County's May 24, 2021 letter to the City which showed continued use of impact fees to fund Midway Road and other roads not found in the ILA. Deputy City Manager Lamar-Sarno informed the City Council that as of May, the City collected \$11 million in impact fees for the County. Ms. Van Vonno explained the avenues that could be used to resolve a dispute. The City Council agreed to move forward with enacting Chapter 164 since time was of the essence, therefore Councilwoman Morgan moved to direct the City Attorney to start the process for Chapter 164 Dispute Resolution Process with St. Lucie County. Councilman Pickett seconded the motion, which passed unanimously by roll call vote. Ms. Van Vonno clarified some concerns that developers had. The City Council discussed if the County could collect an impact fee, to which Susan Trevarthen, Outside Counsel for the City, explained the County's responsibility on collecting their impact fee and added that they had to meet rational nexus. Councilwoman Caraballo stated that the residents and the City were her priority and would ensure they received their just due.

(Clerk's Note: A PowerPoint was shown at this time.) Jonathan Paul, NUE Urban Concept, explained why the City was developing a mobility fee and described the mobility plan which was a vision in how to move people over the next 25 years. He explained the two phases of the plan and its' implementation. He stated that whichever entity assessed the fee, it was responsible for defending that fee and how it met legal requirements. Vice Mayor Martin stated that if a developer had an issue with the County's fee, the developer would have to challenge the County not the City. Mr. Paul stated that the City's proposed mobility

fee mitigated the impact of development within the City and just outside City limits. He explained the increase in travel over the coming years with a map dictating roads, corridors and intersections that will be over capacity as well as the proposed service areas. He explained that a mobility fee was a transition of moving cars around to moving people around and it allowed for flexibility. He added that the City Council could listen to community feedback regarding multimodal options. He stated that out of the six roads listed in the interlocal agreement, Glades Cut-Off and Midway Road did have needs, but the City's roads had many needs today. He stated that the report did support the legal documentation and the rational nexus for pursuing a mobility fee. He showed examples of multimodal roadways that could be used on certain City roads. He explained the anticipated future funding with an additional citizen approved sales tax. He stated that he was proposing two assessment areas that would consist of two different fees; the difference of fees did have a strong rational basis. He explained the proposed mobility fees with their options for residential, institutional, recreational, office, commercial and additive fees for commercial. He did a comparison of the City's proposed mobility fee with St. Lucie County's impact fee and he reiterated that the City's fee fully mitigated the impact, therefore the County would need to justify their fee and would also need to charge unincorporated County the same amount in fees. He stated that the City could make a strong argument to charge a City fee to unincorporated County.

Mr. Paul explained benefit districts throughout the state and added that St. Lucie County was one of the only counties to have one single benefit district. He said that a person paying the fee had to receive some benefit of paying that fee. Councilwoman Caraballo stated that she was committed to having a lower fee than what the current County fee was and suggested that the fees/ordinance be reviewed every 4-5 years. The City Council discussed the fees, and it was the consensus of the City Council to lower the Mobility Fees for single-family and use the proposed amount for multi-family. It was also the consensus of the City Council to move forward with the Mobility Fee additives and to implement them in January. Mr. Paul explained the timeline going forward, to which the City Manager added that staff needed to review a change in statute and hoped to bring the ordinance back to the City Council around August 9th.

A break was called at 3:31 p.m., and the meeting resumed at 3:49 p.m.

(Clerk's Note: The City Council discussed the Budget Advisory Committee assignments.)

Chair D'Agata, Budget Advisory Committee Chair, stated that the members worked hard on the impact fees and thanked the City Council for trusting them and for following through with their recommendations. The City Council thanked the Committee for their input and analysis.

(Clerk's Note: The following was a verbatim request from the City Manager's Office.)

Vice Mayor Martin- We got a memo from Mr. Graham, he works with our Budget Advisory Committee on a regular basis...talking about next tasks for our Budget Advisory Committee. For Councilwoman Caraballo those suggestions are up on the screen; you don't have the letter, it was given to us today. Council, so there's some recommendations on here for future tasks. For me, I definitely think the next phase of the mobility is really important for them to continue working on and help us with. I also agree with the review of the financial management department contracts program and I'm good with the National Golf Foundation recommendations as well, unless anyone has any other priorities, they want to speak to.

Councilwoman Caraballo- I can't see the screen, if Avi could put it up, because my iPad is not even here, because they are doing some repair work on it.

Vice Mayor Martin- Okay, I'm sorry. Typically, we do up to three each budget year. Do you want the three or do you want to make a change to something?

Councilwoman Caraballo- I would say Mobility fees phase II, review the financial management department contracts management that's one of my number ones. I can do that one or two, so mobility fees phase II, review management department and it's a tossup for me between the PGA and special revenue funds. We do need our special revenue funds reviewed, as you know. I think it's important to kind of have them look at that. How about this, Mr. D'Agata you've done such a good job. I'm okay with splitting the baby, they could pick between PGA and special revenue. Then, whichever one we'll do next time, but I know mobility fees & financial management will probably be the two top ones I really want them to look at.



Councilman Pickett- I'm just curious, what the PGA golf one is.

Vice Mayor Martin- Can we get a clarification on what the PGA National Golf Foundation recommendations are?

City Manager- So, we currently are under contract to have the PGA professional consulting group...They're reviewing our Saints Golf Course operations and how we maintain the course. So, we thought it might be useful to have the Budget Advisory Committee actually review those recommendations. Also, it's going to review, you know, potential revenue and enhancements or the things we can do differently and more efficiently and effectively. It might be a good task for the advisory committee to look at to see if they have any additional suggestions.

Vice Mayor Martin- Mr. D'Agata, your thoughts.

Mr. D'Agata- Yes, I'm glad, again... we'll do what you want us to do. I would think the mobility fees part two. Which, you know, continued the impact fees which all have these little ties to the mobility, which makes it very, very important, that would be number one. The contracts and things of that sort, because we've looked into two major contracts with the city in the past, and I think we've done a pretty good job on that. We'll do the same kind of thing with that. Definitely, the golf I mean, I've got a personal stake...I live across the street from the golf course, but it has its ups and downs. We know that that the recommendations coming out of the PGA are sound and it's a big draft, from what I understand, so I would love to get involved. So, I would love to get involved with the PGA Golf recommendations; those are the three.

Vice Mayor Martin- Okay, so why don't we go with those three and then we keep the placeholder next for the special revenue funds for you to start on after these three are completed. Everyone good with that?

Councilwoman Morgan- Shannon, I just have one question in regard to, we had mentioned earlier about reviewing the interlocals in the CDD's and our fair share. Is this something that our Budget Advisory Committee would look into or is this something you would like to defer to them?

Vice Mayor Martin- I would think that there needs to be more staff analysis on that before we go to that. Then we can do that and have that discussion, later on, work on that a little bit more first.

Mr. D'Agata- Can I say something about that too? In continuing the draft of the impact fees study, it also includes the interlocals. I mean there are five interlocals and if we're continuing to look into the draft of the impact fee study as the number one priority....You know, if you don't mind, we'd like to comment on some of those interlocals too. We've already given some idea about some of the interlocals how they are kind of very vague and things of that sort. We would look at it more like as a business kind of an agreement rather than, you know, the city and the county or whatever, but how you would draft an agreement that is not that big. Miss Morgan, we would still probably get involved a little bit with the interlocals.

Vice Mayor Martin- Again, I don't have any issue with that. I just think our staff needs to delve into that a little more and then have you guys come in and talk about that as well and look at that. It' fine with me.

Mr. D'Agata- Okay, so those are the three?

Vice Mayor Martin- Yep, to start out.

**5.f** The Port District Master Plan

[2021-559](#)

(Clerk's Note: This item was heard after Item 5 d.)

(Clerk's Note: A PowerPoint was shown at this time.)

Jennifer Davis, CRA Manager, explained that staff held multiple public and stakeholder meetings to discuss The Port's project elements. Chad Kovaleski, LandDesign Consultant, stated that the most important aspect of the Port District is that it is where life meets the river and they focused the master plan around: explore, gather, and connect. He explained some of the feedback that was received from the community surveys. He gave the highlights & projects for exploring nature, the region, wildlife, and art. He gave the highlights & projects for gathering in nature, together, waterside, in the community, at midport lake, with a view, and for play. He gave the highlights & projects for connecting the community, with a brand, with nature, with the river, and with gateways. Councilwoman Caraballo voiced her concerns over parking and suggested researching extra parking areas and relationships with uber, etc. She stated that the City Council may want to discuss the options of constructing the buildings and leasing them out & suggested adding signs in the four corners as part of the branding. Ms. Davis stated that reimagining Bridge Plaza was part of the plan. Vice Mayor Martin stated

that parking may be an issue and urged staff to brainstorm ideas. Vice Mayor Martin and Councilwoman Morgan voiced that the buildings in the PowerPoint looked too contemporary for the area. Councilwoman Morgan stated that she did not agree with having the City build and lease buildings out. The City Council requested an update on the conversations with the Bridge Plaza owner(s) as well as an update on the restaurant. Councilman Pickett was not in favor of having a fast-food chain restaurant and hoped the City could find something more unique. Councilman Pickett moved to adopt the Port District Master Plan. Councilwoman Caraballo seconded the motion, which passed unanimously by roll call vote.

The City Manager informed the City Council that there was a parcel available on the north end and it was the consensus of the City Council to have staff explore the purchase options for the .74 parcel of land to the north of the Port area.

A break was called at 12:03 p.m., and the meeting resumed at 1:08 p.m.

- 5.g** Finalize Prioritization of the American Rescue Plan Allocation to the City of Port St. Lucie

[2021-572](#)

(Clerk's Note: This item was heard after Item 5 e.)

(Clerk's Note: A PowerPoint was shown at this time.)

Kate Parmelee presented the final prioritization of the American Rescue Plan allocations and explained the eligible uses and ineligible uses of funding.

Councilwoman Caraballo stated that she was okay with the list but noticed that Ms. Parmelee emphasized the importance of going through the criteria and asked if the Federal Government laid out a procedure of how they were going to verify that the allocations were spent appropriately, to which Ms. Parmelee responded that there were interim rules on the funding source, and she was still waiting on clear answers. She added that the items were going to be reviewed by the Legal Department.

Councilwoman Caraballo moved to approve the American Rescue Plan Project priorities. Councilwoman Morgan seconded the motion. Under discussion, Councilwoman Morgan expressed her concerns regarding

claw back and requested a detailed review. Vice Mayor Martin responded that the plan was fluid, and they could adjust, if needed. The City Clerk restated the motion as follows: for approval of the American Rescue Plan Project priorities. The motion passed unanimously by roll call vote.

**6. Adjourn**

There being no further discussion, the meeting was recessed at 4:23 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk