

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

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Monday, September 20, 2021

9:30 AM

Council Chambers, City Hall

1. Meeting Called to Order

A Special Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Vice Mayor Martin on September 20, 2021, at 9:31 AM, 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 Stephanie Morgan
Councilman Dave Pickett
Councilwoman Jolien Caraballo

3. Pledge of Allegiance

The City Clerk gave the Invocation, and Vice Mayor Martin led the assembly in the Pledge of Allegiance.

4. Public to be Heard

No one from the public signed up to speak under this item.

5. Special Presentations

5.a Port St. Lucie Boulevard Corridor Planning Study and
Financial Feasibility Report

[2021-760](#)

Ms. Laura Dodd, Transportation Planner provided a brief PowerPoint presentation of the Port St. Lucie Boulevard Corridor Study. She explained the request was for the City Council to approve an Interlocal Agreement with Treasure Coast Regional Planning Council to develop the Port St. Lucie Boulevard Corridor Plan. Ms. Dodd explained there

are two phases to the plan and provided the background information for this request. She stated the Study Area is a 3.5-mile segment of Port St. Lucie Boulevard located south of Gatlin Boulevard and north of Becker Road. Ms. Dodd provided the Council with the Corridor Study Purpose, Background Timeline, Budget Allocation and Proposed Budget and Port St. Lucie Boulevard Corridor Study Scope. She also provided the Council with the staff's recommendation.

Ms. Dodd introduced Dr. Kim DeLaney, Project Manager/Director of Strategic Development & Policy who presented the Scope of Services for the Port St. Lucie Boulevard Corridor Study for the City of Port St. Lucie.

Councilwoman Caraballo inquired if the City Council would be receiving recommendations for direct solutions, such as state or federal grants to improve the corridor from the study. Dr. DeLaney stated the process would include analyzing the City's Code and Comprehension Plans to provide recommendations to adjust what the City brings to the table in terms of regulatory incentives as well as identifying where to find grant dollars that are appropriate and provide best practices.

Councilwoman Morgan inquired if this study would be a similar process to that of Becker Road. Dr. DeLaney stated the study would be a similar process to research the background conditions, understanding the infrastructure, outreach, and resident feedback. And explained once those are complete, they would develop a set of land use tests and recommend implementation.

Councilwoman Morgan asked Dr. DeLaney if she would suggest a moratorium until the studies are complete for Port St. Lucie Boulevard. Dr. DeLaney stated they have not discussed the idea of a moratorium with City Staff. Russ Blackburn City Manager stated Becker Road and Port St. Lucie Boulevard were very different corridors and it would be difficult to place a moratorium on Port St. Lucie Boulevard, knowing the number of projects that are already being considered and are regularly submitted. He stated by nature, the depth and size of the lots dictate what goes on Port St. Lucie Boulevard.

Teresa Lamar-Sarno, Deputy City Manager noted the Design Standards currently prohibit fueling stations on the corner of Port St. Lucie Boulevard and Becker Road and informed the Council that the Planning and Zoning department has received three fueling station

proposals for that area, as these corners are generally commercial. Ms. Lamar-Sarno inquired with the Council about attaining direction from them to amend the City code or providing concept plans. Vice Mayor Martin responded in the affirmative and stated she would like to see both the text amendments and concept plans.

Ms. Lamar-Sarno stated she will bring an item back before the Council with City code text amendments and concept plans. Vice Mayor Martin asked if Ms. Lamar-Sarno if she could meet one-on-one with the Council before it comes to a public meeting, so that the Council is on the same page. Councilwoman Caraballo asked that James Stokes, City Attorney participate in the one-on-ones as she would like the Council to be legally clear. Mr. Stokes stated he would make sure his department is involved in the process.

Councilman Pickett shared he was excited to see what is brought forth to the City Council as it relates to the corridor.

Vice Mayor Martin stated she would like to include an element of Land Preservation in the plan.

City Manager Blackburn asked Vice Mayor Martin if there was a consensus for staff to bring back a text amendment and concept plans on how to treat the Becker Road and the Port St. Lucie Boulevard intersection. Vice Mayor Martin responded in the affirmative and noted staff needs to look at the commercial zones.

Dan Sorrow, Cotleur and Hearing Inc., stated his client owns a parcel on the northwest corner of Becker Road and Port St. Lucie Boulevard. He asked the Council if they could be more proactive and direct staff to amend the overlay district to allow fueling stations within the overlay district. He stated the overlay of the district was zoned for General Commercial Land Use and that there is a need for fuel in the corridor. Mr. Sorrow presented the Council a visual of the gas stations in the Becker Road corridor and the Conceptual Plan of the future development for a gas station on the intersection of Becker Road and Port St. Lucie Boulevard.

Mr. Marc Offit, Braden Real Estate Development Company, thanked the City Council and City Staff regarding the future development plan for a gas station on the property Mr. Sorrow referenced in his presentation.

Councilwoman Caraballo stated she supports amending the Becker Road and Port St. Lucie Boulevard overlay, however she expressed concern on the overabundance of gas stations in that intersection.

Councilwoman Morgan stated she would be hesitant in limiting what businesses can go in a specific area, because of property rights.

Ms. Lamar-Sarno, further clarified with the Council that they would like for staff to consider an item regarding options for this intersection that amends the overlay and possibly limits the amount of fueling stations in the intersection. She reported that the Planning and Zoning department has received three applications for fueling stations for three of the four corners for the Becker Road and Port St. Lucie Boulevard intersection.

Councilman Pickett agreed with Mr. Sorrow and stated there is a need for fuel in the area. He also noted a fueling station is not needed on all four corners of the intersection.

Vice Mayor Martin reported she researched the subject to confirm the Council's previous conversation regarding the overlay, and stated there was a need to address uses for the overlay. Vice Mayor Martin requested the item be staff initiated to avoid inequities among the developers, and mentioned the need to address the service commercial area and finding a balance. Vice Mayor Martin requested that the City Council members have one-on-ones with City staff to discuss the needs for the corridor.

There being no further discussion, Councilwoman Caraballo moved to approve item 5a. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of item 5a). The motion passed unanimously by roll call vote.

6. First Reading of Ordinances

- 6.a** Ordinance 21-96, An Ordinance of the City of Port St. Lucie, Florida, Calling for a Special Referendum Election to Renew the Economic Development Ad Valorem Tax Exemptions for Certain New Businesses and Certain Expansions to Existing Businesses; Providing for Ballot Language; Providing for Notice of Election; Providing for Delivery to the Supervisor of Elections; Providing for Severability; Providing for Conflicts; Providing for an Effective Date.

[2021-782](#)

The City Clerk read Ordinance 21-96 aloud by title only.

City Manager Blackburn provided a brief overview of the ordinance regarding the Special Referendum Election to Renew the Economic Development Ad Valorem Tax Exemption for Certain New Businesses and Certain Expansions to Existing Businesses.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-96. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. New Business

7.a Discussion on the Establishment of a Solid Waste Advisory Task Force

[2021-744](#)

Michael Hahn, Solid Waste Division Manager, provided a general overview of the Establishment of a Solid Waste Advisory Task Force.

City Manager Blackburn stated Vice Mayor Martin would need to make the recommendations for the Task Force members.

Councilwoman Morgan noted she would like to see at least one member per district for the Task Force. She also recommended changing the language in the bylaws and including a member with real estate experience. Councilman Pickett suggested adding a member with transportation and logistics experience to assist the Task Force.

Councilwoman Caraballo stated that, at the end of the eighteen months, the City can call upon the Task Force for future contract negotiations.

Vice Mayor Martin advised she would like a nine-member Task Force and appointed Councilman Pickett to be the attending member for the City Council. She stated she would like the Task Force to start by October and meet at least once a month. Vice Mayor Martin also suggested appointing a representative for the various Homeowners Associations throughout the City.

There being no further discussion, Councilwoman Caraballo moved to approve item 7a). Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of item 7a) with a nine-member Task Force with the City Council comments and suggestions included. The motion passed unanimously by roll call vote.

Councilwoman Caraballo asked for clarification on the amount of total Task Force members, to which Vice Mayor Martin stated the Task Force would include two alternates for a total of eleven members.

7.b Areawide Speed Limit Reduction Study Decision Packet

[2021-650](#)

Laura Dodd, Transportation Planner introduced Stewart Robertson, consultant for Kimley-Horn and Associates. Mr. Robertson presented a brief overview of the Areawide Speed Limit Reduction Study and reported the results based on the study presented to the Council.

Ms. Dodd presented the Council with a PowerPoint Presentation and provided an overview on the decisions regarding the sign posts, optional phasing of the implementation, public outreach campaign and additional Collector Roadway study.

Councilwoman Morgan asked about the location of the replacement signs, to which Ms. Dodd stated the signs would be placed in the areas where a higher speed threshold is crossed into a local street. She stated she would agree to post number 1 using the 2-inch square post based on the associated costs and the possibility of the City using recycled or reused posts.

Councilman Pickett agreed with Councilwoman Morgan to have the City install post number 1, the 2-inch square post for the new speed limit signs.

Councilwoman Caraballo requested an update regarding decorative street signs being installed throughout the City and inquired if Staff would be placing new speed limit signs in the areas where there are speeding issues.

Richard Lawton, Sandpiper Bay, spoke in opposition of the Areawide Speed Limit Sign replacement.

Vice Mayor Martin clarified the Council is considering the 2-inch square post for a total of \$300,000, rather than the \$630,000 or \$1.4 million option. She noted the Council was implementing this change to address the City speeding issue in almost every neighborhood.

Councilwoman Caraballo agreed and noted that the current thirty mile per hour speed limit in her neighborhood feels unsafe due to lack of sidewalks.

There being no further discussion, Councilwoman Caraballo moved to approve item 7b). Councilman Pickett seconded the motion. Vice Mayor Martin clarified the motion was to approve staff's recommendations. The City Clerk restated the motion as follows: for approval of item 7b) as recommended by staff. The motion passed unanimously by roll call vote.

7.c Discuss SW Tulip Boulevard and SW College Park Road Intersection Improvement Options

[2021-758](#)

Heath Stocton, Interim Public Works Director, presented the Council background information regarding the Southwest Tulip Boulevard and Southwest College Park Road intersection.

Stefan Matthes, Culpepper & Tarpene, Inc., provided the City Council with five different options to improve the Southwest Tulip Boulevard and Southwest College Park Road intersection. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Councilwoman Morgan noted she liked option 1 and option 2. She stated she preferred option 1 based on the aesthetics.

Chris Colter, 657 Southwest College Park, spoke in favor of the potential for improvement on the intersection and stated he would like to see the City include the residents for redesign input. He also provided suggestions on how to improve the intersection and recommended installing Jersey barriers.

James Tetzlaff, 734 Southwest College Park, spoke in favor of the potential for improvement on the intersection and stated the current roundabout is not effective.

Jerry Decker, 719 Southwest Tupper Lane, spoke in favor of the potential for improvement on the intersection and provided his recommendation to improve the intersection.

Mr. Stocton confirmed the original engineering firm was not used to provide the new options currently being presented to the City Council and noted option 1 would include a raised median around the roundabout to prevent vehicles from crossing-over.

Councilwoman Morgan inquired if Southwest Tulip Boulevard would

ever have two straight lanes and a left and right lane. Mr. Stocton stated it was a great idea but it would require additional research to find out if that is a possibility.

Councilwoman Caraballo stated the intersection reminded her of Floresta Drive and noted none of the options that were presented to the City Council provided a permanent long-term solution. She indicated she would prefer new options come back before the City Council with a new plan that opens the intersection or includes a roundabout closer to Southwest Cherryhill Road.

Councilman Pickett stated option 1 creates a problem rather than solving the current problem at hand. He explained he favored option 2 even though it was more expensive; however, it opens the intersection and prevents cars from stacking onto Southwest College Park Road.

Councilwoman Caraballo suggested involving the neighborhood residents with opportunity to vocalize their input during the improvement process similar to what was done for Floresta Drive.

Vice Mayor Martin stated the bump-out in option 1 would impede traffic. She advised long-term solutions are needed for the intersection and agreed public input is needed.

Councilwoman Caraballo suggested City staff meet and speak to the public for residents to understand if the need to close-up a road came up.

It was the consensus of the City Council to proceed with a Public Information Meeting and bring this item back before the City Council with additional long-term solutions for the Southwest Tulip Boulevard and Southwest College Park Road Intersection.

7.d Review and Accept the City Manager's Strategic Plan Update

[2021-711](#)

Ms. Kate Parmelee, Strategic Initiatives Director, provided a quarterly progress report on the City's grants. She confirmed with the City Council if they would like to have the Port St. Lucie Boulevard Beautification Plan work in tandem with the Port St. Lucie Boulevard Corridor Study, to which Vice Mayor Martin answered in the affirmative. Vice Mayor Martin thanked Ms. Parmelee and all the City Departments for leveraging as many possible grants as possible for the City.

8. Unfinished Business

- 8.a** Open the Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition, LLC, a Delaware Limited Liability Company v. City of Port St. Lucie, a Florida Municipal Corporation and Riverland/Kennedy, LLP, Case No. 2015-CA-000337.

[2021-785](#)

James Stokes, City Attorney announced the Attorney/Client Session with the City Council to discuss pending litigation in the matter of ACR Acquisition, LLC v. City of Port St Lucie case number 2015CA000337 in Room 366, and to discuss litigation strategy and litigation expenditures in the case. Mr. Stokes advised the Council would reconvene the public portion of the Attorney/Client Session in Room 366.

9. Adjourn

There being no further business, the meeting was adjourned at 11:26 AM.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk