

# 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, November 28, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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**\*Request to Table Item 11B\***

**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 November 28, 2022, at 6:33 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** Accept the Half-Cent Sales Tax FY 21/22 4th Quarter Projects Update

**[2022-924](#)**

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Heath Stocton, Public Works Director, provided a presentation on the report, which included updates on the completion of Floresta Drive Phase 1, the split independent projects for Floresta Drive Phases 2 & 3 (with Phase 2 construction having begun in September and Phase 3

being set to begin in Fall 2024), sidewalk projects for Import Dr and Rosser Blvd, repaving Swan Park, traffic signal coordination for Crosstown Pkwy and Port St. Lucie Blvd (Gatlin Blvd to Gowin Dr), US1 improvements, and SLW/Prima Vista Blvd improvements. He provided an implementation schedule, budget & expenditures, revenue summary, and a recognition to the Sales Tax Citizen Oversight Committee.

There being no discussion, Vice Mayor Caraballo moved to approve the Half-Cent Sales Tax FY 21/22 4th Quarter Report. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**5. Public to be Heard**

Resident Oleg Plakhotnyy spoke on issues involving excess noise related to a car operated by a neighbor and asked for assistance. He stated that he and other residents had already made multiple complaints, but the issue continued.

Resident Steve Carroll spoke on roundabout projects and the report involved, stating that he believed the report to be fictitious. He also spoke on traffic issues and stated that he was going to have a meeting with the Head of Elections and Attorneys.

Resident Michael Jacquin informed the Council of his hiring process, explaining that he made the decision to change his review from 3 resumes to 4, and that some of the resumes were from applicants that were not local, and there was one that was.

City Manager Blackburn stated that PSLPD had been sent to Mr. Plakhotnyy's home a couple of times, but he would contact them to have them sent again, and that there have been recent statute changes regarding noise.

**6. Additions or Deletions to Agenda and Approval of Agenda**

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with item 11b being tabled to the 12/5/22 City Council meeting. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**7. Approval of Consent Agenda**

- 7.a**     October 24, 2022 Regular City Council Meeting Minutes, [2022-1000](#)  
November 8, 2022 Special City Council (Emergency) Meeting  
Minutes

The motion passed unanimously by voice vote.

- 7.b**     Approve FY 2022-2023 Expenditure of Police Forfeiture [2022-1011](#)  
Funds

This Consent item was Approved.

- 7.c** Approve a Major Site Plan for Telaro Amenity Center Phase II (P22-138) [2022-999](#)

This Consent item was Approved.

- 7.d** Approval of the 2022 Affordable Housing Advisory Committee (AHAC) Report [2022-1009](#)

Councilman Bonna thanked the Committee Members for their work.

- 7.e** Approve Amendment #4 to Contract #20210016 for the Replacement of Lift Station SP-16. [2022-1003](#)

This Consent item was Approved.

- 7.f** Approve Amendment #1 to Contract #20220023 Professional Services for a Design Criteria Package for the Police Department Training Facility Project. [2022-1015](#)

Councilwoman Morgan expressed that she did not approve of the location that had been selected for the facility due to the area being small.

There being no further discussion, Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**8. Second Reading of Ordinances, Public Hearings**

- 8.a** Ordinance 22-73, Quasi-Judicial, Public Hearing, An Ordinance Rezoning Approximately 9 Acres of Land from the General Commercial (CG) Zoning Classification to a Planned Unit Development (PUD) for the Purpose of Development of a 72-Unit Townhome Development known as Cashmere Residential (P21-024). [2022-643](#)

City Attorney Stokes read the Quasi-Judicial rules and the City Clerk swore in all applicants.

The City Clerk read Ordinance 22-73 aloud by title only. Mayor Martin asked if the Councilmembers had ex-parte communications, to which all responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Stephen Mayer provided a presentation to the Council and stated that the request was for a PUD rezoning to allow the proposed entitlements related to a proposed 72-unit townhome project upon

9-acres of property to be rezoned from CG (General Commercial) to PUD (Planned Unit Development) designation. He provided a rezoning summary, traffic impact analysis, traffic mitigation, and conceptual elevations and cross-sections.

Mike Sanchez, Managed Land Entitlements, appeared on behalf of the project. Vice Mayor Caraballo asked if they were maintaining any of the buffer or would it be taken down and have plantings added, to which Mr. Sanchez replied that the conceptual plan that they had existed of them removing the existing vegetation, adding new plantings, and creating a 20ft buffer. Vice Mayor Caraballo asked if those would be new plantings or mature trees, to which Mr. Sanchez replied that it would be new plantings at the time of site plan approval because they had not specified the trees yet, but the idea was to put mature trees along the south buffer.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-73. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 22-106, Public Hearing, Granting a Non-Exclusive Utility Easement for the City-Owned Property Located in Section 18, Township 37 South Range 39 East.

[2022-956](#)

The City Clerk read Ordinance 22-106 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-106. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 22-107, Public Hearing, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida.

[2022-977](#)

The City Clerk read Ordinance 22-107 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 22-107. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**9. Other Public Hearings****9.a** Public Hearing, for the Approval of the Community [2022-1007](#)

Development Block Grant (CDBG) Consolidated Annual  
Performance & Evaluation Report (CAPER) 2021-2022 and to  
Open the 2 Week Public Comment Period

There being no discussion, Vice Mayor Caraballo moved to approve  
the Community Development Block Grant (CDBG) Consolidated  
Annual Performance & Evaluation Report (CAPER) 2021-2022 and to  
open the 2 Week Public Comment Period. Councilwoman Morgan  
seconded the motion, which passed unanimously by voice vote.

**10. First Reading of Ordinances****10.a** Ordinance 22-108, Abandoning a Portion of Tradition [2022-958](#)

Parkway, a One Hundred and Thirty (130) Foot Wide Road  
Right-of-Way, Described as a Portion of Tract RW Tradition  
Parkway, Tradition Regional Park, as Recorded in Plat Book  
100, Page 20, of the Public Records of St. Lucie County,  
Florida, Together with a Parcel of Land Lying in Section 8,  
Township 37 South, Range 39 East, Lying in the City of Port St  
Lucie, Florida.

The City Clerk read Ordinance 22-108 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve  
Ordinance 22-108. Councilman Pickett seconded the motion, which  
passed unanimously by voice vote.

**10.b** Ordinance 22-109, An Ordinance to Rezone 30.86 Acres of [2022-988](#)

Property Located in the Northwest Quadrant of the  
Intersection of Paar Drive And SW Village Parkway from the  
Zoning Designation of AG-5 (SLC Agriculture-5) to the City's  
MPUD (Master Planned Unit Development) Zoning District  
for a Project Known as Southern Grove 10 MPUD (P22-095);  
Providing for the Approval and Adoption of a MPUD  
Conceptual Master Plan and Regulation Book for Mattamy  
Palm Beach, LLC.

The City Clerk read Ordinance 22-109 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve  
Ordinance 22-109. Councilwoman Morgan seconded the motion, which

passed unanimously by voice vote.

- 10.c** Ordinance 22-110, Approving the Second Amendment of the Economic Development Ad Valorem Tax Exception Ordinance, Ordinance 20-26, for City Electric Supply.

[2022-949](#)

The City Clerk read Ordinance 22-110 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-110. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 22-R44, Quasi-Judicial, Public Hearing, A Resolution Amending Map H of the Southern Grove DRI to Reflect a Change to the Land Use Subdistrict Classification for Approximately 97 Acres from Neighborhood/Village Commercial to Mixed Use; a Change to the Land Use Subdistrict Classification for Approximately 7 acres from Residential to Mixed Use; and a Change to the Land Use Subdistrict Classification for Approximately 15 Acres from Neighborhood/Village Commercial to Employment Center (P22-101).

[2022-968](#)

The City Clerk read Resolution 22-R44 aloud by title only. Mayor Martin asked if the Councilmembers had ex-parte communications, to which all responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean provided a presentation to the Council and stated that the proposed project was to modify the master development plan (Map H) of the Southern Grove DRI, and that no other changes were proposed to the DRI development order conditions that had been approved through Resolution 21-R136 on November 8, 2021. She informed that the application was submitted by Mattamy Palm Beach LLC as the developer for the Southern Grove DRI, and in addition, it contained changes that were requested by the Port St. Lucie Governmental Finance Corporation. She stated that changes were intended to promote growth in the area. Steve Garrett, Lucido & Associates, appeared on behalf of the project.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice

Mayor Caraballo moved to approve Resolution 22-R44. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 22-R123, Quasi-Judicial, Public Hearing, A [2022-1016](#)  
Resolution Granting a Special Exception Use for Gatlin Pointe  
Phase II to Allow Drive-Through Service in the CG (General  
Commercial) Zoning District (P21-237).

(Clerk's Note: This item was tabled to the 12/5/22 City Council Meeting during item 6.)

- 11.c** Resolution 22-R127, A Resolution Approving and Accepting [2022-887](#)  
the Preliminary and Final Subdivision Plat for Mansion  
Estates Replat 1 (P21-270).

The City Clerk read Resolution 22-R127 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Planner Bethany Grubbs provided a presentation to the Council and stated that the replat would provide for six single-family lots with a wetland preservation easement and upland buffer. She provided a traffic impact analysis and concurrency review.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R127. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 22-R128, A Resolution to Approve an Amendment [2022-970](#)  
to the Impact Fee Mitigation Agreement between Accel  
International Holdings, Inc., Accel Florida, LLC, and the City of  
Port St Lucie.

The City Clerk read Resolution 22-R128 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Elijah Wooten, Economic Development Administrator, provided a presentation to the Council and stated that the request was for an approval to amend the Impact Fee Mitigation Agreement and to extend the timeframes otherwise provided in the agreement for the creation of 125 new jobs for a period of one year. He stated that there were supply constraints caused by COVID-19 and that construction did not begin until the first quarter of 2022.

Mayor Martin stated that the COVID justifications could not be continuously used year after year, and they would have to take

responsibility for their businesses and figure out what their plan would be going forward because it was not the City's responsibility to do that and they could not keep blaming it on COVID and supply issues. Councilwoman Morgan, Councilman Pickett, and Councilman Bonna agreed with Mayor Martin's statements. Vice Mayor Caraballo reiterated that the discussion was mostly regarding previous items and not Accel specifically, and she also agreed with the Council's comments.

There being no further discussion, Councilman Bonna moved to approve Resolution 22-R128. 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** Hear the Strategic Plan Progress Report and Finalize the Annual Community Survey

[2022-1012](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Kate Parmelee, Strategic Initiatives Director, provided the 4th Quarter Progress Report, starting with Goal 1: Safe, Clean, and Beautiful. She stated that District 5 was partially operational, traffic/bicycle/pedestrian safety initiatives were underway, the police training facility site plan was nearing submission, the body-worn cameras implementation was completed and closed out in FY 21/22, the US Highway 1 beautification project was scheduled to begin January 2023, the St. James Drive beautification and corridor improvements projects was to be reviewed, the Port St. Lucie Blvd beautification plan was under development in conjunction with the Port St. Lucie Blvd corridor study, the Keep Port St. Lucie Beautiful beautification plan was to be discussed at the Strategic Planning Workshop, and the Citywide Gateways funding was to be allocated in FY 23/24 Capital Improvement Plan.

For Goal 2: Vibrant Neighborhoods, Ms. Parmelee discussed community engagement and improvement projects, and the neighborhood parks/preserves development program. For Goal 3: Smart & Connected City, she discussed education partnerships, expanded community engagement, smart & sustainable city, and improvement of performance through innovation.

For Goal 4: Diverse Economy & Employment Opportunities, Ms.



Parmelee discussed the development for the Master Plan for City Center, Southern Grove, fully leveraging the partnership with Cleveland Clinic & FIU Center for Translational Science, the Work Local initiative, and the support of business development. For Goal 5: High Quality Infrastructure & Facilities, she discussed the acceleration of construction for Port St. Lucie Blvd South, expediting the implementation of adaptive traffic signal control (ATSC) on PSL Blvd from Gatlin to US1, the citywide fiber network and Wi-Fi, the design and construction of the Public Works Administrative Complex, the Public Transit Enhancement Plan, implementation of the Multimodal Plan, the design of the Village Green Drive Corridor Revitalization project, the St. Lucie River/C-23 Water Quality project, the implementation of the Septic to Sewer Master Plan Annual Projects and Education Program, and the Stormwater Management Program.

For Goal 6: Culture, Nature, & Fun Activities, Ms. Parmelee discussed the implementation of the Port and Pioneer Park Master Plan Annual Projects, the improvement of the O.L. Peacock Sr. Preserve, the Parkland Acquisition and Environmental Lands/Green Space Preservation Program, implementation of the bikeways and trails priority corridors, Winterlakes Park Phase 2 construction, Tradition Regional Park, Torino Regional Park, McCarty Ranch Camping Enhancements, implementation of the Public Art Master Plan, and the expansion of Cultural Offerings/Special Events.

She also stated that they were improving service delivery while reducing the millage, improving the organization, had advanced in the governmental priorities, that the Citywide Vision and Identity Workshop was scheduled for the Winter Workshop, and 1PSL gained popularity.

Vice Mayor Caraballo stated that for 1PSL, she was interested in getting into the data of the application piece and that she believed there could be potential for further enhancements to the features. Ms. Parmelee stated that they were preparing an update for this.

Councilman Pickett moved to accept the Progress Report. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

Ms. Parmelee then discussed the Strategic Plan Dashboard, stating that it had trackers and reports that focused on why it matters, what we are doing about it, and what residents say. She also stated that it had key performance indicators that included the National Community

Survey Data and maps. She discussed what was coming up next for the City meetings and preparations for the citywide survey. She stated that they would be implementing Councilman Bonna's idea to use a ranking system for how citizens would prefer to get their news from the City, rather than selecting one item.

Ms. Parmelee asked the Council if they would like to add a question on the survey to determine if citizens would approve of exploring the idea for residential owners to have various types of fowls on residential lots. Mayor Martin stated that she was not in favor of adding the question, and Councilman Bonna stated that he was in favor of adding it because it was a good opportunity for community feedback and to get data. Vice Mayor Caraballo stated that she was not 100% against giving it to the residents, but she did not want to ask the question in an uninformed way, and they had not yet gotten the data. Councilwoman Morgan advised that just because a question was asked, did not mean that they would allow it, and that they should keep the question simple. She stated that she did not mind asking the question, but that she was not in favor of having backyard chickens. Mayor Martin clarified that after speaking to a family of whom were in favor, she never indicated that this would be put on a survey, and Councilman Pickett voiced his opposition to having backyard chickens. Vice Mayor Caraballo expressed concerns not about asking a question, but for giving false advertisement to a question since it seemed the Council was not in favor.

There being no further discussion, Vice Mayor Caraballo moved to deny the addition of the question on backyard chickens on the Citizen's Survey. Councilman Pickett seconded the motion, which passed by roll call vote with Mayor Martin, Councilwoman Morgan, Councilman Pickett, and Vice Mayor Caraballo in favor, and Councilman Bonna opposed.

#### **14. City Manager's Report**

City Manager Blackburn stated that the Botanical Gardens hosted their kick-off to the holiday season with an attendance of 8,700, and that they would be there every weekend in December. He stated that the Festival of Lights was coming up and he discussed 1PSL, stating that the calls were down by 50% since FCC took over.

#### **15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan – She attended Coffee with the Council, spoke at the Korean War Vet Association Meeting, toured the St. Lucie West Indian River State College, attended the St. Lucie County Fire Board meeting, and attended the St.

Lucie County Cultural Alliance Board meeting.

Councilman Pickett – He attended the Public Works Thanksgiving dinner, Wes McCurry's going away party, and the MidFlorida Event Center Concert.

Councilman Bonna – He attended the Affordable Housing Advisory Committee and the Opioid Abatement Funding Board. He also asked Council to consider increasing the percentage of the qualifying fees for running for City Council because it was not conducive to attracting quality candidates and enhancing their debate. City Manager Blackburn asked Council if they wished to have staff research this topic, to which Council responded in the affirmative.

Vice Mayor Caraballo – She attended the National League of Cities.

Mayor Martin – She attended the National League of Cities.

**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 8:15 p.m.

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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk