

City of Port St. Lucie

City Council

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

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

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Monday, April 11, 2022

6:30 PM

Council Chambers, City Hall

Item 8h and 11a are Requested Tabled* *Addition of Item 11c

1. Meeting Called to Order

A Regular & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Vice Mayor Caraballo on April 11, 2022, at 6:30 p.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 Caraballo
Councilman Bonna
Councilwoman Morgan
Councilman Pickett

Council Members

Not Present: Mayor Martin

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

4.a Proclamation: Amateur Radio Week

[2022-299](#)

Bruce Carroll, Secretary of the Port St. Lucie Amateur Radio Club, Paul Horner, & Ken Lenz accepted the Proclamation.

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- 4.b** Proclamation: Sexual Assault Awareness Month [2022-300](#)
Mindi Fetterman, Founder and CEO of The Inner Truth Project accepted the Proclamation.
- 4.c** Proclamation: Earth Day [2022-340](#)
Erin Cartmill, Oxbow Eco-Center & KPSLB accepted the Proclamation.
- 4.d** Presentation of Water Conservation Poster Contest Winners [2022-313](#)
Jenny Tomes, Utility Systems Community Outreach, presented the winners of the Water Conservation Poster Contest.

5. Public to be Heard

Steve Carroll discussed the Saints Golf Course, traffic on St. Lucie West and the solid waste issue.

Matthew Field discussed the use of artificial grass in yards and the solid waste issue. Vice Mayor Caraballo requested that staff research issues with artificial grass.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda with the tabling of items 8 H.) & 11 A.) to the April 25, 2022 City Council meeting. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of March 10, 2022 Strategic Planning Session, [2022-317](#)
March 14, 2022 Regular City Council, and March 21, 2022
Special City Council Meeting Minutes
Councilman Pickett moved to approve the Consent Agenda.
Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.b** Approve Continued "Sustainable Sponsorship" of the 2022 [2022-328](#)
Earth Day Festival.
Councilman Pickett moved to approve the Consent Agenda.
Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.c** Award Contract # 20210081 for Design of the Southport 24" [2022-301](#)
Force Main to Glades Booster Pump Station to Kimley-Horn
& Associates, Inc.
Councilman Pickett moved to approve the Consent Agenda.

- Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.d** Approve Cooperative Purchase with the City of Tampa for Advanced Metering Infrastructure Consulting with E Source Companies, LLC [2022-089](#)
- Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.e** Request for Extension of Approved Site Plan for Rosser Lakes (P18-011) [2021-983](#)
- Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Approve Contract with C.C. Control Corp and Waiver of Bid for Emergency Purchase of PLC Upgrades [2022-293](#)
- Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Approve Agreement #20220054 for Hardware Upgrades and Maintenance to the Current AT&T Phone System. [2022-297](#)
- Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.h** Award Contract # 20210103 to CAPTEC Engineering, Inc. for Design Services to Provide Construction Plans for the Hegener Drive Extension Phase 3 Project. [2022-311](#)
- Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

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 22-22, Public Hearing, An Ordinance Amending Title X.V "Land Usage", Chapter 158, "Zoning Code", Article X.5 "Master Planned Unit (MPUD) Zoning District" of the [2022-248](#)

Code of Ordinances of the City of Port St. Lucie by Amending Section 158.187 "Standards for District Establishment" (P22-038).

The City Clerk read Ordinance 22-22 aloud by title only. Vice Mayor Caraballo opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, explained that this item would amend the minimum size requirement for the establishment of a Master Planned Unit Development Zoning District (MPUD) and added that an amendment was previously made to approve the same change in the Comprehensive Plan. Azlina Goldstein, Esq., for GL Homes, stated that the item, if approved, would be consistent with the Comprehensive Plan.

Vice Mayor Caraballo asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no further discussion, Councilman Bonna moved to approve Ordinance 22-22. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-22. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 22-23, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 1.81-acre Property, Located South of Commerce Center Drive and West of Commerce Lakes Drive, from Industrial (IN) Zoning District to Service Commercial (CS) for Property Legally Described as Go Team Industrial Park, Unit 3, Block B, Lot 13 (P22-033).

[2022-265](#)

The City Attorney read the Quasi-Judicial Procedures into the record for item 8 b.). The City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 22-23 aloud by title only. Vice Mayor Caraballo inquired if there was any ex-parte communication, to which the City Council responded in the negative. She then opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Stephen Mayer, Planner III, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the item was a request to rezone 1.81 acres, vacant land located south of Commerce Center Drive and west of Commerce lakes Drive, from industrial to service commercial. Abraham Chabab, representative for the applicant stated that he was available for question and supported staff's presentation.

Vice Mayor Caraballo asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no discussion, Councilman Pickett moved to approve Ordinance 22-23. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-23. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-24, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for Property Owned by Gatlin Pointe 18, LLC to Change the Future Land Use Designation of Approximately 2.08 acres from Residential, Office, Institutional (ROI) to Commercial General (CG) for a Property Legally Described as Portions of Lots 12, 13, 14, 15, 16 and 27, and all of lots 28, 29, 30, 31, and 32 of Block 1388, Section 14 and Generally Located South of SW Gatlin Boulevard, North of SW Alesio Lane, and between SW Savona Boulevard and SW E Calabria Circle (P22-037).

[2022-266](#)

The City Clerk read Ordinance 22-24 aloud by title only. Vice Mayor Caraballo opened the Public Hearing. Mr. Mayer stated that the item was proposing to change the future land use designations for 2.08 acres from Residential-Office-Institutional (ROI) to Commercial General (CG) for mostly vacant property south of Gatlin Boulevard; he added that he provided a memo on the existing office house on the property. He added that with the corresponding small-scale Comprehensive Plan amendment, the applicant had applied for a rezoning, replat, special exception use and major site plan. He informed the City Council that residents did request staff reports, which had been provided and he explained the traffic impact analysis. He stated that a masonry wall would be constructed facing the residential side. Vice Mayor Caraballo inquired if any landscaping would be installed with the wall, to which Mr. Mayer responded by saying that he would speak with the applicant but believed that landscaping was a requirement in the code. Jose Chavez, Storybook Holdings, stated that he was proposing landscaping on the outside of the wall which would face the homes.

Vice Mayor Caraballo asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no further discussion, Councilman Bonna moved to approve Ordinance 22-24. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval

of Ordinance 22-24. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 22-25, Public Hearing, Abandoning a Portion of a [2022-271](#)
Twenty (20) Foot Utility and Drainage Easement Affecting Lot
39, Block 433, Port St. Lucie Section Three, Recorded in Plat
Book 12, Pages 13A through 13I, of the Public Records of St.
Lucie County, Florida.

The City Clerk read Ordinance 22-25 aloud by title only. Vice Mayor Caraballo opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-25. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-25
The motion passed unanimously by roll call vote.

- 8.e** Ordinance 22-26, Public Hearing, Abandoning a Portion of a [2022-272](#)
Twenty (20) Foot Utility and Drainage Easement Affecting Lot
13, Block 1832, Port St. Lucie Section Seven, Recorded in Plat
Book 12, Pages 37A to 37F, of the Public Records of St. Lucie
County, Florida.

The City Clerk read Ordinance 22-26 aloud by title only. Vice Mayor Caraballo opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-26. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-26. The motion passed unanimously by roll call vote.

- 8.f** Ordinance 22-27, Public Hearing, An Ordinance of the City of [2022-274](#)
Port St. Lucie Amending Chapter 150, Building Regulations,
Art. 1, Setting Forth an Amended Fee Schedule Providing for
a Reduction in Permit Fees.

The City Clerk read Ordinance 22-27 aloud by title only. Vice Mayor Caraballo opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. The City Manager informed the City Council that there were errors in the table which would be corrected. Vice Mayor Caraballo requested that the previous presentation from the First

Reading be entered into the record.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-27. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-27. The motion passed unanimously by roll call vote.

- 8.g** Ordinance 22-28, Public Hearing, Abandoning that Portion of the Ten (10) Foot Wide Utility Easements Along the Rear Lot Lines of Lots 13, 14, 15, 16, 17, 18, 28, 29, 30, 31, 32 and 33, Block 1615, Port St. Lucie Section Twenty-Three, Recorded in Plat Book 13, Page 29, of the Public Records of St. Lucie County, Florida. [2022-261](#)

The City Clerk read Ordinance 22-28 aloud by title only. Vice Mayor Caraballo opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-28. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-28. The motion passed unanimously by roll call vote.

- 8.h** Ordinance 22-29, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 2.296 acres of Property Located on the North Side of SW Port St. Lucie Boulevard and West of Chestnut Lane, from Single Family Residential (RS-2) Zoning District to Limited Mixed Use (LMD) Zoning District for Property Legally Described as Port St. Lucie Section 9, Block 1139, Lots 3-7 and 24-28 for the Project Known as Bluekey Rezoning (P21-260). [2022-270](#)

(Clerk's Note: This item was previously tabled to the April 25, 2022 City Council meeting.)

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 22-31, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 15, Block 2259, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page(s) 1, 1A to 1V, of the Public Records of St. Lucie County, [2022-305](#)

Florida.

The City Clerk read Ordinance 22-31 aloud by title only.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-31. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-32, Abandoning a Portion of a Seventeen (17) [2022-325](#)
Foot Utility and Drainage Easement Affecting Lot 9, Block
545, Port St. Lucie Section Thirteen, Recorded in Plat Book
13, Pages 4, 4A through 4M, of the Public Records of St. Lucie
County, Florida.

The City Clerk read Ordinance 22-32 aloud by title only.

There being no further discussion, Councilman Pickett moved to approve Ordinance 22-32. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R34, Quasi-Judicial, A Resolution Granting a [2022-267](#)
Special Exception Use (P21-258) Pursuant to Section
158.155(D) To Allow Any One Use Over 5,000 Square Feet in
Area and to Allow Over 50% of the Building's Gross Floor
Area to be Retail Uses Within the LMD (Limited Mixed Use)
Zoning District for a Project Known as Bluekey.

(Clerk's Note: This item was previously tabled to the April 25, 2022 City Council meeting.)

- 11.b** Resolution 22-R43, A Resolution Approving the Preliminary [2022-276](#)
Plat and Construction Plans for Veranda Preserve East
(P21-241)

The City Clerk read Resolution 22-R43 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Laura Dodd, Planner II, explained that the item was requesting approval for Veranda Preserve East, a preliminary plat with construction plans which includes a proposal for construction of an age restricted community of 464 homes upon approximately 197-acres which included open space tracts, residential lot access via private road right of way, stormwater management tracts, and other associated infrastructure improvements. She explained the traffic impact analysis, the land use, the zoning and showed an aerial. She informed the City Council that the Planning &

Zoning Board had recommended approval. Vice Mayor Caraballo asked if there was anyone else who wished to speak on the item, to which there was no one.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 22-R43. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R43. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R45, A Resolution Approving Veranda Oaks
Plat No. 1, Phase 1 Final Plat with Construction Plans.
(P22-018)

[2022-277](#)

The City Clerk read Resolution 22-R45 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Ms. Dodd explained that the item was a request for approval of Veranda Oaks Phase 1 Plat 1, a final plat with construction plans which includes the proposal for construction of 70 homes upon approximately 76-acres which included open space tracts, right of way, stormwater management tracts, and other associated infrastructure improvements. She explained the traffic impact analysis, the land use, the zoning and showed an aerial. She informed the City Council that the Site Plan Review Committee had recommended approval. Vice Mayor Caraballo asked if there was anyone else who wished to speak on the item, to which there was no one.

There being no further discussion, Councilman Pickett moved to approve Resolution 22-R45. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R45. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approval of a Habitat for Humanity Reimbursement Request
(Impact and Permitting Fees from the City's Affordable
Housing Fund #128)

[2022-292](#)

Alessandra Tasca, Neighborhood Services Deputy Director, explained that as per the Affordable Housing Committee report staff was developing a County wide housing analysis and per the initiatives, the Committee had recommended approval of this item.

There being no further discussion, Councilman Bonna moved to approve Item 13 a). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 13.b** Approval to Participate in City of Fort Lauderdale ITB 12492-813 for Refuse and Recycling Carts, Semi-Automatic with Schafer Systems International, Inc.

[2022-322](#)

The City Manager stated that with the reduction to once a week pickup, the City was offering the option for 96-gallon carts and since it was an emergency situation it did not go through the normal RFP process. Carmen Capezzuto, Neighborhood Services Director, explained that the carts would start to be delivered in late July through August and the quote did have limited options for less than 96-gallon carts. The City Manager stated that it was an investment of about \$4.8 million and the fee for the carts, which would be paid by the resident, would be divided monthly over a 10-year life span. Councilman Pickett inquired about the City logo, to which Mr. Capezzuto replied that they had time to discuss what would be placed on the cart, to which Councilwoman Morgan added that staff should use the current logo since it was unclear as to when the new logo would be approved. Councilman Bonna inquired as to how staff choose the gallon sizes, to which Mr. Capezzuto replied that it was based on prior experience since they used the numbers from 2014. He added that the City was purchasing them now to be prepared for the new solid waste contract that would start in September. Councilwoman Morgan inquired if the RFP contained language to allow for these carts, to which the City Manager replied that the RFP requested an automated service, and these carts could be used with that service. Councilwoman Morgan inquired if there was a warranty on the carts, to which Mr. Capezzuto replied that there was a 10-year warranty. Vice Mayor Caraballo inquired if residents could purchase a second cart, to which Capezzuto replied that the drop off site would still be available, but staff was working on the contract language to allow for the purchase of a second cart.

There being no further discussion, Councilman Pickett moved to approve Item 13 b). Councilman Bonna seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager informed the City Council that the solid waste RFP was active until next Tuesday, therefore there was a cone of silence. He stated that the City would consider having its own solid waste as a last resort. He stated that Optimum was working through the City and Waste Pro was picking up smaller yard waste.

City Manager stated that changes may be made to yard waste since hurricane season was approaching and staff would educate the Public at a later date.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- She attended an EDC meeting; a TPO Board meeting and the Milner Drive Traffic calming meeting.

Councilman Pickett- He attended the Council on Aging Board meeting; a Roundtable of St. Lucie County meeting; a Treasure Coast Council of Local Government meeting; a TPO meeting and a We Love Lucie Concert Series event. He showed a video of the upcoming ZAM event.

Councilman Bonna- He attended the Inner Truth Project Men's event; a St. Lucie County Cultural Alliance concert; a Homelessness Task Force; an Opioid Abatement Meeting and a TPO meeting. He started an Adopt-A-Street group and asked for volunteers.

Vice Mayor Caraballo- She took a tour of Project Midway- Amazon site; an EDC meeting and a TPO meeting.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

17. Adjourn

There being no further business, the meeting was adjourned at 8:18 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk