

# City of Port St. Lucie

## City Council

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

### Meeting Minutes - Draft

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, August 8, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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#### **\*Request to Table Items 8a, 10d, and 11a\***

#### **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 August 8, 2022, at 6:33PM, 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**

The City Clerk gave the Invocation and 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 3rd Quarter Projects Update

[2022-624](#)

Heath Stocton, Public Works Director, provided the City Council with the 3rd Quarter Project Update for the Half-Cent Sales Tax FY21/22.

(Clerk's Note: A PowerPoint Presentation was shown at this time.) He discussed the progress of the priority projects funded through the additional tax. Mr. Stocton provided updates on Floresta Drive, the sidewalk projects at Import Drive and Rosser Boulevard, the repaving projects at the Crane Landing and Northport Village neighborhoods, the Traffic Signal Coordination at Crosstown Parkway and Port St. Lucie Boulevard. He discussed the landscape and irrigation improvement project at the US 1 and Crosstown Parkway intersection and reported there were no updates to provide regarding the County's portion of Prima Vista Boulevard. Mr. Stocton provided an update on the budget, expenditures, and revenue summary for the various half-cent tax projects.

Vice Mayor Caraballo moved to Accept the Half-Cent Sales Tax FY 21/22 3rd Quarter Projects Update. Councilwoman Morgan seconded the motion. There being no discussion, the motion passed unanimously by voice vote.

**4.b** Solid Waste Services Update to City Council

[2022-690](#)

The City Manager indicated solid waste service may worsen before it improves as September 5th, 2022 approaches. He asked residents to call 1PSL if you go 7 days without a pickup. The City Manager explained the new garbage carts are being distributed and asked that residents clean the recycling can once recycling service starts up again on September 5th. He explained the new pickup schedule has been published on the City's website and stated that solid waste, recycling, and yard waste will all be picked up on the same day.

**5. Public to be Heard**

Eloise Craven, 641 NW Billiar Avenue, spoke in favor of backyard chickens within City limits.

Elsie Craven, 641 NW Billiar Avenue, spoke in favor of backyard chickens within City limits.

Jill Craven, 641 NW Billiar Avenue, spoke in favor of backyard chickens within City limits.

Fritz Jules, 1850 SW Angelico Lane, spoke about the hidden fees associated with solar panel removal and reinstallation.

Joseph Kunkel, 11505 Palomino Drive, spoke regarding potential drainage issues that may occur upon the buildout of LTC Ranch West Residential Community

Development.

Cody Rhea, 5870 Mustang Circle, spoke regarding potential drainage issues that may occur upon the buildout of LTC Ranch West Residential Community Development.

Markus Borsman-Gneist, 5858 Mustang Circle, spoke in opposition of the road buildout set to occur near his home.

Lee Palmer, 5855 Mustang Circle, spoke in opposition of the road near Williams Road and McCarty Road.

Catherine Shrake, 901 SW Lake Charles Circle, spoke in favor of backyard chickens within City limits.

Councilwoman Morgan stated she would like to further discuss backyard chickens and stated she would follow up with the Pony Pines community residents. She advised Mr. Jules his issue was a civil matter, as there was a contract in place.

Vice Mayor Caraballo praised Elsie and Eloise Craven for speaking up for what they believed in and welcomed the idea of further discussing backyard chickens. She requested to meet with Staff to discuss the Pony Pines community residents to better understand the situation.

Councilman Pickett expressed concern over backyard chickens being prey to the wildlife.

Councilman Bonna commended Elsie and Eloise Craven for their presentation and stated he would be willing to meet with them to further discuss the topic.

Mayor Martin also praised Elsie and Eloise Craven, she indicated she would be happy to continue the conversation and meet with them. She asked Mr. Jules to speak to someone in the City's Building Department. Mayor Martin expressed concern regarding the comments made by those who spoke regarding the Pony Pines residents and indicated she will be meeting with Staff to learn more.

The City Manager asked that Ms. Teresa Lamar-Sarno, Deputy City Manager, obtain the names and addresses of Pony Pines residents so that they can be notified of any developer meetings.

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

Mayor Martin asked that Items 8.a, 10.d and 11.a be tabled to the November 14th, 2022, Regular City Council Meeting.

Vice Mayor Caraballo moved to approve the Agenda tabling Items 8.a, 10.d and 11.a to the November 14th, 2022, Regular City Council Meeting. Councilwoman Morgan seconded the motion. There being no discussion, the motion passed unanimously by voice vote.

**7. Approval of Consent Agenda**

- 7.a** July 20, 2022 Summer Workshop Meeting Minutes, July 21, 2022 Summer Workshop Meeting Minutes [2022-679](#)

This Consent item was Approved.

- 7.b** Approve Settlement Agreement with ACR Acquisition, LLC [2022-682](#)

This Consent item was Approved as amended.

- 7.c** Award Contract #20220049 for the Continuity of Operations / Continuity of Government ( COOP/COG ) Plan. [2022-602](#)

This Consent item was Approved.

- 7.d** Approve Amendment #4 to Contract #20210027 for the First Floor Renovations at the Police Department. [2022-644](#)

This Consent item was Approved.

- 7.e** Approval to Participate in the City of Sunrise Bid #19-10-12-VH with Aquifer Maintenance and Performance Systems, Inc. for Annual Wellfield Maintenance Services. [2022-546](#)

This Consent item was Approved.

- 7.f** Approve Contract #20220012 with Tyler Technologies, Inc. for All ERP Software Applications. [2022-671](#)

This Consent item was Approved.

- 7.g** Approve Port St. Lucie Police Department to Proceed with the Grant Submittal Process for the FY 2021 Edward Byrne Memorial Justice Assistance Grant (JAG) Program JAG-Countywide (JAGC) [2022-695](#)

This Consent item was Approved.

- 7.h** Approve Amendment #5 to the Services Contract #20130010 with Advanced Utility Systems to Transition to Invoice Cloud Platform for Electronic Bill Presentment [2022-674](#)

This Consent item was Approved.

## Approval of the Consent Agenda

Mayor Martin asked that Item 7.b be approved as amended.

Councilman Bonna moved to approve the Consent Agenda with Item 7.b being approved as amended. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

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

- 8.a** Ordinance 22-59, 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 the FAR 2, LLC, Property (P21-023) to Change the Future Land Use Designation of Approximately 9 acres from CG (General Commercial) to RM (Medium-Density Residential) for a Parcel Legally Described as a Portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Less All of the Right-of-Way of Old Inlet Drive and Generally Located at the Southeast Corner of the Intersection of Old Inlet Drive and Cashmere Boulevard for a Project Known as FAR 2, LLC, Cashmere Boulevard Residential. [2022-523](#)

(Clerk's Note: This Item was previously tabled under Section 6. Additions or Deletions to Agenda and Approval of Agenda.)

- 8.b** Ordinance 22-66, Public Hearing, An Ordinance Adopting the Amended Employee Safety Manual and Repealing and Declaring Ineffective All Previously Adopted Safety Manuals [2022-561](#)
- The City Clerk read Ordinance 22-66 aloud by title only.

Mayor Martin opened the Public Hearing. The Council indicated that no presentation was needed. There being no comments, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-66 and Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-66. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-67, Public Hearing, An Ordinance of the City of Port St. Lucie Relating to Buildings; Amending Ch. 150, Building Regulations, Art. 1 Administration, Amending Article [2022-599](#)

VI, Contractors; Setting Forth Various Provisions Pertaining to the Local Construction Regulation Board Structure and Powers.

The City Clerk read Ordinance 22-67 aloud by title only.

Mayor Martin opened the Public Hearing.

Joel Dramis, Building Code Administrator, provided the Council with a short presentation relating to the ordinance.

Mayor Martin closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 22-67 and Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-67. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 22-68, Public Hearing, Approve Amending Chapter 131, Sexual Offenders and Sexual Predators of the Code of Ordinances

[2022-621](#)

The City Clerk read Ordinance 22-68 aloud by title only.

Mayor Martin opened the Public Hearing. The Council indicated that no presentation was needed. Mayor Martin asked what would happen to the individuals that currently live within the 2,500 feet of a school, park, or daycare. The City Attorney, James Stokes indicated he would have to research the matter further and find out if those individuals may be grandfathered in.

There being no comments, Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-68 and Vice Mayor Caraballo seconded the motion.

Vice Mayor Caraballo requested that the City Attorney provide the answers to Mayor Martin's previous questions so that the Council can respond to the public when asked about the ordinance. The City Attorney indicated he would brief the Council.

The City Clerk restated the motion as follows: to approve Ordinance 22-68. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 22-69, Public Hearing, An Ordinance Amending Ordinance No. 21-118 to Correct a Scrivener's Error in Title XV "Land Usage", Article XV "Land Usage" Chapter 158 "Zoning Code", Section 158.155 "Limited Mixed Use Zoning District (LMD) of the Code of Ordinances of the City of Port St. Lucie. [2022-628](#)

The City Clerk read Ordinance 22-69 aloud by title only.

Mayor Martin opened the Public Hearing. The Council indicated that no presentation was needed. There being no comments, Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-69 and Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-69. The motion passed unanimously by roll call vote.

**9. Other Public Hearings**

(Clerk's Note: There were no Items scheduled for this section.)

**10. First Reading of Ordinances**

- 10.a** Ordinance 22-70, Adoption of an Ordinance Approving the Economic Development Ad Valorem Tax Exemption for FedEx Ground Package System, Inc. [2022-617](#)

(Clerk's Note: This Item was heard after Item 11.f.)

The City Clerk read Ordinance 22-70 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-70. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-71, An Ordinance Approving the Rezoning of 15.446 Acres from a Planned Unit Development (PUD) Zoning Designation to a General Commercial (CG) Zoning Designation, for Property Located at the NW Corner of the Intersection of SW Port St. Lucie Boulevard and SW Becker Road (P22-217). [2022-675](#)

The City Clerk read Ordinance 22-71 aloud by title only.

There being no discussion, Councilman Bonna moved to approve

Ordinance 22-71. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 22-72, An Ordinance Amending Title XV “Land Usage”, Chapter 154 “Landscape and Land Clearing Code”, Article I “Landscaping”, Section 154.03 “Landscape Design Standards” of the Code of Ordinances of the City of Port St. Lucie. (P21-204)

[2022-207](#)

The City Clerk read Ordinance 22-72 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 22-72 and requested that special areas including Village Green be separated. Councilwoman Morgan seconded the motion. Mayor Martin requested one on one’s with the various council members and inquired why the separation is needed, to which Vice Mayor Caraballo indicated that the ordinance would allow AC in the front of buildings. She stated she would like the City to keep complete control over the Village Green CRA and the design standards. Ms. Teresa Lamar- Sarno, Deputy City Manager, explained this item came at the request of the Planning and Zoning Board and indicated Staff recommended that the code remain as it is today. Mayor Martin expressed concern that variances are far and few between and does not warrant a change of code and indicated she was not in support of the ordinance.

The City Clerk restated the motion as follows: for approval of Ordinance 22-72 with comments.

Councilwoman Morgan, Vice Mayor Caraballo, and Councilman Bonna voted in favor and Councilman Pickett and Mayor Martin voted in opposition. The motion passed by roll call vote.

- 10.d** Ordinance 22-73, 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](#)

(Clerk’s Note: This Item was previously tabled under Section 6. Additions or Deletions to Agenda and Approval of Agenda.)

- 10.e** Ordinance 22-74, An Ordinance Amending the Boundaries of the LTC Ranch West Residential Community Development District

[2022-606](#)



The City Clerk read Ordinance 22-74 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-74. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 22-R72, Quasi-Judicial Public Hearing, A [2022-593](#)  
Resolution of the City Council of Port St. Lucie, Florida  
Amending Map H to Reflect a Change to the Future Land Use  
Designation for 9.09 Acres of Property from the Future Land  
Designation of General Commercial (CG) to Residential  
Medium Density (RM)(P21-022).

(Clerk's Note: This item was previously tabled under Section 6.  
Additions or Deletions to Agenda and Approval of Agenda.)

- 11.b** Resolution 22-R80, A Resolution of the City of Port St. Lucie, [2022-684](#)  
Florida, Relating to the Provision of Stormwater  
Management Services in the City of Port St. Lucie;  
Reimposing Stormwater Service Fees Against Commercial  
and Residential Developed and Undeveloped Property  
Located within the City of Port St. Lucie for the Fiscal Year  
Beginning October 1, 2022 and Continuing Thereafter until  
Amended; Directing the Preparation of an Assessment Roll;  
Authorizing a Public Hearing and Directing the Provision of  
Notice Thereof; and Providing an Effective Date.

The City Clerk read Resolution 22-R80 aloud by title only.

The Council indicated they did not need a presentation for this item.  
Vice Mayor Caraballo moved to approve Resolution 22-R80.  
Councilman Pickett seconded the motion.

The City Clerk restated the motion as follows: for approval of  
Resolution 22-R80. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R81, A Resolution Approving the Preliminary [2022-670](#)  
and Final Plat with Construction Plans for Marshall Parkway  
at Riverland Parcel B - Phase 1 (P21-157).

The City Clerk read Resolution 22-R81 aloud by title only.

There being no further discussion, Vice Mayor Caraballo moved to

approve Resolution 22-R81. Councilman Bonna seconded the motion.

The City Clerk restated the motion as follows: for approval of Resolution 22-R81. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R82, A Resolution of the City of Port St. Lucie, [2022-681](#)  
Florida, Relating to the Collection and Disposal of Solid  
Waste and Recyclable Materials in the City; Establishing the  
Assessment Rate for Solid Waste Service Assessments  
Against Assessed Property Located Within the City for the  
Fiscal Year Beginning October 1, 2022; Directing the  
Preparation of an Assessment Roll; Authorizing a Public  
Hearing and Directing the Provision of Notice Thereof; and  
Providing an Effective Date.

The City Clerk read Resolution 22-R82 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 22-R82. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R82. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R83, A Resolution Establishing Streetlight [2022-672](#)  
Assessment Rate, Directing Preparation of Roll and  
Authorizing Public Hearing.

The City Clerk read Resolution 22-R83 aloud by title only.

Mayor Martin inquired if staff was moving forward knowing that Florida Power and Light (FPL) is running behind on the installation of streetlights. The City Manager recommended that the Council move forward and stated they would continue to ask FPL to get the lights installed in a timely manner. The City Clerk reported that FPL recently indicated that they anticipate installing the 2021 boundaries before November 1st and recommended the City Council move forward with 2022 boundaries, as they have already been processed.

There being no further discussion, Councilman Bonna moved to approve Resolution 22-R83. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R83. The motion passed unanimously by roll call vote.

- 11.f** Resolution 22-R84, Authorizing the Mayor to Enter into and [2022-696](#)  
Execute an Amended and Restated Interlocal Agreement

between St. Lucie County and the City of Port St. Lucie,  
Revising the Agreement regarding Municipal Services Taxing  
Units for Public Transit.

(Clerk's Note: This item was heard prior to Item 10.a.)

The City Clerk read Resolution 22-R84 aloud by title only.

The Council indicated that a presentation was not needed. There being  
no discussion, Vice Mayor Caraballo moved to approve Resolution  
22-R84. Councilwoman Morgan seconded the motion. The City Clerk  
restated the motion as follows: for approval of Resolution 22-R84. The  
motion passed unanimously by roll call vote.

**12. Unfinished Business**

(Clerk's Note: There was nothing scheduled under this Item.)

**13. New Business**

(Clerk's Note: There was nothing scheduled under this Item.)

**14. City Manager's Report**

(Clerk's Note: This item was heard after Item 11.e.) The City Manager indicated the  
upcoming Council Meeting on August 22, 2022 would be a long meeting.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan reported she attended the Police Department's swearing in  
of 5 new officers and a Fire District Board Meeting. She reported she was  
appointed to the Florida Metropolitan Planning Organization Advisory Council and  
toured Florida Department of Transportation State Materials Lab in Gainesville.  
Councilwoman Morgan also attended the Keep Port St. Lucie Beautiful  
Adopt-a-Street Volunteer Appreciation Breakfast as well as the Solid Waste  
Education Forum at Tradition Townhall. She attended the groundbreaking for  
Pioneer Park at the Port District and a TPO Meeting. Councilwoman Morgan  
reported she toured the Amazon Last Mile location in Southern Grove.

Councilman Pickett reported he attended the Police Department's swearing in  
ceremony and toured Oculus Surgical. He also attended Officer Frid's memorial  
service as well as the Keep Port St. Lucie Beautiful Adopt-a-Street Volunteer  
Appreciation Breakfast. He reported he attended the groundbreaking for Pioneer  
Park at the Port District and the TCCLG and TPO Meeting. He also attended the  
SLC Roundtable and toured the Amazon location in Legacy Park.

Vice Mayor Caraballo reported she attended the groundbreaking for Pioneer Park  
at the Port District and the TPO meeting.

Councilman Bonna reported he attended the Newport Isles HOA meeting and toured Amazon. He reported he also attended Officer Frid's memorial service and the Solid Waste Open House. Councilman Bonna reported he attended the Pioneer Park Groundbreaking and the Habitat Home Unveiling as well as the Port St. Lucie Police Department Quarterly Award Ceremony.

Mayor Martin thanked those who attended Officer Frid's memorial service. She reported she attended the Solid Waste Open House and Keep Port St. Lucie Beautiful Adopt-a-Street Appreciation Breakfast. She spoke at Magnolia Lakes and Kings Isle's HOA Meeting and attended Fire District Board meeting and the Port District Groundbreaking. She also attended the service for the Port St. Lucie Crossing Guards as well as the Caribbean American Cultural Group Independence Day Service.

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

(Clerk's Note: No one signed up to speak under this Item.)

**17. Adjourn**

There being no further business, the meeting was adjourned at 8:15 PM.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk