

City of Port St. Lucie

City Council

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

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

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Monday, December 12, 2022

6:30 PM

Council Chambers, City Hall

Meeting to Follow the 6:00 PM CRA Meeting

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 December 12, 2022, at 6:41 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

Councilman Dave Pickett

Councilwoman Stephanie Morgan

Councilman Anthony Bonna

Vice Mayor Jolien Caraballo

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

There was nothing heard under this item.

5. Public to be Heard

Steve Carroll, spoke regarding his election objection that he filed with the State of Florida.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Pickett moved to approve the Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.a** Approve Amendment #4 to Contract #20180167 for the Supply of Anti-Scalant A-102 Plus with Amaya Solutions, Inc. f/k/a American Water Chemicals, Inc. [2022-246](#)

The motion passed unanimously by voice vote.

- 7.b** Approve Amendment #3 to Renew Contract #20190076 for Mowing of Drainage Rights of Way, Greenbelts, Ponds & McCarty Ranch WQR Area 1. [2022-933](#)

Councilwoman Morgan moved to approve agenda item 2022-933. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Award Contract #20220109 for Import Drive Sidewalk Construction Project - Phase 2 to Timothy Rose Contracting, Inc. [2022-1053](#)

Councilwoman Morgan moved to approve agenda item 2022-1053. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.d** Approval to Participate in the Sourcewell Cooperative Contract #093021-FAY for the Roadway Maintenance Equipment. [2022-1049](#)

Councilwoman Morgan moved to approve agenda item 2022-1049. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.e** Approve Amendment #1 Through Amendment #3 to Contract #20210065 for Architectural Services for Winterlakes Park - Phase II. [2022-1069](#)

Councilwoman Morgan moved to approve agenda item 2022-1069. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Approval of Comcast's Service Request for 1GB of Dedicated Fiber Services. [2022-1052](#)

Councilwoman Morgan moved to approve agenda item 2022-1052.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.g** Approval to Purchase Drones Utilizing Sourcewell [2022-1057](#)
Cooperative Contract #010720-AXN for Video Surveillance
Equipment from Axon Enterprises, Inc.

Councilwoman Morgan moved to approve agenda item 2022-1057.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.h** Approve Direct Purchase of Reverse Osmosis Replacement [2022-1066](#)
Membrane Vessels from Protec Arisawa for the James E.
Anderson Water Treatment Facility.

Councilwoman Morgan moved to approve agenda item 2022-1066.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-108, Public Hearing, Abandoning a Portion of [2022-958](#)
Tradition 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. Mayor Martin opened the Public Hearing.

There being no discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 22-108. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 8.b** Ordinance 22-109, Quasi-Judicial, Public Hearing, An [2022-988](#)
Ordinance to Rezone 30.86 Acres of 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 Attorney read the Quasi-Judicial Procedures into the record and stated that they pertained to Item 8 b). The City Clerk administered the Oath of Testimony to staff and other interested parties and read Ordinance 22-109 aloud by title only.

Mayor Martin opened the Public Hearing and asked if there were any ex-parte communications to disclose, to which Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan, Councilman Pickett, and Councilman Bonna all responded in the affirmative.

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

Bridget Kean, Senior Planner, stated that she had been sworn in and the official file was sent to the City Clerk's Office 5 days prior to the hearing. Ms. Kean stated that the request was to rezone approximately 30.86-acres of a property from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD). She stated that the proposed MPUD was consistent with the City's Policy and that the Site Plan Review Committee along with the Planning and Zoning Board recommended approval of the item.

Steve Garrett, Lucido and Associates, thanked Ms. Kean and stated that they agreed with the recommendations.

There being no discussion, the Public Hearing was closed. Councilwoman Morgan moved to approve Ordinance 22-109. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 8.c** Ordinance 22-110, Public Hearing, 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. Mayor Martin opened the Public Hearing.

Elijah Wooten stated that City Electric Supply was requesting to have a second amendment to their economic impact ad valorem tax exemption.

Pete Tesch, EDC, gave a brief background on the project and explained the reasons behind the request.

Councilman Bonna stated that it would be the last extension he would support, to which Mayor Martin and Vice Mayor Caraballo agreed. Councilman Pickett inquired as to if they could waive the taxes owed instead of granting another extension, to which the City Attorney responded in the negative.

There being no further discussion, the Public Hearing was closed. Councilman Bonna moved to approve Ordinance 22-110. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

9. Other Public Hearings

There was nothing heard under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 22-111, Authorizing the Conveyance of a Public Utility Easement to AT&T. [2022-1018](#)

The City Clerk read Ordinance 22-111 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-111. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-112, Abandoning a Portion of Best Street, a Sixty (60) Foot Wide Road Right-of-Way, Located in Port St. Lucie Section Eighteen, as Recorded in Plat Book 13, Pages 17 through 17K, of the Public Records of St. Lucie County, Florida. [2022-1019](#)

The City Clerk read Ordinance 22-112 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-112. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 22-113, Authorizing the Mayor or the City Manager to Enter into a Sign Maintenance Easement Agreement Conveying a Sign Maintenance Easement to LTC Ranch Industrial/Commercial Park Master Property Owner's [2022-1055](#)

Association, Inc., for the Maintenance of a Monument Sign.

The City Clerk read Ordinance 22-113 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-113. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 22-R126, Authorizing the Mayor or the City Manager to Execute and Enter into a Contract for Sale and Purchase of Real Property with the St. Lucie County Board of County Commissioners for the Acquisition of Real Property Located at 2500 Gray Twig Lane, Port St. Lucie, Florida, for the Construction of a Sanitary Sewer Lift Station. [2022-945](#)

The City Clerk read Resolution 22-R126 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 22-R126. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 11.b** Resolution 22-R129, A Resolution Approving and Accepting the Preliminary and Final Plat for Southern Grove Plat No. 36 1st Replat (P22-207). [2022-1051](#)

The City Clerk read Resolution 22-R129 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R129. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 11.c** Resolution 22-R130, A Resolution Approving a Preliminary and Final Plat for Tradition SG-10 within the City of Port St. Lucie, Florida on the Request of Mattamy Palm Beach, LLC, and the City of Port St Lucie (P22-134) [2022-1059](#)

The City Clerk read Resolution 22-R130 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R130. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.d** Resolution 22-R131, Authorizing the City Manager to Enter into a Right-of-Way Consent Agreement with Florida Power [2022-1050](#)

& Light Company for Construction of Western Raw Water Main

The City Clerk read Resolution 22-R131 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R131. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 11.e** Resolution 22-R132, Authorizing the Mayor or the City Manager to Enter into a Purchase and Sale Agreement with LTC Ranch Joint Venture and LTC Ranch Industrial/Commercial Park Master Property Owner's Association for the City's Purchase of Real Property and Utility Easements for Utility Purposes. [2022-1054](#)

The City Clerk read Resolution 22-R132 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R132. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.f** Resolution 22-R133, A Resolution to Approve the Second Amendment to the Impact Fee Mitigation Agreement between City Electric Supply and the City of Port St Lucie. [2022-950](#)

The City Clerk read Resolution 22-R133 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R133. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

12. Unfinished Business

There was nothing heard under this item.

13. New Business

- 13.a** Discussion: Cat Cafes as an Allowable Use in the City of Port St. Lucie [2022-1058](#)

Mary Savage-Dunham, Planning and Zoning, gave a brief presentation on Cat Cafes and explained that the City's Zoning Code did not provide for Cat Cafes. Ms. Savage-Dunham stated the Cat Cafes were a growing trend and that there were currently 14 Cat Cafes in Florida. She explained that Cat Cafes typically offered food and beverages with a separate area to interact with the resident cats.

Mayor Martin stated that a Cat Café provided opportunities to partner with the Humane Society, as they get filled to capacity. She added that she would be supporting the idea, but would require a Special Exception in the Industrial Districts.

Councilwoman Morgan expressed concerns regarding serving food when cats were present. She inquired as to if Cat Cafes would need a Special Exception, to which Ms. Savage-Dunham responded that her suggestion would be that they be permitted in the Commercial Districts but require a Special Exception in the Industrial Districts. Councilwoman Morgan stated that she would rather require a Special Exception, but wanted to also check with the nearby businesses and landlords.

Councilman Pickett stated that he wanted to limit the number of cats in each facility and wanted to know the ratio used for other Cat Cafes, to which Mayor Martin responded that the ratio was about 18-sqft.

Vice Mayor Caraballo stated that she would like to ensure the protection of the animals by making sure that they are spayed/neutered, vaccinated and properly cared for.

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

13.b City Manager's Annual Review

[2022-1017](#)

Natalie Cabrera, Human Resources Director presented the City Manager's Annual Review.

There being no discussion, Councilman Pickett moved to approve the City Manager's 6% pay increase, retroactive to October 1, 2022. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

13.c Approve a Major Site Plan for Eden at Tradition (P22-136)

[2022-1065](#)

Bridget Kean, Senior Planner stated that the request was for approval of the Site Plan for Eden at Tradition, which was a Multi-Family Development consisting of 214 units. She added that the Site Plan Review Committee approved the item at their meeting on July 27, 2022.

Mayor Martin stated that she hoped the units had better aesthetics than

the other communities, to which Steve Garrett, Lucido and Associates, responded that Eden at Tradition had many amenities and would be a great addition to Southern Grove. Councilwoman Morgan clarified that bus stops would be located inside the complex and not on the parkways, to which Mr. Garrett responded in the affirmative.

There being no discussion, Vice Mayor Caraballo moved to approve Item 13 c). Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

14. City Manager's Report

The City Manager stated that the City closed on 34-acres with Cleveland Clinic in Southern Grove.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – Ribbon Cutting for Huey Magoos, TPO, Employee Appreciation Luncheon, Dr. Sing's Holiday Party, and St. Lucie County Toy Run.

Councilman Pickett – Coffee with the Council, Ribbon Cutting for Huey Magoos, City Center Public Engagement Event, TPO, Employee Appreciation Luncheon and a Police Swearing In.

Vice Mayor Caraballo – Ribbon Cutting for Huey Magoos, Florida Municipal Insurance Trust Meeting, and Family Movie Night at the Civic Center.

Councilman Bonna – Police Department Swearing In, Spoke to Boy Scouts in Pack 499, Puerto Rican Parade, Economic Development Council Luncheon, and TPO.

Mayor Martin – No update.

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

There was nothing heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 8:03 p.m.

Sally Walsh, City Clerk

Calleigh Nazario, Deputy City Clerk