

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, July 10, 2023

6:30 PM

Council Chambers, City Hall

Request to Table Items 4b, 4e, and 11e* *Addition of Item 7K

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 July 10, 2023, at 6:32 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

(Clerk's Note: Item 6 was heard at this time.)

- 4.a** A Presentation to the Port St. Lucie City Council Regarding Support for Small Business Programs Provided by the Office of Economic Development, the St. Lucie Chamber of Commerce, the Florida Small Business Development Center, and the U.S. Department of Commerce Minority Business Development Agency Business Center.

[2023-478](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Elijah Wooten, Economic Development Administrator, introduced the Small Business Team and provided information on active businesses throughout the years, as well as small business support programs including the Business Accelerator Program, the Business Tax Small Business Workshops, Before You Sign the Lease, and the Buy Local Program. He also discussed vendor outreach and development and the CDBG-CV Small Business Grant that the City was awarded.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Terissa Aronson, St. Lucie County Chamber of Commerce, presented on the Small Business Assistance Program and provided statistics. Ms. Aronson also presented crafts to the City Council.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Tom Kindred, Florida Small Business Development Center, presented on the State of Small Business and the FSBDC at IRSC including discussion on the benefits, services, credentialed consultants, and data points for the city. He also discussed the Impact Report, marketing, and the 22/23 initiatives and partnerships.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Joy Starkey and Starr Chambers, U.S. Department of Commerce Minority Business Development Agency Business Center, provided an overview of the MBDA Programs including information on business & export development services, access to contracts/capital/markets, as well as work being done in Port St. Lucie such as business plans, business certifications, and grant opportunities.

- 4.b** Discuss the 2023 State Legislative Final Report [2023-561](#)

(Clerk's Note: This item was tabled during item 6.)

- 4.c** Recognize Two City Employees with the Service Member Patriot Award provided by the Department of Defense. [2023-570](#)

Paula Nicoletti, Ombudsman with Employer Support of the Guard and Reserve Division of Defense, announced that she was representing Air Force Technical Sergeant Derek Majewski of the City of Port St. Lucie's Water Treatment Plant, and she presented the Patriot Award to Eric Dickenson and Bilmer Serrano.

- 4.d** Combat Challenge Participants Presentation to Council [2023-551](#)

St. Lucie County Fire Department Lieutenant Matt Coney spoke on

behalf of the challenge participants and presented a video to the Council highlighting the 2022 Firefighter Challenge in Fort Pierce, Florida. (Clerk's Note: A video was played at this time.) Co-Captain Lieutenant Brian Reibe and Lieutenant Alexia French provided details on the event and highlighted the female division and their statistics.

4.e Recognition of the 2023 All-America City Team

[2023-598](#)

(Clerk's Note: This item was tabled during item 6.)

5. Public to be Heard

Resident George Guarnuccio spoke on his concerns about the handling of his complaint to the Port St. Lucie Police Department regarding an online child predator.

Resident Thomas Luce spoke in opposition of the high property taxes and he requested more ordinances be put in place regarding fireworks in the city. He also spoke in favor of having residential chickens.

Resident Colonel Bobby L. Williams spoke on his concern regarding an inquiry sent to his District Representative, Councilman Bonna, and the lack of response he received.

6. Additions or Deletions to Agenda and Approval of Agenda

(Clerk's Note: This item was heard before item 4.)

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with items 4b, 4e, and 11e being tabled and item 7k being added. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Vice Mayor Caraballo inquired about the new BMX and Skate Park sites, to which Bradley Keen, Parks & Recreation Assistant Director, replied that the BMX portion would be in Tradition and the Skate Park would be in Torino, and he clarified that skating would also be allowed on the BMX track as well.

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

7.a Approval of the June 12, 2023 Regular City Council Meeting Minutes

[2023-593](#)

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

- 7.b** Motion: Termination of Restrictive Covenant Executed by [2023-584](#)
Geraldyn F. Venables with Respect to Lots 1 and 2, Block 1334,
Port St. Lucie Section Eleven, and Recorded in Official
Records Book 1458, Page 1464, of the Public Records of St.
Lucie County, Florida.

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

- 7.c** Motion: Termination of Restrictive Covenants Executed by [2023-585](#)
Anthony Damiani and Dawn M. Damiani with Respect to Lots
10 and the Easterly half of Lot 11, Block 3197, Port St. Lucie
Section Forty-Seven, and Recorded in Official Records Book
4141, Page 918, of the Public Records of St. Lucie County,
Florida; and, Lots 12 and the Westerly half of Lot 11, Block
3197, Port St. Lucie Section Forty-Seven, and Recorded in
Official Records Book 4141, Page 915, of the Public Records
of St. Lucie County, Florida.

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

- 7.d** Approve Sponsorship Request from the Marine Industries [2023-596](#)
Association of the Treasure Coast Inc., for the 16th Annual
Treasure Coast Waterway Cleanup

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

- 7.e** Approve Amendment #1 to Contract #20220066 for The [2023-565](#)
Saints Golf Course Drainage Improvement Project.

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

- 7.f** Approve Amendment #1 to Contract #20210116 for the [2023-563](#)
Construction of the Northport 24" Force Main on Glades
Cutoff Road.

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

- 7.g** Award Contract #20230085 for Design Services for the BMX Racetrack at Tradition Regional Park from Action Sports Design, LLC. [2023-572](#)

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

- 7.h** Approval to Participate in the OMNIA Partners, Public Sector Cooperative (Coop) Contract issued by Region 14 Education Service Center under Contract #01-143 for Technology Solutions, Products and Services with Dell Marketing L.P. [2023-577](#)

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

- 7.i** Approve Contract #20230026 for Auditing Services. [2023-588](#)

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

- 7.j** Approve Amendment #2 to Contract #20220040 for the Glades to Tradition Reuse Water Main Construction Project. [2023-578](#)

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

- 7.k** Approve Amendment #1 to Contract #20220044 with Wharton-Smith, Inc. the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2023-579](#)

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

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-42, Public Hearing, Amending the City of Port St. Lucie Code of Ordinances Title XV, Chapter 159, Article II, Entitled "Mobility Fees"; Providing for the Adoption of the City of Port St. Lucie 2045 Mobility Plan as Anticipated in the Technical Report; Providing for Authority; Providing for General Provisions; Providing for Definitions; Providing for Findings and Declarations; Providing for Purpose; Providing [2023-352](#)

for Requirements for Review And Updates to the Mobility Plan.

The Deputy City Clerk read Ordinance 23-42 aloud by title only.

Mary Savage-Dunham, Planning & Zoning Director, stated that the proposed amendments were limited to the adoption of the 2045 Mobility Plan and would add cleanup/clarifications to the Ordinances, as well as noting that this was the finalized version of the Phase 1 and Phase 2 Mobility Plans. She stated that all comments from the Fall Special Meeting were incorporated into the document, and that Public Works was in support of this plan. Ms. Savage-Dunham informed that this amendment did not include any changes to the Mobility Fee, Assessment Areas, Benefit Districts, or the determination/issuance of credits. She also advised that staff would be presenting a Comprehensive Project List with recommendations on priorities for discussion and direction from the Council at the Summer Council Workshop.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Jonathan Paul, New Urban Concepts, discussed the 2045 Mobility Plan Process including phases, updates such as project timelines and updated corridor projects, plan & fees, and sub-plans. Vice Mayor Caraballo clarified that this Mobility Plan was not intended to never build roads again, specifically as it related to the west side of the City, to which Mr. Paul confirmed. Mr. Paul then discussed the corridor improvements that required multimodal improvements, and the primary multimodal network. Councilwoman Morgan inquired about the networks and having a small portion in the black lines for the County, to which Mr. Paul replied that they had the potential to have a coordinated trail with the County along Glades Cut-Off that would be a multi-use trail. He noted that with the primary multimodal network map, they had intended on removing all County roadways, and it may be one of the corridors that they would need to make a correction to.

Mr. Paul continued the presentation by discussing multimodal infrastructure, intersection improvements, and a transit circulation plan. He also discussed corridor improvements to St. Lucie West Blvd – Peacock Blvd to Cashmere Blvd, East Torino Pkwy – Midway Rd to Cashmere Blvd, Cashmere Blvd – Pleasant Grove to Peacock Blvd, Cashmere Blvd – St. Lucie West Blvd to Crosstown Pkwy, Southbend Blvd – Oak Ridge Dr to Snow Rd, Southbend Blvd – Snow Rd to Becker Rd, and Bayshore Blvd – Selvitz Rd to Prima Vista Blvd. Mr.

Paul included detailed analysis on items such as levels of service for areawide roadways, multimodal quality of service, street quality of service, and multimodal quality of service for bicycle or riding micromobility.

Mr. Paul then concluded his presentation by discussing the next steps for the process which included various items such as evaluating the need for amendments to the Comprehensive Plan, programming Mobility Plan projects into Capital Improvements Program, continued discussion on the transportation network west of I-95, traffic count program, streetlight data, neighborhood traffic calming, and the consideration of a Micromobility/Microtransit Pilot Program & Ordinance.

Vice Mayor Caraballo expressed her approval of the plans and wished to see the City have a similar grading system to this plan for prioritizing projects. Councilman Pickett expressed his approval of the plan as well, and Mayor Martin stated her approval of having these items notated in their Comprehensive Plan.

Heath Stocton, Public Works Director, informed that they would be providing a presentation on ranking projects at the Summer Council Workshop, and advised that they were researching a citywide traffic count program. Vice Mayor Caraballo expressed approval of Mr. Stocton's comments and inquired with the City Manager and City Attorney on what the next steps would be for the Comprehensive Plan to ensure that they were memorializing this over time, to which City Manager Merejo advised that they had meetings with Deputy City Manager Teresa Lamar-Sarno and Ms. Savage-Dunham, along with the Legal Department so that they could begin this process. Ms. Lamar-Sarno informed that they would be bringing an item to Council regarding the Southwest Annexation area, and that Ms. Savage-Dunham had been working on an RFQ for a Comprehensive Plan Amendment overhaul. Mayor Martin stated that she would like the Mobility issues and Roadway Network prioritized first, and City Manager Merejo advised that he would create a memo to the Council with a schedule for both items. Mr. Stocton also noted that they would have a Traffic Management Center (TMC) at the new Public Works facility, and they were working with the County and TPO to create a Regional TMC.

Mayor Martin opened the Public Hearing. There being no one, she

closed the Public Hearing. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-42. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 23-46, Public Hearing, Conveying an Easement to Florida Power & Light for Electrical Service to MIDFLORIDA Event Center Signage.

[2023-521](#)

The Deputy City Clerk read Ordinance 23-46 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-46. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-47, Quasi-Judicial, Public Hearing, An Ordinance Providing for the Second Amendment to the Planned Unit Development Regulation Book and Conceptual Plan for the Prima Vista Shops Planned Unit Development (P22-349) Located on the North Side of NW Prima Vista Boulevard and East of NW Friar Street, Legally Described as All of the Property within Prima Vista Commercial Center Plat No. 2; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

[2023-558](#)

The Deputy City Clerk read Ordinance 23-47 aloud by title only.

Mayor Martin inquired if there was any ex-parte communication, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bethany Grubbs provided a summary and presentation to the Council and stated that the request was for an amendment to add a right-in-only driveway off Prima Vista Blvd for access to the property, Lot 3. She discussed special considerations for the project including that staff had requested that the applicant notify the adjacent property that as part of this project they were willing to provide a hammerhead driveway to allow a turnaround versus backing onto Prima Vista Blvd, and also that at the time of construction, the applicant would replant the required perimeter trees in accordance with the approved landscape plan. She also informed that they had not received a response from the other tenants regarding their decision to accept a hammerhead driveway, so staff had revised the conditions to protect the developer in the event that they do not receive another response in time for

compliance review and building permit issuance.

Brad Curry, EDC, represented for the applicant and advised that they had reviewed the conditions and were in support of them. Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-47 with the conditions that (1) prior to receiving a building permit for Lot 3, at the expense of the Developer, the Developer shall contact the property owner of record via a certified letter, return receipt requested, offering to construct a hammerhead turn around at the property located at 533 NW Prima Vista Boulevard ("Land") to ensure safe egress for the residents, and if the property owner does not respond to the certified letter to consent to the installation of the hammerhead within 21 business days, said lack of response shall be interpreted as a lack of consent and the Developer shall not be required to install the hammerhead; and (2) the Developer shall obtain all necessary rights from the owners of the Land prior to constructing said hammerhead turn around and at all times will comply with all laws, ordinances, rules, and regulations applicable to the construction. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances

There was nothing to be heard under this item.

11. Resolutions

- 11.a** Resolution 23-R69, Authorizing the City Manager to Execute the State of Florida Department of Environmental Protection Grant Agreement WG115 for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project.

[2023-580](#)

The Deputy City Clerk read Resolution 23-R69 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R69. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R70, Authorizing the City Manager to Execute the Federally-Funded Subaward and Grant Agreement with

[2023-569](#)

the Florida Division of Emergency Management for the Prineville Water Treatment Facility Lime Softening Plant Generator Replacement Project.

The Deputy City Clerk read Resolution 23-R70 aloud by title only.

There being no discussion Vice Mayor Caraballo moved to approve Resolution 23-R70. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R71, Authorizing the City Manager to Execute the Agency Cost-Share Agreement #2023-02 with the IRL Council for the Septic to Sewer Conversion along the Monterrey Waterway.

[2023-581](#)

The Deputy City Clerk read Resolution 23-R71 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R71. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 23-R72, Authorizing the City Manager to Enter into a Right-of-Way Consent Agreement between Florida Power and Light Company, a Florida Corporation, and the City of Port St. Lucie, Necessary for Maintaining the Extension of Crosstown Parkway at Range Line Road.

[2023-567](#)

The Deputy City Clerk read Resolution 23-R72 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R72. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 23-R73, a Resolution of the City of Port St. Lucie, Florida, Creating Operating Procedures for the Port St. Lucie Youth Council; Providing for Conflict; Providing for Severability; Providing an Effective Date and Appointment of the Port St. Lucie Youth Council.

[2023-597](#)

(Clerk's Note: This item was tabled during item 6.)

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Merejo spoke on the grant received from FDEP, stating that had they not received this grant, it would have added a 5-10% increase to residents for water. He also spoke on the projected completion of the Floresta Bridge and the new pickleball courts, as well as FreedomFest.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She did not have any items to report.

Councilman Pickett – He attended the POW/MIA Chair Unveiling Ceremony, FreedomFest, and the Ardie R. Corpas Veteran’s Nursing Home 1 year celebration.

Councilman Bonna – He attended FreedomFest, Tradition Fourth of July celebration, and a birthday party for a city resident that turned 105 years old.

Vice Mayor Caraballo – She did not have any items to report.

Mayor Martin – She did not have any items to report.

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 8:50 p.m.

Traci Mehl, Deputy City Clerk

Jasmin De Freese, Deputy City Clerk