

# 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, August 22, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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#### **\*Request to Table Item 8c\***

**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 22, 2022, 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**

**4.a** Proclamation: Hunger Action Month

[2022-703](#)

Mayor Martin announced September 2022 as Hunger Action Month and presented the Proclamation to the Treasure Coast Food Bank, who spoke on behalf of the Proclamation.

**4.b** Proclamation: "We Drive 25" Month

[2022-733](#)

Mayor Martin announced September as "We Drive 25" Month and

presented the Proclamation to Laura Dodd, Safety and Mobility Planner, and Police Chief Bolduc, who spoke on behalf of the Proclamation.

- 4.c** Proclamation: Suicide Prevention Awareness Month [2022-734](#)

Mayor Martin announced September 2022 as Suicide Prevention Awareness Month and presented the Proclamation to Kathryn Hensley, Vice Chair of New Horizons, who spoke on behalf of the Proclamation.

- 4.d** Hear a Presentation from St. Lucie Public School on District Achievements [2022-668](#)

This item was postponed to an unknown date.

- 4.e** Accept the Fiscal Year (FY) 2020-21 Annual Comprehensive Financial Report. [2022-572](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Stephen Okiye, Financial Management Director, presented an overview and highlights of the 2021 Annual Comprehensive Financial Report.

- 4.f** Solid Waste Services Update to City Council [2022-731](#)

City Manager Blackburn provided an update to the Council and public, advising that the City was in the final 2 weeks until the new service began. He discussed various items including the new waste bins, recycling, and the status of current pick-ups, as well as informing of the next Solid Waste Open House. He also advised that the City would be making 2 phone calls to resident's home with an automated message to communicate about the new solid waste services.

## 5. Public to be Heard

Resident Steven Carroll spoke on the traffic report for a PUD for Torino and Blanton.

Resident Stefan Obel asked the Council to consider increasing property taxes.

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

The Council informed that items 8c and 11d had been requested to be tabled. There being no further discussion, Councilwoman Morgan moved to approve the Agenda with item 8c being tabled to the September 26, 2022 City Council meeting, and item 11d being tabled to an unknown date. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## 7. Approval of Consent Agenda

- 7.a** July 25, 2022 Regular City Council Meeting Minutes [2022-632](#)

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- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.b** Approve Re-Appointment of Contractor Examining Board Member [2022-718](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.c** The City Council is Requested to Approve a Trial Run of The Saints Golf Course Tournament Policy [2022-727](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.d** Award Contract #20220068 for Botanical Garden Security Fence & Secret Garden Project to Custom Welding Diversified, Inc. [2022-701](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.e** Approval to Participate in the State of Florida Alternate Contract Source (ACS) #81141902-VITA-18-ACS for IT Research and Advisory Services with Info-Tech Research Group, Inc. via State of Virginia Contract #VA-180315-ITRG. [2022-659](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Award Contract #20220060 for the Western Floridan Drinking Water Well F-19 Construction Project. [2022-697](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Approve Amendment #1 to Contract #20210104 for the Purchase of Grinder Systems and Related Parts from Environment-One Corporation (E-One). [2022-700](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
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- 7.h** Approve the Renewal Agreements to the Memoranda of Agreement for School Resource Officer Provision at Somerset Academy St. Lucie and Somerset College Preparatory Academy [2022-535](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Award Contract #20220036 for the Design Services for a New Regional Park Facility on Torino Parkway. [2022-642](#)

Mayor Martin informed that there was a section of the design that the City did not own as it was owned by the developer for Torino Park Townhomes. She stated that they had attempted to purchase the parcel, but the price was more than the City could afford, so they wished to have City Manager Blackburn contact the developer for a potential land-swap. City Manager Blackburn stated that they could look into that and discussed the land and entitlements.

Councilwoman Morgan expressed concerns on the impact of the study that is being done, and Mayor Martin asked if they could amend it later on, to which City Manager Blackburn replied that he did not know how long it would take and that Council could approve the Master Plan award but not authorize a start until 60 days to determine if there was interest in a swap.

Resident Mr. Carrol spoke for public comment and stated that they needed to be careful of the environment and that the City Council should ask residents what they wish to see in the park. Mayor Martin stated that the City had public engagement for this project and would continue.

It was the consensus of the City Council to have City Manager Blackburn contact the developers of Torino Park regarding swapping of parcels.

There being no further discussion, Vice Mayor Caraballo moved to approve item 7i. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.j** First Amendment to the FCC Environmental Services Franchise Agreement #20220061 (Reduction of the Franchise Fee and the Addition of a Necessary Haul Rate for [2022-717](#)

Commercial Roll-Off Compactors)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Approval to Participate in the Florida Sheriff's Cooperative Program #1122 Utilizing GSA Contract #GS-07F-090GA to Purchase Items Used in Counter Drug, Homeland Security & Emergency Response Operations.

[2022-722](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.l** Award Contract #20220065 for the Purchase & Installation of Air Release Valves (ARV) - Community Development Block Grant (CDBG) Funded.

[2022-736](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Mayor Martin requested that item 7i be pulled for further discussion. There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with item 7i being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

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

- 8.a** Ordinance 22-70, Public Hearing, Adoption of an Ordinance Approving the Economic Development Ad Valorem Tax Exemption for FedEx Ground Package System, Inc.

[2022-617](#)

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

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Elijah Wooten, Economic Development Administrator, provided a presentation that recommended approval of the requested ad valorem tax exemption with the condition that documentation evidencing entitlement would be submitted to the City on an annual basis.

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 22-70. Councilman Pickett

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seconded the motion, which passed unanimously by roll call vote.

- 8.b** Ordinance 22-71, Quasi-Judicial Public Hearing, 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](#)

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

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

Mayor Martin asked if the Councilmembers had ex-parte communications, to which all responded in the affirmative. Mayor Martin disclosed that there had also been public meetings regarding this item. (Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Holly Price provided a summary to the Council and stated that the proposed rezoning was consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Dan Sorrow, Coteleur & Hearing, informed the Council that his presentation was for both item 8b and 11a, and Council agreed to hear both at once. (Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Sorrow presented to the Council and requested approval of rezoning to General Commercial (CG) and approval of a Special Exemption Use. (Clerk's Note: The City Clerk swore in Marc Offit, Braden Real Estate, at this time.)

Mayor Martin opened the Public Hearing and resident Edward Chimento inquired about access from Wabash St. to which Mayor Martin advised that it was for pedestrian use. There being no one further, she closed the public hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-71. Councilman Bonna seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Item 11a was heard next.)

- 8.c** Ordinance 22-72, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 154 "Landscape and Land Clearing Code", Article I "Landscaping", Section 154.03

[2022-207](#)

“Landscape Design Standards” of the Code of Ordinances of the City of Port St. Lucie. (P21-204)

(Clerk's Note: This item was tabled to the September 26, 2022, City Council meeting during item 6.)

- 8.d** Ordinance 22-74, Public Hearing, An Ordinance Amending the Boundaries of the LTC Ranch West Residential Community Development District

[2022-606](#)

(Clerk's Note: This item was heard after item 11a.)

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

Senior Deputy City Attorney Elizabeth Hertz provided a summary of the item and stated that it was for expanding the boundary area of the Community Development District.

Mayor Martin opened the Public Hearing.

Residents Sophie Kunkel, Caleb Downing, Tara Borsman-Greist, Raven Borsman, Markus Borsman, Annabelle Albritton, Gabby Albritton, and Ralph Chapin all spoke in opposition to the item due to potential conflict with horse-riding space and endangerment, traffic, flooding, and disruption to the community's lifestyle.

Jonathan Johnson, Kutak Rock LLP, spoke on behalf of the applicant and asked the Council to vote on their compliance 190.046.

Austin Burr, GreenPointe Communities, stated that they would not impact drainage and would not cause additional flooding, but they were willing to do additional studies and meet with the residents.

There being no one further, Mayor Martin closed the Public Hearing. Vice Mayor Caraballo advised that it was important to recognize what the City could and could not do, and asked staff to make sure that they were part of the discussion so that they could assist. Councilwoman Morgan stated that the biggest thing would be transparency and full disclosure by the realtors to inform purchasers of what they will be getting, and invited the current residents to call her. Mayor Martin agreed and discussed the importance of proper disclosure and working together. Councilwoman Morgan added that the current residents needed to contact their County Commissioners regarding the flooding, to which Mayor Martin agreed and offered for the residents to reach out

to Council if they needed assistance with contacting them.

There being no further discussion, Councilman Pickett moved to approve Ordinance 22-74. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

**9. Other Public Hearings**

There was nothing to be heard under this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 22-75, An Ordinance Rezoning 18.51 acres of [2022-732](#)  
Property, Located at the Southeast Corner of the Intersection  
of US Highway No. 1 and Savannah Club Boulevard, for  
Property Legally Described in Exhibit J of the Attached  
Composite Exhibit "A", from a Planned Unit Development  
(PUD) Zoning District, Known as Town Place to a New  
Planned Unit Development (PUD) Zoning District of the Same  
Name (P21-285).

The City Clerk read Ordinance 22-75 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-75. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-76, An Ordinance Adopting the First [2022-673](#)  
Amendment to the Master Sign Program Amendment for  
Midway Business Center (P14-095-A1).

The City Clerk read Ordinance 22-76 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-76. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

A representative for the applicant asked if they could have a motion to amend the previous condition of approval, to which City Attorney Stokes informed that they could work with the Planning staff and a change could be made between now and second reading.

- 10.c** Ordinance 22-77, An Ordinance of the City of Port St. Lucie to [2022-740](#)  
Rezone 345.5 Acres of Property Located West of Interstate  
95, North of Paar Drive, East of Southwest Village Parkway,  
and South of the Marshall Parkway Road Right-of-Way from



the Zoning Designation of St Lucie County AG-5 (Agricultural -5) to The City's MPUD (Master Planned Unit Development) Zoning District for a Project Known as Legacy Park North @ Southern Grove MPUD (P22-176).

The City Clerk read Ordinance 22-77 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-77. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 22-R85, Quasi-Judicial, Public Hearing, A [2022-676](#)  
Resolution Granting a Special Exception Use (SEU) as Provided for in Section 158.124(c)(9) of the City Zoning Code and as Provided for in Section 2.3.3.1.a of the Becker Road Overlay District Design Standards to Allow for a Proposed Convenience Store and Fueling Station at the Northwest corner of SW Becker Road and SW Port St. Lucie Boulevard (P22-142).

(Clerk's Note: This item was heard after item 8b and ex-parte communications were previously disclosed during that item.)

The City Clerk read Resolution 22-R85 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Holly Price provided a summary to the Council and stated that the request was to approve a Special Exception Use (SEU) to allow a Fueling Station and a Convenience Store. 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 Resolution 22-R85. Councilman Bonna seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: Item 8d was heard next.)

- 11.b** Resolution 22-R87, Quasi-Judicial, Public Hearing, A [2022-747](#)  
Resolution Granting a Special Exception Use for Club Pure @ The Marketplace to Allow a School in the General Commercial (CG) Zoning District per Section 158.124(7) of the Zoning Code (P22-191).

The City Clerk read Resolution 22-R87 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)  
Planner Bethany Grubbs provided a presentation and stated that the request was to expand the current school. The Council expressed concerns for the project and also noted that the applicant was not present. Mayor Martin recommended tabling the item due to the circumstance so that the applicant could answer questions.

There being no further discussion, Vice Mayor Caraballo moved to table Resolution 22-R87 to the September 26, 2022, City Council meeting. Councilman Bonna seconded the motion, which passed by roll call vote with Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan, and Councilman Bonna in favor and Councilman Pickett opposed.

- 11.c** Resolution 22-R88, Authorizing the Acquisition of Real Property Described as a Portion of Tract B, Block 443, Port St. Lucie Section Three, as Recorded in Plat Book 12, Page 13, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard.

[2022-666](#)

The City Clerk read Resolution 22-R88 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R88. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

- 11.d** Resolution 22-R89, Authorizing the Mayor to Enter Into and Execute an Interlocal Agreement Between Southern Grove Community Development District No. 1 and The City Of Port St. Lucie, to Maintain Landscaping, Right-Of-Way Amenities and Related Improvements Lying Within Certain Arterial and Collector Road Rights-Of-Way.

[2022-712](#)

(Clerk's Note: This item was tabled to an unknown date during item 6.)

- 11.e** Resolution 22-R90, A Resolution Approving a Preliminary and Final Plat for Shoppes at the Heart within the City of Port St. Lucie, Florida on the Request of Mattamy Palm Beach, LLC (P21-272).

[2022-729](#)

The City Clerk read Resolution 22-R90 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R90. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

- 11.f** Resolution 22-R91, Authorizing the Acquisition of Real Property Described as a Portion of Lot 36, Block 508, Port St. Lucie Section Ten, as Recorded in Plat Book 12, Page 49, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard.

[2022-709](#)

The City Clerk read Resolution 22-R91 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R91. Councilwoman Morgan seconded the motion, which passed unanimously by roll call vote.

**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 Blackburn spoke on awards produced to the Communications Department, the cancellation of the Botanical Event at the Botanical Gardens, the Event Center hosting the Boys & Girls Club this summer, the Port St. Lucie Business Accelerator Program, and Galleria Farms.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan – She attended the EDC Luncheon, the State Road 70/Midway Road traffic signal ribbon-cutting, Florida League of Cities, Coffee with the Mayor, the United Way St. Lucie/Okeechobee installation of Board Members, Breakfast with a Life Saver, the St. Lucie County Fire Board meeting, the Boys & Girls Club Founders Appreciation Luncheon, and the Caribbean Culture Club.

Councilman Pickett – He attended the EDC Luncheon, the State Road 70/Midway Road traffic signal ribbon-cutting, Florida League of Cities, and the St. Lucie West President's Council.

Councilman Bonna – He attended the Chamber Networking Breakfast, EDC Luncheon, School Board meeting (on behalf of the Education Foundation), Florida League of Cities, Coffee with a Community Leader, and the Opioid Funding Task

Force.

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

Mayor Martin – She attended the St. Lucie County Fire Board meeting, Coffee with the Mayor, EDC Luncheon, and The Saints Golf Course event where she had provided an update/report.

**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 8:58 p.m.

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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk