

City of Port St. Lucie

City Council

Meeting Minutes

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

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, January 23, 2023

6:30 PM

Council Chambers, City Hall

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 January 23, 2023, at 6:33 PM, 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** Presentation to the Mayor and City Council on the Kingdom of Thailand Delegation Tour of the St. Lucie River/C-23 Water Quality Project at McCarty Ranch Extension.

[2023-002](#)

Jennifer Tomes, Assistant Manager of Community Outreach for Utility Systems, presented the Mayor and City Council with a custom-made tea set from the Kingdom of Thailand Delegation in appreciation of the tour of the St. Lucie River/C-23 Water Quality Project at McCarty

Ranch Extension. (Clerk's Note: Pictures were shown at this time.)

5. Public to be Heard

Dodi Spence, 833 SE Streamlet Avenue, inquired about the 2023 City debt, and the signage for Floresta Drive and Westmoreland Boulevard.

Stephen Okiye, Finance Director, provided the approximate debt for Fiscal year 2022 was 700 Million and anticipated it to be at the end of 2023 at 675 Million. Vice Mayor Caraballo requested that the City Manager ask that the Public Works Director make sure the signs are properly placed on Floresta Drive. She confirmed the signs installed on Westmoreland Boulevard were requested by residents of Sandpiper Bay.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda. Councilman Pickett seconded the motion. There being no discussion, the motion passed unanimously by voice vote.

7. Approval of Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7.j removed for discussion. Councilman Bonna seconded the motion. There being no discussion, the motion passed unanimously by voice vote.

- 7.a** Motion: Termination of Restrictive Covenant Executed by George C. Horn and Anna Marie Horn with Respect to Lots 18 and 19, Block 2382, Port St. Lucie Section Thirty-Four, and Recorded in Official Records Book 1459, Page 380, of the Public Records of St. Lucie County, Florida. [2023-054](#)
- This Consent item was Approved the Consent Agenda.
- 7.b** Approve a Major Site Plan for Tradition Business Center (P22-007) [2023-075](#)
- This Consent item was Approved the Consent Agenda.
- 7.c** Approve a Major Site Plan for City of Port St. Lucie - City Hall Municipal Complex [2023-083](#)
- This Consent item was Approved the Consent Agenda.
- 7.d** Christ Lutheran School - Phase 2 Classrooms - Major Amendment to the Major Site Plan (P14-148-A1) [2023-090](#)
- This Consent item was Approved the Consent Agenda.
- 7.e** Award Contract #20210038R2 for the Application of Chemicals, Fertilizer & IPM Services on Roadways & [2023-057](#)

Medians.

This Consent item was Approved the Consent Agenda.

- 7.f** Approve Amendment #6 to Contract #20200054 for the Construction of the Floresta Drive Improvement Project - Phase 1. [2023-086](#)

This Consent item was Approved the Consent Agenda.

- 7.g** Approval to Purchase Police Radar/Lidar Speed Enforcement Equipment Utilizing NASPO Cooperative Contract #00218 from Applied Concepts, Inc. [2023-079](#)

This Consent item was Approved the Consent Agenda.

- 7.h** Approve Amendment #1 to Contract #20200110 for Water Chemical Purchase with Carmeuse Lime & Stone, Inc. [2023-082](#)

This Consent item was Approved the Consent Agenda.

- 7.i** Approve a Major Site Plan for Legacy Park Lot 3 (P22-110) [2023-011](#)

This Consent item was Approved the Consent Agenda.

Approval of the Consent Agenda

- 7.j** Approve a Major Site Plan for Farrell Storage (P22-121) [2022-1063](#)

Vice Mayor Caraballo reported she met with the Applicant and discussed modifications to the back of the building. She indicated they discussed adding a couple of roof pitchings to the back of the building; however the Applicant advised Vice Mayor Caraballo she would have to include it in her motion for it to pass and asked for the Council's support to the modification. It was the consensus of the City Council to support the modification. Vice Mayor Caraballo moved to approve Item 7.j with the additional two roof pitchings on both sides and Staff's recommendations. Councilman Pickett seconded the motion. There being no further discussion, the motion passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-01, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 12, Block 1568, Port St. Lucie Section Thirty, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida. [2022-1073](#)

The City Clerk read Ordinance 23-01 aloud by title only. Mayor Martin opened the Public Hearing. There being no comments, Mayor Martin closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 23-01. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 8.b** Ordinance 23-02, Public Hearing, Authorizing a Lease Agreement between the City of Port St. Lucie and PIII Investments, LLC, for a Portion of Real Property Located at 2454 SE Westmoreland Boulevard (The Port District Riverfront Park) for a Riverfront Restaurant. [2023-017](#)

The City Clerk read Ordinance 23-02 aloud by title only. Jennifer Davis, CRA, announced the development name for the restaurant, which would be referred to as the “River Food Garden” during the building process. Mayor Martin opened the Public Hearing. There being no comments, Mayor Martin closed the Public Hearing. Councilman Pickett moved to approve Ordinance 23-02. Vice Mayor Caraballo seconded the motion. Vice Mayor Caraballo and Mayor Martin thanked the applicant. The motion passed unanimously by voice vote.

- 8.c** Ordinance 23-03, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 2345, Port St. Lucie Section Thirty-Four, as recorded in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida. [2023-040](#)

The City Clerk read Ordinance 23-03 aloud by title only. Mayor Martin opened the Public Hearing. There being no comments, Mayor Martin closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 23-03. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 8.d** Ordinance 23-05, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by the City of Port St. Lucie (P22-347) to Change the Future Land Use Designation of Approximately 8.37 Acres from Commercial General/Commercial Highway (CG/CH) to Utility (U) for Property Generally Located on the Southwest Corner of Bayshore Boulevard and Thornhill Avenue. [2023-039](#)

The City Clerk read Ordinance 23-05 aloud by title only. Stephen Mayer, Planner, Planning and Zoning, provided the presentation of the Small-Scale Amendment to the Future Land Use Map for Property

Owned by the City of Port St. Lucie (P22-347) to Change the Future Land Use Designation of Approximately 8.37 Acres from Commercial General/Commercial Highway (CG/CH) to Utility (U) for Property Generally Located on the Southwest Corner of Bayshore Boulevard and Thornhill Avenue (known as the Public Works Facility) . (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin opened the Public Hearing. There being no comments, Mayor Martin closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-05. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 8.e** Ordinance 23-04, Quasi-Judicial, Public Hearing, An [2023-037](#)
Ordinance Rezoning 8.37 Acres of Property, Located at the Southwest Corner of Bayshore Boulevard and Thornhill Avenue, from Commercial General (CG) Zoning District to Utility (U) Zoning District for Property Legally Described as a Portion of Tracts "O" and "P" and a Portion of a Drainage R-O-W Tract, Port St. Lucie Section Eighteen (P22-346).

The City Clerk read Ordinance 23-04 aloud by title only. City Attorney James Stokes provided the public an explanation of the Council's role with Quasi-Judicial procedures. He confirmed this was the only item on today's agenda that was a Quasi-Judicial item. The City Clerk administered the Oath of Testimony to those who wished to speak on this Quasi-Judicial Item. All Council Members disclosed they had ex parte commutation on this item. Stephen Mayer, Planner, Planning and Zoning, provided the presentation of the Rezoning of 8.37 Acres of Property, located at the Southwest Corner of Bayshore Boulevard and Thornhill Avenue, from Commercial General (CG) Zoning District to Utility (U) Zoning District for Property Legally Described as a portion of Tracts "O" and "P" and a portion of a drainage Right of Way Tract, Port St. Lucie Section Eighteen. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin opened the Public Hearing. There being no comments, Mayor Martin closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 23-04. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 8.f** Ordinance 23-06, Public Hearing, Authorizing the [2023-042](#)
Conveyance of Real Property Described as Lot 23, Block 12,

First Replat of River Point P.U.D., According to the Plat thereof, as Recorded in Plat Book 41, Page 21, of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on September 26, 2022.

The City Clerk read Ordinance 23-06 aloud by title only. Mayor Martin opened the Public Hearing. Dodi Spence, 833 SE Streamlet Avenue, inquired about the bidding process for the property. Nathaniel Rubel, Procurement Assistant Director, provided an explanation to Ms. Spence relating to the bidding process for the property. There being no additional public comments for this item, Mayor Martin closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 23-06. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

9. Other Public Hearings

(Clerk's Note: There were no items scheduled for this portion of the Agenda.)

10. First Reading of Ordinances

- 10.a** Ordinance 23-07, An Ordinance Amending Title XV "Land Usage", Chapter 158, "Zoning Code", Section 158.073, Single-Family Residential Zoning District" of the Code of Ordinances of the City of Port St. Lucie (P22-334).

[2023-060](#)

The City Clerk read Ordinance 23-07 aloud by title only. Mayor Martin requested to have the presentation, discussion, and decision during today's First Reading for this item. The City Attorney discussed the procedures for this item with Council Members. Daniel Robinson, Planner, Planning and Zoning, provided the presentation of Ordinance 23-07, An Ordinance Amending Title XV "Land Usage", Chapter 158, "Zoning Code", Section 158.073, Single-Family Residential Zoning District of the Code of Ordinance of the City of Port St. Lucie. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

The Applicant, Jared Greenburg, provided an amended presentation to the City Council of his Amended Text Amendment. He discussed the appeal process relating to the Code Compliance case. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin reported she viewed the Planning and Zoning Meeting and indicated there were no recommendations by the Planning and Zoning Board Members. She explained she was not in favor of this

change. Vice Mayor Caraballo expressed concerns over the open storage and indicated she was not in favor of this change. Councilman Bonna stated he had an issue supporting this change as a Citywide modification. Councilwoman Morgan and Councilman Pickett stated they were not in support of this text amendment. The Council held a brief discussion regarding the procedures regarding passing this item or having the Applicant withdraw his application. The Applicant conceded to withdraw his Application based on all Council Members opposing the proposed text amendment.

- 10.b** Ordinance 23-08, An Ordinance to Rezone 31.788 Acres of Property Located South of Paar Drive, East of Community Boulevard, North of Becker Road, and West of SW Village Parkway from the Zoning Designation of SLC Agriculture -5 (AG-5) to a City MPUD and to Amend the Existing Southern Grove 4 MPUD (P22-227).

[2023-074](#)

The City Clerk read Ordinance 23-08 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-08. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 10.c** Ordinance 23-09, An Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map for Property Owned by Crb of Florida, Inc. to Change the Future Land Use Designation of Approximately 3.05 acres from Utility (U) to Service Commercial (CS) for a Property Legally Described as a Portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1 and Located at 3771 SE Jennings Road (P22-335).

[2023-088](#)

The City Clerk read Ordinance 23-09 aloud by title only. There being no discussion, Councilman Bonna moved to approve Ordinance 23-09. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 10.d** Ordinance 23-10, An Ordinance to Rezone 1.35 Acres of Property Located South of Commerce Center Drive and East of Commerce Lakes Drive from the Zoning Designation of Industrial (IN) to Service Commercial (CS) Zoning District for a Project Known as Fresno Enterprise, Inc. (P22-333).

[2023-085](#)

The City Clerk read Ordinance 23-10 aloud by title only. There being no discussion, Councilman Bonna moved to approve Ordinance 23-10.

Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 10.e** Ordinance 23-11, An Ordinance of the City of Port St. Lucie, Florida, Amending Ch. 56 Stormwater Management, Art. III, Requirements, Section 56.22 Roadway Swales of the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date. [2023-028](#)

The City Clerk read Ordinance 23-11 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-11. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 10.f** Ordinance 23-12, An Ordinance Approving a Conceptual Plan for Approximately 1.18 acres of Property Located Northwest of the Intersection of Port St. Lucie Boulevard and South Globe Avenue Within the LMD (Limited Mixed-Use) Zoning District for a Project Known as Jensen MHP, LLC (aka Globe Avenue Restaurant) (P22-226). [2022-1008](#)

The City Clerk read Ordinance 23-12 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-12. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 10.g** Ordinance 23-13, An Ordinance Rezoning 3.23 Acres of Land Zoned IN (Industrial) to 2.46 Acres of the CS (Service Commercial) and 0.77 Acres of the OSC (Open Space Conservation) Zoning Districts for Property Located at NW Commerce Center Drive in the Go Team Industrial Park for a Project Known as A Great Home, LLC (P22-320). [2023-087](#)

The City Clerk read Ordinance 23-13 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-13. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 10.h** Ordinance 23-14, An Ordinance Rezoning 2.08 Acres of Land Zoned RS-2 (Single-Family Residential) and LMD (Limited Mixed Use) to the CG (General Commercial) Zoning District for Property Located Southwest of the Intersection of Gatlin Boulevard and Southwest East Calabria Circle, for a Project Known as Gatlin Pointe Phase II (P21-236). [2023-089](#)

The City Clerk read Ordinance 23-14 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 23-14. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R07, A Resolution Approving the Final Plat with Construction Plans for Verano South PUD 1 - POD D - Plat No. 5, on the Request of Verano Development, LLC (P22-173). [2023-081](#)

The City Clerk read Resolution 23-R07 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R07. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.b** Resolution 23-R08, Approve a Resolution to Revise City Council Directed Policy #2023-01 Investment Policy. [2023-056](#)

The City Clerk read Resolution 23-R08 aloud by title only. City Manager Blackburn provided background information for this item. There being no further discussion, Councilman Bonna moved to approve Resolution 23-R08. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.c** Resolution 23-R09, A Resolution Approving the Preliminary and Final Subdivision Plat for Tradition 4 (P22-204) [2023-049](#)

The City Clerk read Resolution 23-R09 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R09. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.d** Resolution 23-R10, Resolution for the Adoption of the Rules of Council [2023-078](#)

The City Clerk read Resolution 23-R10 aloud by title only. City Attorney Stokes indicated he incorporated Council's comments from the previous Council Meeting. Councilwoman Morgan inquired about changing the time for the first City Council Meeting. Mayor Martin stated they would look to obtain resident feedback via Facebook and the upcoming Citizen Summit and based on public input it would be discussed to amend the rules. There being no further discussion, Councilwoman Morgan moved to approve Resolution 23-R10 as Amended. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

12. Unfinished Business

(Clerk's Note: There were no items scheduled for this portion of the Agenda.)

13. New Business

- 13.a** Approve a Major Site Plan for the City of PSL - Public Works Facility (P22-315) [2023-080](#)

Council Members indicated there was no need for Staff Presentation for this item. There being no discussion, Vice Mayor Caraballo moved to approve Item 13.a. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 13.b** Employment Agreement for Jesus Merejo to serve as City Manager. [2023-097](#)

Councilman Bonna moved to approve Item 13.b. Councilman Pickett seconded the motion. Under discussion Vice Mayor Caraballo and Mayor Martin thanked City Attorney Stokes in negotiating the City Manager agreement and stated they looked forward to having Mr. Merejo as the City's next City Manager. The motion passed unanimously by voice vote.

14. City Manager's Report

The City Manager indicated he had no City Manager's Report for this evening.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported she attended the Fire Board Meeting and was voted in as Chair for the Board. She thanked City Manager Blackburn for all his time in the City.

Councilman Pickett reported he attended the Paseo Park Groundbreaking and the Martin Luther King, Jr. Celebration with the American Cultural Group. He stated he participated in the Martin Luther King, Jr. walk in the park at Whispering Pines Park and the Arbor Day Ceremony at the Botanical Gardens. Councilman Pickett thanked City Manager Blackburn for all his dedication for the City.

Vice Mayor Caraballo reported she attended the Riverland Paseo Park Groundbreaking and a ride along with the Solid Waste Team. She stated she attended the St. Lucie County Delegation Meeting and the Caribbean Culture Group Martin Luther King, Jr. Interfaith Memorial Celebration. Vice Mayor Caraballo reported she celebrated Dowling Watford in Okeechobee for 40 years of Public Service and attended the Treasure Coast League of Cities Meeting and the Tri-County Regional League of Cities Meeting. She indicated she participated in the Southbend Lakes Association Meeting and discussed the widening of Southbend.

Vice Mayor Caraballo stated she attended the Arbor Day Ceremony. She also thanked and wished City Manager Blackburn best of luck in his retirement.

Councilman Bonna reported he attended the Paseo Park Groundbreaking and the Martin Luther King, Jr. Day Celebration with the Caribbean American Cultural Group and the Martin Luther King, Jr. Family Fun Day. He indicated he participated in the Treasure Coast Regional Planning Council and the farewell ceremony for Howard Tipton. Councilman Bonna also thanked City Manager Blackburn for his service in the City.

Mayor Martin reported she participated in a ride along with the Solid Waste and Code Team. She stated she attended the Paseo Park Groundbreaking and the Fire Board Meeting. Mayor Martin and Vice Mayor Caraballo discussed Southbend Lakes widening project. Mayor Martin thanked City Manager Blackburn for all his service within the City.

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 8:13 PM.

Daisy Ruiz, Deputy City Clerk

Sally Walsh, City Clerk