

# 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, October 24, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Regular & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on October 24 2022, at 6:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida & via Zoom.

**2. Roll Call**

Council Members

Present:

Mayor Shannon Martin  
Vice Mayor Jolien Caraballo  
Councilman Dave Pickett (via Zoom)  
Councilwoman Stephanie Morgan  
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** Proclamation: World Polio Day

[2022-858](#)

Mayor Martin presented the Proclamation to the Port St. Lucie Rotary Club.

**4.b** Proclamation: National Code Compliance Month

[2022-920](#)

Mayor Martin presented the Proclamation to Carmen Capezzuto, Neighborhood Services Director.

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

Dr. Prince, St. Lucie Public Schools Superintendent, provided a presentation.

- 4.d** A Presentation from the Mayor and City Council of Port St. Lucie to the St. Lucie County Chamber of Commerce in Recognition of their Advocacy and Support of the City of Port St. Lucie's Jobs Referendum. [2022-851](#)

(Clerk's Note: This item was presented with Item e).

Mayor Martin thanked both the Chamber of Commerce and the Economic Development Council for their partnership.

- 4.e** A Presentation from the Mayor and City Council of Port St. Lucie to the Economic Development Council of St. Lucie County in Recognition of their Advocacy and Support of the City of Port St. Lucie's Jobs Referendum. [2022-872](#)

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

**5. Public to be Heard**

Steve Carroll spoke regarding ethics.

Dodi Spence spoke regarding contractor work being completed near the preserve.

Derek Gravesande spoke regarding solid waste pickup.

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

Councilwoman Morgan moved to approve the Agenda with Item 10 b.) tabled to the December 5, 2022 City Council meeting. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**7. Approval of Consent Agenda**

- 7.a** September 26, 2022 Special City Council Meeting Minutes [2022-452](#)

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

- 7.b** Emergency Rental Assistance 2 (ERA2) Agreement between the City of Port St. Lucie and the Treasure Coast Homeless Services Council, Inc. (TCHSC) [2022-886](#)

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor

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Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Approve a Major Site Plan for Riverland Parcel B Valencia Walks Clubhouse (P22-228). [2022-923](#)

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

- 7.d** Request Approval of the 2023 Meeting Schedule for City Council Regular, Special, Government Finance Corporation (GFC), Community Redevelopment Agency (CRA), Winter and Summer Workshops and Strategic Planning Sessions. [2022-640](#)

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

- 7.e** Approve the Annual Expenditure for Contract #9531218 for Crime Laboratory Services at Indian River State College. [2022-849](#)

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

- 7.f** Award Contract #20230001 to Purchase Fleet Vehicles and Other Equipment [2022-861](#)

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

- 7.g** Approval to Purchase Additional 65-gallon Garbage Carts to Meet Residential Requests. [2022-927](#)

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

- 7.h** Approve Amendment #1 to Agreement Between the City of Port St. Lucie and Brenntag Mid-South, Inc. for Chemicals for Water and Wastewater Treatment (Piggyback Competitive Award) [2022-871](#)

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

- 7.i** Approve Amendment #1 & Amendment #2 for Contract [2022-921](#)  
#20220016 for Supplies for Water & Sewer Products

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

- 7.j** Award Contract #20220062 to Furnish and Install Asphaltic [2022-903](#)  
Concrete Paving 200+ Ton.

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

- 7.k** Approval to Participate in the First Amendment to St. Lucie [2022-904](#)  
County Contract #C20-10-767 for Roadway Resurfacing,  
Reconstruction and Preservation with Pavement Technology,  
Inc.

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

- 7.l** Award Contract #20220079 for the Naranja Low Pressure & [2022-916](#)  
Force Main Improvements - Phase III Project.

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

- 7.m** Board Member Appointments to the Planning and Zoning [2022-946](#)  
Board

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

Approval of the Consent Agenda

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

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

- 8.a** Ordinance 22-20, Public Hearing, An Ordinance Amending [2022-928](#)  
the Comprehensive Plan of the City of Port St. Lucie to  
Provide a Large-Scale Amendment Consisting of Text  
Amendments to the Future Land Use Element by Amending  
Figure 1-4 as Requested by Mattamy Palm Beach, LLC

(P22-039)

The City Clerk read Ordinance 22-20 aloud by title only. Mayor Martin opened the Public Hearing. The City Attorney explained the Council Rules and Robert's Rule which allowed for an item to be reheard if a member on the prevailing side requests it and a majority of the body agrees to it.

Mary Savage-Dunham, Planning & Zoning Director, explained that the applicant was requesting to change the allowed uses as the applicant wanted warehouse use to be allowable to build a self-storage facility. She explained that the item was for the allowed uses and not the project design.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, explained that the item was requesting to amend the text of the comprehensive plan by revising Figure 1-4 of the Future Land Use Element, which was the conceptual land use plan for the Southern Grove NCD District. The proposed text amendment would amend Figure 1-4 of the Future Land Use Element to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts to accommodate new development proposals. The applicant was requesting to change it from Neighborhood/Village Commercial subdistrict to a Mixed Use subdistrict to allow warehouse use for a self-storage facility and retail use. The property was 30.86 acres which was located on the west side of SW Village Parkway and north of Paar Drive. She explained the Comprehensive Plan policies and explained the associated applications. She explained the proposed four main changes to Figure 1-4 & compared the existing Figure with the Proposed Figure. She added that the Planning & Zoning Board had recommended approval, the Department of Economic Opportunity (DEO) completed their review and issued a no comment letter on April 28, 2022 and staff found the project to be consistent with the Comprehensive Plan. Councilman Bonna voiced that this was a reconsideration to be heard by the City Council and inquired if any new facts or information were found since the last hearing, to which Ms. Kean responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates, informed the City Council that the extension request, January 23, 2023 was accepted by the DEO. He gave the recent history and justification for the property and explained the recent developments within the area. He provided a Mixed-Use Breakdown for

the property which included, warehouse use, retail use, public open space and the FPL easement. He showed existing and proposed retail and storage facilities. Mayor Martin stated that the issue was not for the City or the GFC's needs and there were no new facts presented.

Charlie Johnson was opposed to the item and voiced that there were many storage facilities within the area.

Frank Porter voiced that the storage facility would be in his backyard and did not agree with commercial properties being on the west side of Village Parkway.

Dianna Porter voiced that the storage facility would be in her backyard and spoke in opposition of the project.

Mayor Martin asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Councilman Bonna voiced that he did not receive any new facts on the item. Vice Mayor Caraballo addressed the comments made by the Porters & explained the uses that would be allowed. Councilwoman Morgan stated that the item was not for the approval of a storage facility, it was for a Comprehensive Plan Text Amendment. Ms. Savage-Dunham explained that currently storage facilities were not allowed under the use, but if approved tonight they would be an allowable use, to which Councilwoman Morgan added that there were other allowable uses. Councilman Pickett stated that he was against eight acres of storage use and he wasn't shown the FPL easement in the last presentation and that's why he asked for the reconsideration. Mayor Martin and Councilman Pickett discussed the job corridor which was in the same area. Mayor Martin stated that the City Council knew that the storage facility was part of the project & voiced that she would not support the item. Councilman Bonna was in support of the previous vote as he did not hear any new information.

Councilwoman Morgan moved to approve Ordinance 22-20. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-20. The motion passed by roll call vote with Vice Mayor Caraballo, Councilwoman Morgan & Councilman Pickett voting in favor and Mayor Martin and Councilman Bonna voting against.

- 8.b** Ordinance 22-84, Public Hearing, An Ordinance Establishing  
the Veranda Landing Community Development District;  
Providing a District Name; Providing Boundaries; Designating

[2022-760](#)

Initial Members of the District Board of Supervisors;  
Providing Powers; Providing for Notice of Special  
Assessments; Providing for Exceptions and Interlocal  
Agreements with the City.

The City Clerk read Ordinance 22-84 aloud by title only. Mayor Martin opened the Public Hearing and asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. Vice Mayor Caraballo moved to approve Ordinance 22-84. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-84. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-101, Public Hearing, Approve the Amended  
and Restated Park Impact Fee Agreement with  
Riverland/Kennedy II, LLC for the Construction of Riverland  
Paseo Neighborhood Park

[2022-862](#)

The City Clerk read Ordinance 22-101 aloud by title only. Mayor Martin opened the Public Hearing. Brad Keen, Parks & Recreation Assistant Director, introduced Azlina Goldstein. (Clerk's Note: A PowerPoint was shown at this time.) Ms. Goldstein showed a map of the Riverland Property and the Paseo Park and she gave the background on the park property. She stated that the City had a need for sports fields therefore Riverland offered to complete the full site improvements which included additions to Phase 1 Improvements. She stated that the full park price was \$6.31 million and they were hoping for a groundbreaking 420 days after GL received all building permits. The City Manager added that the agreement included the transfer of 30 acres to GL along with impact fee credits. Mayor Martin expressed her gratitude for GL's partnership.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one else to speak the Public Hearing closed.

There being no further discussion, Councilman Bonna moved to approve Ordinance 22-101. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-101. The motion passed unanimously by roll call vote.

**9. Other Public Hearings**

There was nothing scheduled under this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 22-102, An Ordinance Adopting the First

[2022-905](#)

Amendment to the Master Sign Program Amendment for Midway Business Center (14-095-A1).

The City Clerk read Ordinance 22-102 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-102. Vice Mayor Caraballo seconded the motion. Under discussion, Vice Mayor Caraballo voiced her concern with the top of the light figures. The motion passed unanimously by voice vote.

- 10.b** Ordinance 22-103, An Ordinance Renaming the Paar Drive Right-of-Way to Hegener Drive and Renaming the Existing Hegener Drive Right-of-Way to Tom Mackie Boulevard in the Southwest Annexation Area. [2022-918](#)

(Clerk's Note: This item was previously tabled to the December 5, 2022 City Council meeting.)

- 10.c** Ordinance 22-104, An Ordinance of the City Council of the City of Port St. Lucie, Florida, Amending Chapter 32, Article VIII, Section 32.77 of the Code of the City of Port St. Lucie, Florida, Entitled "Police Officers' Retirement Trust Fund;" Amending Section (F) Benefit Amounts and Eligibility; Amending Section (G) Pre-Retirement Death; Amending Section (P) Minimum Distribution of Benefits; Amending Section (Q) Miscellaneous Provisions; Providing A Conflicts Clause, A Severability Clause, And Authority To Codify; Providing An Effective Date; And For Other Purposes. [2022-884](#)

The City Clerk read Ordinance 22-104 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-104. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 22-105, Approve the Second Budget Amendment to Fiscal Year (FY) 2021-22. [2022-912](#)

The City Clerk read Ordinance 22-105 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Caroline Sturgis, Office of Management and Budget Director, presented the FY21-22 Budget Amendment #2. She explained that the amendment was for an increase of \$94.64 million, the bulk was located within the Special Revenue Funds, the General Fund was being increased by \$19.9 million, \$12 million was for American Rescue Projects, \$4 million was



for the purchase of solid waste carts, \$2.4 million was for the Rental Assistance Grant Award and \$457,000 for Mortgage Assistance. She explained each increase to each fund and stated that they were being funded by the Reserves. Vice Mayor Caraballo inquired if there was concern for meeting policy requirements for the Reserves, to which Ms. Sturgis replied that the requirements will be met. The City Manager stated that the Reserves excess paid the \$5 million for the solid waste amendment.

Vice Mayor Caraballo moved to approve Ordinance 22-105. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## **11. Resolutions**

- 11.a** Resolution 22-R115, A Resolution Approving and Accepting the Preliminary and Final Plat with Landscape Plans for Verano South PUD 1 - POD D - Plat No. 3 Replat (P22-184).

[2022-890](#)

The City Clerk read Resolution 22-R115 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R115. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R115. The motion passed unanimously by roll call vote.

- 11.b** Resolution 22-R116, Authorizing the Mayor to Enter into and Execute a Parks Impact Fee Interlocal Agreement Between the City of Port St. Lucie and St. Lucie County.

[2022-728](#)

The City Clerk read Resolution 22-R116 aloud by title only. The City Manager explained the details of the interlocal agreement that had been negotiated between the City and the County. Vice Mayor Caraballo stated that she was not in support of the item and recommended that staff and the County continue to negotiate. She voiced her concern over Item K and did not want long disclaimers on park signs, she thought the logos were appropriate. She felt that County residents could be charged to use the park since City residents were paying for the maintenance in the future. She hoped that the County and the City could meet again to negotiate. Councilman Bonna inquired if the City Council could strike Item K and send it to the County, to which the City Attorney responded in the affirmative and added that the County did not review or vote on the agreement as of yet. Councilman Bonna stated that it was a 5-year agreement and hoped there was a favorable way to move forward to which

Councilwoman Morgan agreed. Mayor Martin inquired if different rates were charged for sports fields, to which Mr. Keen replied that there was no residency vs. non-resident rate. Councilwoman Morgan stated that logos can be placed on Regional Park signs. Councilman Pickett agreed to strike the disclaimer of Item K.

Vice Mayor Caraballo moved to approve Resolution 22-R116 with the striking of Item K with no disclaimer but allow both City & County logos to be on the park sign. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R116 with the striking of Item K with no disclaimer but allow both City & County logos to be on the park sign. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R117, Authorizing the City Manager to Enter Into and Execute a Local Agency Program Agreement with The State of Florida Department of Transportation Concerning the Construction of Sidewalk Improvements Within and Along the West Side of NW Selvitz Road Between NW Floresta Drive and NW Bayshore Boulevard; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2022-919](#)

The City Clerk read Resolution 22-R117 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R117. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R117. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R118, A Resolution Approving the Cadence Phase B1 Final Subdivision Plat with Construction Plans on the Request of Mattamy Palm Beach, LLC (P22-140). [2022-804](#)

The City Clerk read Resolution 22-R118 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R118. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R118. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R119, A Resolution Approving and Accepting the Preliminary and Final Plat for Verano South - Pod G - Plat No. 3- Lots 20 and 21 Replat (P22-193). [2022-891](#)

The City Clerk read Resolution 22-R119 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 22-R119. Councilman Bonna seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R119. The motion passed unanimously by roll call vote.

- 11.f** Resolution 22-R120, A Resolution Approving and Accepting the Preliminary and Final Plat with Construction Plans for Verano South PUD - Pod D - Plat No. 2 Replat (P22-153).

[2022-883](#)

The City Clerk read Resolution 22-R120 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R120. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R120. The motion passed unanimously by roll call vote.

- 11.g** Resolution 22-R121, A Resolution Approving the Preliminary and Final Plat for LTC Ranch PUD #2 Replat #3 on the Request of Trea Midway Road, LLC and Speedway, LLC (P21-216).

[2022-926](#)

The City Clerk read Resolution 22-R121 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R121. Councilman Bonna seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R121. The motion passed unanimously by roll call vote.

## **12. Unfinished Business**

There was nothing scheduled under this item.

## **13. New Business**

- 13.a** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of City of Port St. Lucie, a Florida Municipal Corporation, and Community Redevelopment Agency of the City of Port St. Lucie v. Suffolk Construction Company, Inc., Case No. 2018-CA-001895.

[2022-934](#)

The City Attorney stated that he wanted to present offers to the City Council and needed their direction. Councilwoman Morgan moved to approve item 13 a.). Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**14. City Manager's Report**

The City Manager informed the City Council that there were a few projects the City Council were interested in that were going through or approved by the Site Plan Review Committee. He gave a short solid waste update. He informed the City Council that an applicant had looked at a site on Village Parkway and the swap may occur. The City Council discussed that bulk & yard waste needed to be the topic of education for the residents as they were still issues of concern.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan- She was a guest speaker at the Broward Palm Beach & St. Lucie realtor Association meeting, Ribbon Cutting in St. Lucie West, Little Feet of St. Lucie County, Coffee with Council, toured the Altitude Academy in Sandpiper Bay, Fire District Board meeting, Treasure Coast Business Summit, City Update and spoke for an honors society class at the Sunlight Christian Academy.

Councilman Pickett- He attended St. Lucie West HOA Presidents' meeting, Disability Veterans Fundraiser, Korean War Veterans meeting, Treasure Coast Regional League of Cities meeting, spoke at St. Lucie West K-8 Government Week, State of the City, Treasure Coast Business Summit, Treasure Coast Regional Planning Council and the Real Men Wear Pink Walk.

Vice Mayor Caraballo- She spoke about the devastation she saw in Fort Myers and she attended the Solid Waste Meeting.

Councilman Bonna- He attended the City Update, Treasure Coast Business Summit, wished a resident a 102nd birthday, guest spoke at the Korean War Veterans meeting and Port St. Lucie Lions Club, Affordable Housing Committee meeting and judged the Boys & Girls Chili Cookoff.

Mayor Martin- She attended the City Update, Treasure Coast Business Summit, spoke at St. Lucie West K-8 Government Week and a Fireboard Meeting.

**16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)****17. Adjourn**

There being no further business, the meeting was adjourned at 10:13 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk