

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, May 23, 2022

6:30 PM

Council Chambers, City Hall

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 May 23, 2022, at 6:30 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
Councilman Dave Pickett
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: LGBTQ+ Pride Month

[2022-451](#)

Mayor Martin presented the proclamation to Deputy City Manager Kristina Ciuperger, on behalf of the City's Diversity Committee.

4.b Certificate of Achievement Presentation: Mako Soccer Club's
2005 Boys Team

[2022-424](#)

Mayor Martin presented the Mako Soccer Team with a Certificate of Recognition.

- 4.c** Announcement of Mia Morrison as the Boys & Girls Clubs of St. Lucie County State Youth of the Year. [2022-428](#)

Will Armstead, Boys & Girls Club Chief Executive Officer introduced Mia Morrison to the City Council. Mayor Martin congratulated Ms. Morrison for her accomplishment.

5. Public to be Heard

Oleg Plakhotnyy spoke regarding issues with neighbors.

Daniel Kowallek spoke regarding Code Compliance issues.

Mayor Martin stated that Joseph Kuehn supplied an online comment regarding residential speed limit signs and penalties.

Charles Caloia spoke regarding construction/contractor issues & affordable housing in the area.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

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

- 7.a** April 27, 2022 Special City Council Meeting Minutes [2022-356](#)

This Consent item was Approved the Consent Agenda.

- 7.b** Approve Sponsorship Request from the Marine Industries Association of the Treasure Coast Inc., for the 15th Annual Treasure Coast Waterway Cleanup [2022-423](#)

This Consent item was Approved the Consent Agenda.

- 7.c** Permission for Port St. Lucie Police Department to Apply for 2022 Comprehensive Opioid, Stimulant, and Substance Abuse Program (COSSAP) [2022-442](#)

This Consent item was Approved the Consent Agenda.

- 7.d** Approve Waiver of Bid for Contract #20220067 with Holtz Consulting Engineers, Inc. for Phase 1 of Progressive Design-Build to Connect Homes to City Sewer [2022-401](#)

This Consent item was Approved the Consent Agenda.

- 7.e** Approve Third Amendment to the NUE Urban Concepts, LLC, [2022-443](#)
Contract to Address Updating the Mobility Plan and Fee
persuant the Interlocal Agreement the City entered into with
St. Lucie County regarding Road Impact Fees, including
Assisting with the Chapter 164, Florida Statute, Mediation.

This Consent item was Approved the Consent Agenda.

- 7.f** Approve the Annual Expenditure for Contract #20010006 [2022-432](#)
with Tyler Technologies, Inc. for All MUNIS Software
Applications.

This Consent item was Approved the Consent Agenda.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 22-40, Public Hearing, Approve an Amendment of [2022-372](#)
Chapter 98 State of Emergency Management Plan of the
Code of Ordinances

The City Clerk read Ordinance 22-40 aloud by title only. Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-40. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-40. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 22-42, Quasi-Judicial, Public Hearing, An [2022-380](#)
Ordinance Amending the Master Sign Program for the City
Center PUD (Planned Unit Development) (P20-246).

The City Attorney read the Quasi-Judicial Procedures into the record for item 8 b.) and 8 d.). The City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 22-42 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Vice Mayor Caraballo, Mayor Martin, Councilman Pickett, and Councilman Bonna replied that they spoke with staff on the item. Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Daniel Robinson, Planner I, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the item

was the second amendment to the City Center Master Sign Program which would allow for additional City Center PUD signage & includes digital signage. He stated that the Planning & Zoning Board had recommended approval.

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. There being no discussion, Councilman Bonna moved to approve Ordinance 22-42. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-42. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 22-43, Public Hearing, Authorizing the Issuance of Refunding Revenue Bonds, Series 2022, Not to Exceed \$16,000,000 for Refunding the City's Outstanding Utility Systems Refunding Revenue Bonds, Series 2012, in Order to Achieve Debt Service Savings.

[2022-407](#)

The City Clerk read Ordinance 22-43 aloud by title only. Mayor Martin opened the Public Hearing. The City Manager explained that the item was a utility bond with a maturity of 2029 and the City had the opportunity to call the bond early through the bank. Stephen Okiye, Finance Division Director, stated that the City would save around \$1.45 million.

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. There being no further discussion, Councilwoman Morgan moved to approve Ordinance 22-43. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-43. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 22-44, Quasi-Judicial, Public Hearing, An Ordinance Providing for the Fourth Amendment of the Planned Unit Development Document and Conceptual Development Plan for St. Lucie Lands Planned Unit Development, Located East of the Florida Turnpike and North of the Martin County Line (P21-281).

[2022-411](#)

The City Clerk read Ordinance 22-44 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Vice Mayor Caraballo and Mayor Martin replied that they spoke with the applicant on the item. Mayor Martin opened the Public Hearing. (Clerk's Note: A PowerPoint was shown at this time.) Laura Dodd, Planner II, stated that

she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She stated that the request was for approval of the fourth amendment to the St Lucie Lands PUD. She showed the location with an aerial and explained the Zoning, the Future Land Use, and the Conceptual Plan. She said that the request was consistent with the City's Comprehensive Plan as was the traffic statement. She added that the Site Plan Review Committee and the Planning & Zoning Board had recommended approval.

Dennis Murphy, Culpepper & Terpening, stated that this item and item 13 a.) were related therefore his presentation would include both items. (Clerk's Note: A PowerPoint was shown at this time.) He stated that the area was called Veranda Falls which was located off of Becker Road and the Turnpike. He then gave the history of the property along with the next project of the area, the Community of Caring Hospital with over 700 parking spaces. He stated that they were hoping to start construction in the fourth quarter with a completion date in Fall of 2024. He explained to the City Council that they were still creating a Master Sign Program for the area to relieve any traffic concerns. He said that the administrative office building will be built along with the hospital. He stated that the original PUD did include a helipad, which will be constructed, but no helicopter would be based there it would be used to fly patients in/out of the area. He explained that after the hospital and office building were constructed, they would have 80,000 sq ft office space with some retail components available. Vice Mayor Caraballo inquired about the conceptual landscaping plan, to which Mr. Murphy stated that under the PUD they had to meet enhanced landscaping.

Mayor Martin opened the Public Hearing & asked if there was anyone else who wished to speak on the item, to which there was no one, therefore the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-44.

Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 22-44. 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 22-45, Abandoning a Portion of a Twenty (20)
Foot Utility and Drainage Easement Affecting Lot 20, Block

[2022-421](#)

1555, Port St. Lucie Section Thirty, Recorded in Plat Book 14, Pages 10, 10A to 10I, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 22-45 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-45. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-46, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 24, Block 1993, Port St. Lucie Section Nineteen, as Recorded in Plat Book 13, Pages 19, 19A through 19K, of the Public Records of St. Lucie County, Florida.

[2022-433](#)

The City Clerk read Ordinance 22-46 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-46. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 22-47, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 7, Block 1653, Port St. Lucie Section Five, as Recorded in Plat Book 12, Pages 15, 15A through 15E, of the Public Records of St. Lucie County, Florida.

[2022-434](#)

The City Clerk read Ordinance 22-47 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-47. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 22-48, An Ordinance Calling for a Referendum to Amend the City's Charter at the Next General Election on November 8, 2022 and Approving the Ballot Language.

[2022-446](#)

The City Clerk read Ordinance 22-48 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-48. Vice Mayor Caraballo seconded the motion. Under discussion, Councilman Bonna & Councilman Pickett requested a citizen advisory charter review committee, to which the City Council and the City Attorney agreed to hold a further discussion at the Summer

Retreat. The motion passed unanimously by voice vote.

- 10.e** Ordinance 22-49, An Ordinance Rezoning a 12.76-acre Property, Located South of Tunis Avenue and East of Port St. Lucie Boulevard, from Multiple-family Residential (RM-11) to Institutional (I) zoning district for Property Legally Described as a Portion of Tract C, Port St. Lucie Section 42 (P22-126).

[2022-441](#)

The City Clerk read Ordinance 22-49 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-49. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 22-50, An Ordinance Rezoning 6.67 acres of Property, Located South of Jennings Road and West of Lennard Road, from Commercial General (CG) and General Use (GU) Zoning Districts to Service Commercial (CS) for Property Legally Described as Portions of the West One-half of Lots 1 and 2 of Block 1, St. Lucie Gardens Subdivision (P22-112).

[2022-437](#)

The City Clerk read Ordinance 22-50 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-50. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 22-51, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-scale Amendment to the Future Land Use Map for Property Owned by Larry and Sally Olsen (P22-103) to Change the Future Land Use Designation of Approximately 6.67 acres from Commercial General (CG) and Utility (U) to Service Commercial (CS) for a Property Legally Described as Portions of the West One-half of Lots 1 and 2 of Block 1, of the St. Lucie Gardens Subdivision and Generally Located South of Jennings Road and West of Lennard Road.

[2022-436](#)

The City Clerk read Ordinance 22-51 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-51. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 22-52, An Ordinance Amending the [2022-438](#)
Comprehensive Plan of the City of Port St. Lucie to Include a
Small-scale Amendment to the Future Land Use Map for
Property Owned by the Diocese of Palm Beach (P22-125) to
Change the Future Land Use Designation of Approximately
12.76 acres from Residential Medium Density (RM) to
Institutional (I) for Property Legally Described as a Portion of
Tract C, First Replat of Section 42, Located at 930 SW Tunis
Avenue, Which is East of Port St. Lucie Boulevard and South
of Tunis Avenue.

The City Clerk read Ordinance 22-52 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 22-52. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilman Bonna and the City Attorney clarified that there was no conflict with Councilman Bonna voting since he served as a volunteer on the Parish Council.)

11. Resolutions

- 11.a** Resolution 22-R57, Authorizing the Acquisition of Real [2022-414](#)
Property Described as a Portion of Lot 20, Block 521, Port St.
Lucie Section Ten, as Recorded in Plat Book 12, Page 49, of
the Public Records of St. Lucie County, Florida, the Floresta
Drive Improvement Project from Southbend Boulevard to
Prima Vista Boulevard.

(Clerk's Note: This item was heard after Item 13 a.)

The City Clerk read Resolution 22-R57 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R57. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R57. The motion passed unanimously by roll call vote.

- 11.b** Resolution 22-R58, Authorizing the Acquisition of Real [2022-415](#)
Property Described as a Portion of Tract C, Block 450, 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.

The City Clerk read Resolution 22-R58 aloud by title only. There being

no discussion, Councilman Bonna moved to approve Resolution 22-R58. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R58. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R59, Authorizing the Acquisition of Real [2022-416](#)
Property Described as a Portion of Lot 33, Block 407, 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.

The City Clerk read Resolution 22-R59 aloud by title only. There being no discussion, Councilman Pickett moved to approve Resolution 22-R59. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R59. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R60, Authorizing the Acquisition of Real [2022-418](#)
Property Described as a Portion of Lot 22, Block 510, 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.

The City Clerk read Resolution 22-R60 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R60. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R60. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R61, Authorizing the Acquisition of Real [2022-420](#)
Property Described as a Portion of Lot 1, Block 400, 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.

The City Clerk read Resolution 22-R61 aloud by title only. There being no discussion, Councilman Bonna moved to approve Resolution 22-R61. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R61. The motion passed unanimously by roll call vote.

- 11.f** Resolution 22-R62, A Resolution of the City of Port St. Lucie, [2022-426](#)

Florida, Approving and Accepting the Preliminary Plat and Construction Plans for Heron Preserve at Tradition Phase 2B (P21-137) Within the City of Port St. Lucie, Florida, on the Request of Pulte Home Company, LLC.

The City Clerk read Resolution 22-R62 aloud by title only. There being no discussion, Councilman Bonna moved to approve Resolution 22-R62. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R62. The motion passed unanimously by roll call vote.

- 11.g** Resolution 22-R63, Authorizing the Final Acceptance of Public Roadway Improvements for SW Discovery Way at Riverland Parcel A (P19-075) and SW Riverland Boulevard at Riverland Parcel C (P19-143), Constructed by Riverland Development Company, LLC.

[2022-304](#)

The City Clerk read Resolution 22-R63 aloud by title only. Vice Mayor Caraballo inquired about the landscaping, to which Heath Stocton, Public Works Director, explained that it was recorded in the Resolution and would be completed.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R63. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 22-R63. The motion passed unanimously by roll call vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approve Major Site Plan for St. Lucie Lands - A Community of Caring Hospital (P22-127)

[2022-435](#)

(Clerk's Note: This item was after Item 10 h. and a PowerPoint was shown at this time.)

Ms. Dodd explained that the item was requesting approval of a 181,925 square foot, 54 bed hospital and a 60,000 square foot medical office building. She showed the location with an aerial and explained the Zoning, the Future Land Use, and the Conceptual Plan. She said that the request was consistent with the City's Comprehensive Plan as was the traffic statement. She added that the Site Plan Review Committee had recommended approval.

There being no discussion, Vice Mayor Caraballo moved to approve Item 13 a). Councilman Pickett seconded the motion, which passed unanimously by voice vote. Vice Mayor Caraballo requested that the applicant work with the Communications Department on a Public Service Announcement to get the residents excited about the project.

14. City Manager's Report

The City Manager informed the City Council that there was a Covid surge, but staff was conducting business safely. Mayor Martin asked for clarification regarding the recycling issues, to which Carmen Capezzuto, Neighborhood Services Director, explained that they were working to get schedules back on track (1-2 weeks) and WastePro was picking up recycling along with the garbage; he stated that it could be in the bin or in a bag. Mayor Martin requested that the information be passed onto the residents.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- She attended a Port St. Lucie Area Council Meeting, Tourist Development Council meeting and the St. Lucie County Fire District Board meeting. She requested that the City Council discuss the fence ordinance due to issues related to size and materials.

Councilman Pickett- He attended a resident's 100th birthday and a Korean War Veteran meeting.

Vice Mayor Caraballo- She attended the National League of Cities Conference, National League of Cities Advocacy meeting, delivered the Certificate of Occupancy for Chandler Bats & Treasure Coast Regional League of Cities.

Councilman Bonna- He attended the St. Lucie County Law Enforcement Memorial Service, Port St. Lucie Law Enforcement Memorial Service, Pace Center for Girls Facility, Homelessness Task Force, Affordable Housing Committee meeting and the Treasure Coast Regional Planning Council.

Mayor Martin- She attended the Port St. Lucie Law Enforcement Memorial Service. She stated that the City Council understands the residents' frustration with WastePro and thanked them for their patience. She hoped that WastePro could catch up until the new service provider starts in September.

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 8:00 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk