

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, July 24, 2023

6:30 PM

Council Chambers, City Hall

Meeting to follow the 6:30 PM GFC Meeting

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 July 24, 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
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: Port St. Lucie Police Athletic League Month

[2023-514](#)

Bill May, Operations & Administration Manager accepted the Proclamation.

4.b Proclamation: Glioblastoma Awareness Day

[2023-625](#)

Kendall Cunningham, accepted the Proclamation.

-
- 4.c** Discuss the 2023 State Legislative Final Report [2023-561](#)
Chris Carmody provided the latest 2023 State Legislative Update.
- 4.d** Recognition of the 2023 All-America City Team [2023-598](#)
Sabrina McLeod gave a brief description of the event and Mayor Martin introduced and thanked the team.
5. Public to be Heard
Dodi Spence spoke regarding no hot water on the 3rd floor at the Port St. Lucie Hospital and the Thornhill Lake Drainage Project.
George Guarnuccio spoke regarding a current police issue.
6. Additions or Deletions to Agenda and Approval of Agenda
Vice Mayor Caraballo moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
7. Approval of Consent Agenda
Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
Councilwoman Morgan stated that she requested additional information for Item 7 e.) and would be meeting with the City Manager and City Attorney.
- 7.a** Approval of the June 26, 2023 Board of Zoning Appeal [2023-633](#)
Meeting Minutes and June 28, 2023 City Council Training and Discussion Meeting Minutes
Vice Mayor Caraballo moved to approve agenda item 2023-633. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.b** Motion: Termination of Restrictive Covenant Executed by [2023-601](#)
Rudolpho Gonzalez and Mavis M. Gonzalez with Respect to Lots 9 and 20, Block 169, Port St. Lucie Section Four, and Recorded in Official Records Book 0925, Page 1820, of the Public Records of St. Lucie County, Florida.
This item was Approved.
- 7.c** Approve Contract Extension with MIDFLORIDA Credit Union [2023-619](#)
for Naming Rights of MIDFLORIDA Event Center.
This item was Approved.
- 7.d** Approve Amendment #2 to Contract #20180057R for the [2023-582](#)
Reverse Osmosis Membrane Study & Replacement at the
-

James E. Anderson Water Treatment Facility.

This item was Approved.

- 7.e** Approve Agreement for Animal Shelter, Board, and Care between City of PSL and Humane Society of St. Lucie County, Inc. [2023-624](#)

This item was Approved.

- 7.f** Award Contract #20230058 for Grounds Maintenance Services at Various Utility Systems Department Sites and Facilities. [2023-618](#)

This item was Approved.

- 7.g** Approve a Major Site Plan for Town Place PUD (P22-293) [2023-628](#)

This item was Approved.

- 7.h** First Amendment to Lease Agreement at Jaycee Park with YMCA of the Treasure Coast, Inc. [2023-504](#)

This item was Approved.

8. Second Reading of Ordinances, Public Hearings

There was nothing scheduled under this item.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 23-49, An Ordinance of the City of Port St Lucie, Florida, Amending Ch. 112, Peddlers and Solicitors, Article I General Provisions, by Amending Section 112.01, Definitions; Amending Section 112.02, Exceptions; Amending Section 112.03, Permission of Homeowner or Occupant to Enter Premises; Amending Section 112.05, Harassment; Amending Section 112.06, Posting of Signs; Amending Section 112.07, Hours of Solicitation; Amending Section 112.08, Enforcement; Amending Section 112.08, Records of Violation; Creating Section 112.10, Right to Solicit at Reasonable Times, Places and Under Reasonable Circumstance; Amending Chapter 112, Peddlers and Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, [2023-575](#)

Application; Fee for Investigation; Amending Section 112.22, Investigation; Amending Section 112.24, Issuance; Identification Card; Amending Section 112.25, Fee; Adjustment by City Manager; Amending Section 112.27, Expiration; Renewal and Due Date; Delinquency; Amending Section 112.28, Badge to Be Worn; Amending Section 112.29, Exhibition of Permit Upon Request; Amending Section 112.31, Appeal of Decision; Amending Section 112.99, Penalty; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date.

The City Clerk read Ordinance 23-49 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-49. Councilman Pickett seconded the motion. Vice Mayor Caraballo clarified that there would be a full presentation at the Second Reading, to which the City Attorney agreed. The motion passed unanimously by voice vote.

- 10.b** Ordinance 23-50, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida.

[2023-594](#)

The City Clerk read Ordinance 23-50 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 23-50. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

This item was Approved.

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

[2023-597](#)

The City Clerk read Resolution 23-R73 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Stephanie Vernot, Engagement Manager, explained the goal, purpose, milestones and future plans of the Youth Council. Vice Mayor Caraballo requested that staff

coordinate future events with the City Council. The City Council stated that they were looking forward to ideas to be brought forth by the Youth Council. Kate Parmelee, Strategic Initiatives Director, informed the City Council that another member from Lincoln Park would need to be appointed at a future date.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R73. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

Councilman Bonna moved to approve the nominations for the Youth Council. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R74, Quasi-Judicial, Public Hearing, A
Resolution Granting a Variance to the Requirements of
Appendix B, Land Use Conversion Manual, Conversion Area
24 of the City's Zoning Code for a Project Known as James
Freese Variance (P22-197)

[2023-591](#)

The City Attorney read the Quasi-Judicial Procedures into the record for Items 11 b.) and 11 c.). The City Clerk administered the Oath of Testimony to staff and other interested parties & read Resolution 23-R74 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner III, 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 explained the process for this unique variance located in a conversion area. She showed an aerial, a conceptual layout plan & explained the zoning and the land use. She informed the City Council that the Planning & Zoning Board had previously recommended denial of the variance.

James Freese, owner, stated that he had the isolated lot as Walgreens owned an adjacent lot and the surrounding lots were owned by the same owner.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing. Ms. Grubbs explained why the Planning & Zoning Board denied the variance and explained the requirements for parking commercial vehicles in the area. There being no further discussion, Councilwoman Morgan moved to approve Resolution 23-R74. Vice Mayor Caraballo seconded the motion. The motion passed

unanimously by voice vote.

- 11.c** Resolution 23-R75, Quasi-Judicial, Public Hearing, A
Resolution Granting a Variance to the Requirements of
Appendix B, Land Use Conversion Manual, Conversion Area
26 of the City's Zoning Code for a Project Known as Imperium
Construction Co., LLC (P23-088).

[2023-623](#)

The City Clerk read Resolution 23-R75 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Councilwoman Morgan responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Forman, Planner II, 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 for a variance located in a conversion area & the applicant was requesting the variance since they were unable to purchase the adjacent lot. He showed an aerial, zoning map and future land use map. He informed the City Council that the Planning & Zoning Board had previously approved the item.

George Ruiz Ortiz, Imperium Construction Company, LLC informed the City Council that he was proposing to build a warehouse. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing. Vice Mayor Caraballo requested that the applicant install attractive landscaping.

Vice Mayor Caraballo moved to approve Resolution 23-R75. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.d** Resolution 23-R77, A Resolution Approving the Final Plat
with Construction Plans for Verano South Pod G - Plat No. 2 -
Pod No. 2 -Replat No. 1 (P23-068).

[2023-600](#)

The City Clerk read Resolution 23-R77 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R77. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.e** Resolution 23-R78, Authorization to Take Any and all
Appropriate Actions to Acquire Real Property Described as
Tract F, First Replat of Port St. Lucie Section Forty-Six, as
Recorded in Plat Book 25, Pages 32, 32A through 32K, of the

[2023-627](#)

Public Records of St. Lucie County, Florida, as Part of the Land Swap Agreement between the Port St. Lucie Governmental Finance Corporation and Saint Matilda, LLC.

The City Clerk read Resolution 23-R78 aloud by title only. Mayor Martin requested that the presentation on this item from the previous GFC meeting be entered into the record.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R78. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 11.f** Resolution 23-R79, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel D - Plat One, on the Request of the Riverland IV, LLLP (P22-262).

[2023-283](#)

The City Clerk read Resolution 23-R79 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R79. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Florida PACE Funding Agency, Request for City Council Direction

[2023-648](#)

The City Attorney updated the City Council on how Florida PACE Agency was operating in the state and the options that were available to the City Council. There was City Council consensus to send a Cease and Desist Letter to Florida PACE Funding Agency, create the 164 Resolution and to work with the County on their lawsuit and ordinances.

14. City Manager's Report

The City Manager updated the City Council on projects throughout the City.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- Fire Board meeting, Celebration of Life for David Keen, Mass Tragedy Training at Christ Fellowship Church & Ride-along with Station 15.

Councilman Pickett- Treasure Coast Council of Local Government BBQ.

Vice Mayor Caraballo- National League of Cities Summer Board and Leadership meeting, Housing Accelerator Task Force meeting/tour.

Councilman Bonna- Treasure Coast Council of Local Government BBQ, Coffee with the Council.

Mayor Martin- Bloomberg Harvard Mayor Incentive.

The City Manager and Heath Stocton, Public Works Director, informed the City Council on funding for the Port St. Lucie Boulevard project. There was consensus to support moving forward with the FDOT pre-funding for the Port St. Lucie Boulevard Phase I project.

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 9:45 p.m.

Sally Walsh, City Clerk

Calleigh Nazario, Deputy City Clerk

Typed By:

Shanna Donleavy, Deputy City Clerk