

# 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, March 28, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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#### **\*Addition of Item 4b\***

#### **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 March 28, 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 Anthony Bonna  
Councilman Dave Pickett  
Councilwoman Stephanie Morgan

#### **3. Invocation & Pledge of Allegiance**

The Assistant City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

#### **4. Proclamations and Special Presentations**

- 4.a** Certificate of Achievement Presentation: Port St Lucie [2022-278](#)  
Hurricanes 2006 Boys Premier

Mayor Martin presented the Certificate of Achievement to the Port St Lucie Hurricanes 2006 Boys Premier.

**4.b** Proclamation: National Minority Health Month [2022-307](#)

Mayor Martin read the Proclamation and presented it to Ms. Scott, St Lucie County Health Department.

**5. Public to be Heard**

Steve Carroll spoke about the Golf Course and the BMX/Skate Park.

Ed Goldfarb spoke about Maureen Rayfield's property and explained her unfortunate situation, to which the City Attorney responded that his office was handling the matter.

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

Councilman Bonna moved to approve the Agenda with Item 10 j) being tabled to the Regular City Council Meeting on April 25, 2022 and Item 13 a) being tabled to Regular City Council Meeting on April 11, 2022. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**7. Approval of Consent Agenda**

Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7 b) being pulled for separate discussion. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

**7.a** Approval of February 14, 2022 Regular City Council Meeting Minutes, February 28, 2022 Regular City Council Meeting Minutes, March 9, 2022 Strategic Planning Session Meeting Minutes [2022-280](#)

This item was Approved.

**7.b** SLW-Cashmere Ventures - Office/Retail Major Site Plan (P21-277) [2022-222](#)

Mayor Martin stated that there were questions regarding the access points on Cashmere and Councilwoman Morgan added that she was concerned that there was not a revised plan attached to the Agenda. Councilwoman Morgan stated that the biggest complaints were traffic and transportation and suggested road improvements such as extending the two lanes northbound and southbound beyond the property then merging the two lanes. Mayor Martin stated that there were no plans for road improvements, and it would be an issue to hold up private development after they added the access points.

Heath Stocton, Public Works Director, stated that there would be a number of conflicts created by a southbound merge and a northbound widening. He agreed that extending the four lanes south of the

southern entrance and then beginning the merge would be the best situation.

Vice Mayor Caraballo moved to approve Item 7 b) with the two conditions that the northbound left turn lane and the southbound right turn lane be added. Councilman Bonna seconded the motion. The motion passed by roll call vote with Vice Mayor Caraballo, Councilman Pickett, Councilman Bonna, and Mayor Martin voting in favor and Councilwoman Morgan voting against.

- 7.c** Approval to Participate in the City of West Palm Beach Contract #19-20-Q304 for Pressure Washing Services with Green Earth Powerwashing, LLC. [2022-235](#)
- This item was Approved.
- 7.d** Award Contract #20210094 Electrical Connection Services of Retrofitted City Grinder Pump Systems for 991 Sites with AApex Electric, Inc. [2021-1072](#)
- This item was Approved.
- 7.e** Approve Amendment # 8 to Contract # 20190112 for Professional Engineering Design Services of Floresta Drive Improvements Phases 2 and 3 [2022-262](#)
- This item was Approved.
- 7.f** Approve Contract #20210104 with Environment One Corporation to Provide Grinder Pumps and Related Parts for the Utility Systems Department [2022-260](#)
- This item was Approved.
- 7.g** Approve the Port St. Lucie RC Hobby Group, Inc., Lease Agreement Renewal [2022-279](#)
- This item was Approved.
- 7.h** Approval to Participate in the Charlotte County Contract #2020000497 for Rehabilitation of Existing Storm Sewer Pipes with Hinterland Group, Inc. [2022-264](#)
- This item was Approved.
- 7.i** Approval to Participate in the City of Clermont's RFP 19-055 for Health Screening Physicals for all City Employees. [2022-291](#)
- This item was Approved.

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

Vice Mayor Caraballo moved to approve agenda item [FILE\_NR]. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve [FILE\_NR]. The motion passed unanimously by roll call vote.

- 8.a** Ordinance 22-21, Quasi-Judicial, Public Hearing, An  
Ordinance Approving the Eighth Amendment to the Veranda  
Planned Unit Development (P20-223).

[2022-240](#)

The City Attorney read the Quasi-Judicial Procedures into the record and stated that they pertained to Item 8 a) and Item 11 a). The Assistant City Clerk administered the Oath of Testimony to staff and other interested parties and read Ordinance 22-21 aloud by title only.

Mayor Martin opened the Public Hearing and asked if there were any ex-parte communications to disclose, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.)

Laura Dodd, Planner II, stated that she had been sworn in, and that the file was given to the City Clerk's Office to enter into the record. She stated that the application was for a PUD Amendment, which included updates to the development agreement and ordinance numbers in provision for adoption, revisions in internal and external circulation and transportation infrastructure, and the addition of an estate-style home product. Ms. Dodd stated that the Planning and Zoning Board recommended approval of the PUD Amendment on March 1, 2022.

Dennis Murphy, Culpepper and Terpening, stated that he did not have a presentation, but was available for any questions.

There being no further discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Ordinance 22-21. Councilman Pickett seconded the motion. The Assistant City Clerk restated the motion as follows: For approval of Ordinance 22-21. The motion passed unanimously by roll call vote.

**9. Other Public Hearings**

There was nothing scheduled for this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 22-20, Public Hearing, An Ordinance Amending  
the Comprehensive Plan of the City of Port St. Lucie to

[2022-250](#)

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 Assistant City Clerk read Ordinance 22-20 aloud by title only and Mayor Martin opened the Public Hearing.

Bridget Kean, Senior Planner, stated that the application was to amend the text of the Comprehensive Plan by revising Figure 1-4 of the Future Land Use Element. She explained that Figure 1-4 was the Conceptual Land Use Plan for the Southern Grove and that 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. Ms. Kean stated that the Planning and Zoning Board recommended approval on March 1, 2022.

Steve Garrett, Lucido and Associates, stated that he did not have a presentation, but was available for any questions.

There being no further discussion, the Public Hearing was closed. Councilman Bonna moved to approve Ordinance 22-20. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 22-22, An Ordinance Amending Title X.V “Land Usage”, Chapter 158, “Zoning Code”, Article X.5 “Master Planned Unit (MPUD) Zoning District” of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.187 “Standards for District Establishment” (P22-038).

[2022-248](#)

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

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

- 10.c** Ordinance 22-23, An Ordinance Rezoning a 1.81-acre Property, Located South of Commerce Center Drive and West of Commerce Lakes Drive, from Industrial (IN) Zoning District to Service Commercial (CS) for Property Legally Described as Go Team Industrial Park, Unit 3, Block B, Lot 13

[2022-265](#)

(P22-033).

Vice Mayor Caraballo moved to approve agenda item 2022-265. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: to approve 2022-265. City CouncilThe motion passed unanimously by roll call vote.

- 10.d** Ordinance 22-24, An Ordinance Amending the [2022-266](#)  
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 Gatlin Pointe 18, LLC to Change the  
Future Land Use Designation of Approximately 2.08 acres  
from Residential, Office, Institutional (ROI) to Commercial  
General (CG) for a Property Legally Described as Portions of  
Lots 12, 13, 14, 15, 16 and 27, and all of lots 28, 29, 30, 31,  
and 32 of Block 1388, Section 14 and Generally Located  
South of SW Gatlin Boulevard, North of SW Alesio Lane, and  
between SW Savona Boulevard and SW E Calabria Circle  
(P22-037).

The Assistant City Clerk read Ordinance 22-24 aloud by title only.

Mayor Martin stated that there was a house in the middle and asked what would be happening to it.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 22-24. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 22-25, Abandoning a Portion of a Twenty (20) [2022-271](#)  
Foot Utility and Drainage Easement Affecting Lot 39, Block  
433, Port St. Lucie Section Three, Recorded in Plat Book 12,  
Pages 13A through 13I, of the Public Records of St. Lucie  
County, Florida.

The Assistant City Clerk read Ordinance 22-25 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-25. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 22-26, Abandoning a Portion of a Twenty (20) [2022-272](#)  
Foot Utility and Drainage Easement Affecting Lot 13, Block  
1832, Port St. Lucie Section Seven, Recorded in Plat Book 12,

Pages 37A to 37F, of the Public Records of St. Lucie County, Florida.

The Assistant City Clerk read Ordinance 22-26 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-26. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 22-27, An Ordinance of the City of Port St. Lucie Amending Chapter 150, Building Regulations, Art. 1, Setting Forth an Amended Fee Schedule Providing for a Reduction in Permit Fees. [2022-274](#)

The Assistant City Clerk read Ordinance 22-27 aloud by title only.

Joel Dramis, Building Code Administrator, stated that the item was the 7th permit fee reduction within the last 14 years and presented the Building Department's statistics.

There being no further discussion, Councilman Pickett moved to approve Ordinance 22-27. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 22-28, Abandoning that Portion of the Ten (10) Foot Wide Utility Easements Along the Rear Lot Lines of Lots 13, 14, 15, 16, 17, 18, 28, 29, 30, 31, 32 and 33, Block 1615, Port St. Lucie Section Twenty-Three, Recorded in Plat Book 13, Page 29, of the Public Records of St. Lucie County, Florida. [2022-261](#)

The Assistant City Clerk read Ordinance 22-28 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 22-28. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 22-29, An Ordinance Rezoning 2.296 acres of Property Located on the North Side of SW Port St. Lucie Boulevard and West of Chestnut Lane, from Single Family Residential (RS-2) Zoning District to Limited Mixed Use (LMD) Zoning District for Property Legally Described as Port St. Lucie Section 9, Block 1139, Lots 3-7 and 24-28 for the Project Known as Bluekey Rezoning (P21-260). [2022-270](#)

The Assistant City Clerk read Ordinance 22-29 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 22-29. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.j** Ordinance 22-30, An Ordinance of The City of Port St. Lucie, Florida, Amending Ch. 111, Art. III, Business Tax Receipt of The Code of Ordinances to Add “Non-Regulated Trades” to Category II; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date.

[2022-253](#)

(Clerk’s Note: This item was tabled to the Regular City Council Meeting on April 25, 2022.)

## **11. Resolutions**

- 11.a** Resolution 22-R35, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use (P22-025) Pursuant to Section 158.124(C)(6) to Allow a Bar and Lounge to Occupy Approximately 3,600 Square Feet of One Building in the Shopping Center Within the CG (General Commercial) Zoning District for a Project Known as Secamar LLC - Lounge Bar 40.

[2022-269](#)

The Assistant City Clerk read Resolution 22-R35 aloud by title only.

Mayor Martin opened the Public Hearing and asked if there were any ex-parte communications to disclose, to which there were none.

(Clerk’s Note: A PowerPoint was shown at this time.)

Bethany Grubbs, Planner II, stated that she had been sworn in, and that the file was given to the City Clerk’s Office 5 days prior to enter into the record. She stated that the application was a request to allow a bar and lounge in the Commercial General (CG) Zoning District.

Samuel Rupert, Rupert Law, stated that he did not have a presentation, but was available for questions.

Vice Mayor Caraballo inquired as to if there would be club-like music being played at night, to which Mr. Rupert responded that it was all indoors and in the middle section of the plaza away from the canal. Vice Mayor Caraballo inquired as to if the back doors would be open, to



which Mr. Rupert responded in the negative.

There being no further discussion, the Public Hearing was closed. Vice Mayor Caraballo moved to approve Resolution 22-R35. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 22-R35. The motion passed unanimously by roll call vote.

- 11.b** Resolution 22-R38, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel B - Plat Eight (P21-275) [2022-238](#)

The Assistant City Clerk read Resolution 22-R38 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R38. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 22-R38. The motion passed unanimously by roll call vote.

- 11.c** Resolution 22-R39, A Resolution Approving a Final Subdivision Plat with Construction Plans for Verano South PUD 1 - POD E - Plat No. 2 (P21-154). [2022-275](#)

The Assistant City Clerk read Resolution 22-R39 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 22-R39. Vice Mayor Caraballo seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 22-R39. The motion passed unanimously by roll call vote.

- 11.d** Resolution 22-R40, Accepting Conveyance of an Eighty (80) Foot Right of Way for North-South Road A through the Verano Development of Regional Impact ("DRI") from Verano Development LLC, a Delaware Limited Liability Company. [2022-273](#)

The Assistant City Clerk read Resolution 22-R40 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 22-R40. Councilman Bonna seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 22-R40. The motion passed unanimously by roll call vote.

- 11.e** Resolution 22-R41, A Resolution Allowing the Execution of an Interlocal Agreement with St. Lucie County Providing Cost Sharing Relating to Improvements for a Stormwater [2022-263](#)

Treatment Area (STA) for Hog Pen Slough

The Assistant City Clerk read Resolution 22-R41 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 22-R41. Councilman Bonna seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 22-R41. The motion passed unanimously by roll call vote.

- 11.f** Resolution 22-R42, Approval of Updated Local Housing Assistance Plan (LHAP) for 2022-2025 per the State Housing Initiatives Partnership (SHIP) Program Compliance Guidelines and Opening of the 2-week Public Comment Period [2022-294](#)

The Assistant City Clerk read Resolution 22-R42 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 22-R42. Councilwoman Morgan seconded the motion. The Assistant City Clerk restated the motion as follows: for approval of Resolution 22-R42. The motion passed unanimously by roll call vote.

**12. Unfinished Business**

There was nothing scheduled for this item.

**13. New Business**

- 13.a** Approval of a Habitat for Humanity Reimbursement Request (Impact and Permitting Fees from the City's Affordable Housing Fund #128) [2022-292](#)
- (Clerk's Note: This item was tabled to the Regular City Council Meeting on April 11, 2022.)

**14. City Manager's Report**

The City Manager stated that the City and County reached a tentative agreement on collecting Impact Fees. He stated that the City has entered a contract with Optimum Services, which was a debris collection company. The City Manager gave an update on which projects were approved through the Site Plan Review Committee.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan – Amazon Distribution Center Tour/Humane Society Blue Jean Ball/JEA Water Treatment Tour/Young Floridian Judge/Water Crest/Forget Me Not Fashion Show

Councilman Pickett – Boys and Girls Club Board of Directors Meeting/Treasure

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Coast League of Cities Luncheon/South Florida Regional Planning Council/Vietnam Veteran's Celebration/St Andrews Church Art Unveiling/Chili Cook Off/ Tradition Food Truck Judging/ Amazon Distribution Center Tour

Vice Mayor Caraballo – Cameo Site Tour/Crosstown 5k/Florida League of Cities NASA Tour

Councilman Bonna – Police Officer Swearing In/Cameo Site Tour/Community Outreach Event/ South Florida Regional Planning Council/Education Foundation Board Meeting/Mets Game/St. Lucie Cultural Alliance/Brian Mast's Bill Announcement/ 2nd Annual Strawberry Festival/ Young Floridian Judge

Mayor Martin – Met with Enterprise Florida Representatives for Economic Tour/Church Breakfast/ St Andrews Church Art Unveiling

**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 adjourned at 8:48 p.m.

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Bryan Pankhurst, Assistant City Clerk

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Calleigh N. Myers, Deputy City Clerk