

# 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, July 22, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Meeting to Follow the 5:30 PM GFC\* \*Request to Table Item 8A\***

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 July 22, 2024, at 6:01 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  
Councilwoman Stephanie Morgan  
Councilman Dave Pickett  
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

There was nothing to be heard under this item.

5. Public to be Heard

Resident Tracy Kitzler presented a petition for opposition of the changes to the land use for Morningside Blvd. (Clerk's Note: A petition was presented to the Council as an exhibit.)

Resident Kelly Lee spoke in opposition to the proposed PUD change at

Sandpiper and discussed the two file IDs for this project. She stated that they were willing to work with the developer, but he was not making himself available.

Resident John Keck spoke on homeowners being cited for the amount of political signs on their property, but not candidates.

Vice Mayor Caraballo asked for clarification on the two file IDs for Sandpiper, to which Planning & Zoning Director Mary Savage-Dunham stated that P24-033 was the Comprehensive Plan Amendment (Land Use change) and P24-070 was the PUD Amendment and noted that there was still an insufficient application for the PUD so they were waiting to obtain the traffic study. Vice Mayor Caraballo requested for staff to send a courtesy email to the applicant to hold meetings with the residents, and she discussed the political signage regulations, noting that the regulations were for all signs and not just political. Councilman Pickett added that it had to do with total square footage, not just the number of signs.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with item 8.a being tabled. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with item 7.d being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**7.a** Approval of the June 10, 2024 Regular City Council, June 17, 2024 City Council Workshop, June 19, 2024 Special City Council, and the June 24, Regular City Council Meeting Minutes [2024-711](#)

This Consent item was Approved.

**7.b** Approve Declaration of Surplus and Sale of Department Fixed Asset Auctioned Items. [2024-678](#)

This Consent item was Approved.

**7.c** Approve Declaration of Surplus of Department Fixed Asset Items. [2024-684](#)

This Consent item was Approved.

**7.d** Approve A Major Site Plan for Tradition Mobility Hub (P21-213). [2024-713](#)

Resident Cathy Powers spoke in opposition of the location of the TIM Center (Tradition shuttle service) and expressed concern for parking for

the additional buildings and utilizing the Southern Grove DRI for Tradition area plans.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Steve Garrett, Lucido & Associates, presented to the Council on the existing conditions and proposed business for the new site, as well as the addition of new parking spaces.

Councilwoman Morgan requested an update for TIM (Tradition shuttle service) and inquired as to when the delineators could be removed, to which Mr. Garrett replied that the delineators had created a significant reduction in traffic incidents, and Mayor Martin noted that they often get broken and needed better maintenance, and also that it would be nice to make them look more aesthetically pleasing. Eric Sexauer, Tradition Community Development District, discussed the plans for TIM and stated that they were waiting for NHTSA (National Highway Traffic Safety Administration) approval which will take TIM out of the round-about, and that they were in the process of completing the trail in Western Grove which would make TIM move out of the roadway and onto the trail. He also noted that the CDD Engineer already placed an order for replacement delineators. Mr. Sexauer noted that TIM does not operate inside of communities, and he discussed the various shuttle stops. Vice Mayor Caraballo expressed concern for parking for large events.

There being no discussion, Vice Mayor Caraballo moved to approve item 7.d. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.e** Approve a Major Site Plan for Southern Grove 11 Parcel 25D (P23-189). [2024-716](#)
- This Consent item was Approved.
- 7.f** Award of Contract #20240061 for the Installation & Maintenance of Traffic Signals & Street Lighting to Ferreira Construction Co., Inc. and Traffic Control Devices, LLC for the Unit Prices Listed on Cost Worksheet. [2024-671](#)
- This Consent item was Approved.
- 7.g** Award Contract #20240055 for the SW Port St. Lucie Blvd. & SW Cameo Blvd. Intersection Improvements Project. [2024-696](#)
- This Consent item was Approved.
- 7.h** Approve Change Order #2 to Contract #20220096 with H. J. High Construction Company for the Guaranteed Maximum [2024-700](#)

Price (GMP) and Schedule for the Construction of the Police Training Facility Project.

This Consent item was Approved.

- 7.i** Approve a Preliminary and Final Plat for Parcel 1 Replat on the Request of Family Life Worship Center, Inc. (P23-022). [2024-714](#)

This Consent item was Approved.

- 7.j** Approve a Final Subdivision Plat for Esplanade Phase Four at the Request of Taylor Morrison of Florida, Inc. (P22-186). [2024-715](#)

This Consent item was Approved.

- 7.k** Approval of Contract #20240128 between the City of Port St. Lucie and the Standard Insurance Company for Employee Basic Life and AD&D, Supplemental Life, Short Term Disability, and Long Term Disability Insurance Benefits [2024-689](#)

This Consent item was Approved.

## 8. Second Reading of Ordinances

- 8.a** Ordinance 24-37, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Large-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation for Approximately 150 Acres from Utility (U) to Light Industrial (LI) for a Parcel of Land Legally Described in Attached Exhibit "A" and Generally Located South of Midway Road, Northwest of Glades Cut-Off Road, and Immediately West of McCarty Road. (P24-057). [2024-654](#)

(Clerk's Note: This item was tabled during item 6.)

## 9. Other Public Hearings

There was nothing to be heard under this item.

## 10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-38, Public Hearing, an Ordinance Amending 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 the Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC [2024-699](#)

(P24-065).

The City Clerk read Ordinance 24-38 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean presented to the Council and stated that the request was for a large-scale Comprehensive Plan text amendment to amend Figure 1-4 of the Future Land Use Element. She discussed the project background, the proposed project, impacts & findings, and exhibited the site. She noted that if it was approved at this meeting, it would be sent to the State for review. Ms. Kean and Vice Mayor Caraballo clarified that there would be no change in units.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-38. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-39, Public Hearing, Authorizing the  
Conveyance of Five Vacant Residential Lots Owned by the  
City to Holiday Builders, Inc., in Accordance with an  
Agreement for Exchange of Property.

[2024-650](#)

The City Clerk read Ordinance 24-39 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 24-39. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 24-R38, Quasi-Judicial, Public Hearing, a  
Resolution Correcting A Scrivener's Error Contained in  
Resolution 21-R07 Adopted March 8, 2021, pertaining to the  
Riverland/Kennedy Development of Regional Impact  
Amended and Restated Development Order (P24-069).

[2024-723](#)

The City Clerk swore in all applicants for the Quasi-Judicial hearing.

Mayor Martin inquired if the Council had any ex-parte communications, to which they responded in the negative.

The City Clerk read Resolution 24-R38 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Francis Forman presented to the Council and stated that this was for an amendment to the Riverland/Kennedy DRI for a scrivener's error and would correct Table 2 of the transportation conditions to reflect that the Phase 3 widening of Becker Rd from N/S B to Community Blvd is 6LD instead of 4LD.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Resolution 24-R38. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R41, Accepting the Conveyance of Five Vacant Residential Lots Owned by Holiday Builders, Inc., to the City, in Accordance with an Agreement for Exchange of Property. [2024-649](#)

The City Clerk read Resolution 24-R41 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R41. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R42, A Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager, or His Designee, to Enter into and Execute a State Highway Traffic Signal, Maintenance, and Compensation Agreement with the State of Florida Department of Transportation (FDOT) for the Maintenance of Traffic Signals at Intersections Located on State-Owned Roadways Within the City Limits of Port St. Lucie. [2024-706](#)

The City Clerk read Resolution 24-R42 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 24-R42. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Merejo spoke on the Police Department Training Facility and Riverland Paseo.

## 15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Tradition Regional Park groundbreaking and the Total Truck Parts grand opening.

Councilman Pickett – He attended the Treasure Coast Council of Local Governments barbeque, Tradition Regional Park groundbreaking, Treasure Coast Regional Planning Council, Keep Port St. Lucie Beautiful breakfast.

Councilman Bonna – He attended the HCA Florida Hospital presentation.

Vice Mayor Caraballo – She attended the Treasure Coast Regional League of Cities barbeque, Tradition Regional Park groundbreaking, National League of Cities Housing Narrative lab, and the Southbend Lakes new resident presentation.

Mayor Martin – She attended the Tradition Regional Park groundbreaking and the Florida League of Mayors dinner.

## 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 was adjourned at 6:51 p.m.

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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk