

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, January 22, 2024

6:00 PM

Council Chambers, City Hall

Request to Table Item 7F & 8B and Addition of Item 7J

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 January 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

Councilman Dave Pickett

Councilman Anthony Bonna

Council Members Not Present:

Councilwoman Stephanie Morgan

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

This item was Continued.

4.a Proclamation: National School Choice Week

[2024-082](#)

Mayor Martin announced that the Proclamation had not been provided and that this item would be moved to a future agenda.

4.b Discuss 2024 State Legislative Update

[2024-095](#)

Deputy City Manager Kate Parmelee provided a brief update on behalf of Risk Management Director Ella Gilbert. She also noted that the Youth Council would be attending the Florida League of Cities. Vice Mayor Caraballo requested that the Council be provided with the information from the Monday morning call-ins with the FLC during session, and that if they are unable to attend that they be added to the list to receive updates for policy issues so that the updates would not need to be presented to them while on the dais at future meetings.

5. Public to be Heard

Resident Richard Lawton spoke on the Proclamation for National School Choice Week and voiced his opinions on the objectives of the Moms for Liberty group and Charter Schools.

Resident Blake Angle expressed approval for the decision to not allow a people-per-acreage increase and he spoke on a suggestion to have the Sheriff's Office provide policing for the whole city in order to assist the budget rather than contract the Port St. Lucie Police Department as a private police force.

Resident John Keck inquired on the Council's high bidding, affordable housing, and expressed concern for Council actions.

Councilman Bonna clarified that Charter Schools were Public Schools and expressed disagreement for doing away with the Police Department as well as the notions stated that Council does not listen to residents. Vice Mayor Caraballo discussed the process of the Strategic Plan, Council Workshops, and Budget Hearings, and noted that the Council would continue to answer questions and provide information to residents.

Mayor Martin stated the Council's goal was to be transparent and accountable, and to have a high-performing city organization, and she explained that residents give feedback during the Citizens Summit and can see what projects the City was working on. She also clarified that the Sheriff's Office has jurisdiction over the entire county and that their operations are different from the Police Department.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with items 7.f and 8.b being tabled and the addition of item 7.j. Councilman Bonna 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.i being pulled for separate discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

7.a Approval of the December 4, 2023 Regular City Council and

[2024-014](#)

December 11, 2023 Regular City Council Meeting Minutes

This Consent item was Approved.

- 7.b** Final Plat with Construction Plans for Belterra Phase 1 Plat 3, [2023-1114](#)
on the Request of GRBK GHO Belterra, LLC (P23-147)

This Consent item was Approved.

- 7.c** Approve a Major Site Plan for Dwyer Avenue Storage [2024-078](#)
(P22-310).

This Consent item was Approved.

- 7.d** Approve a Final Plat with Construction Plans for Becker Road [2024-087](#)
at Riverland (P23-073)

This Consent item was Approved.

- 7.e** Recommendation for Appointment to Serve on the City of [2024-101](#)
Port St. Lucie Youth Council.

This Consent item was Approved.

- 7.f** Approve a Preliminary Plat with Construction Plans for LTC [2024-079](#)
Ranch West Pod 5 on the Request of Midway Glades
Developers, LLC (P22-290).

City CouncilThe motion passed unanimously by voice vote.

- 7.g** Award Contract #20230056 For Tree Trimming, Forestry, [2024-074](#)
Slope Mowing, & Removal Services.

This Consent item was Approved.

- 7.h** Award Contract #20230061 for Design & Permitting for [2024-004](#)
Hogpen Slough Stormwater Treatment Area.

This Consent item was Approved.

- 7.i** Award Contract #20230032 for the Design-Build of Public [2023-1194](#)
Works Facility.

Councilman Bonna addressed an editorial that was published regarding this item, Council's decision-making process, disapproval of this item being an addition to the Consent Agenda, having 5 evaluators for the bid process, and his concerns for the way the process was handled for this project.

Vice Mayor Caraballo approved of improvements to the process and recommended discussion at a Council Workshop, expressed concerns of

going for the lowest bid, expressed that she was in favor of pulling items for discussion from the Consent Agenda if a that was a Councilmember's request, and noted that she wants to stick to their word and policy so as not to have inconsistency. She also expressed that she was not in approval of voting down the bid.

City Manager Merejo stated that he did not wish to deviate from the current process midway through and provided 2 options to Council: accept the bid or reject all bids and start the process over. He also noted that he would be bringing this process before the Council during a City Council Workshop. He also ensured that there would be 5 evaluators moving forward.

Councilman Bonna clarified that there was also a third option; voting down the bid. He also further discussed disparities and pricing. Mayor Martin requested to have a Workshop on Public Procurement and the process for decision making on different project types. Mayor Martin stated that she did not feel comfortable with moving forward due to the discrepancies in information.

There being no further discussion, Vice Mayor Caraballo moved to reject all bids. Councilman Pickett seconded the motion, which passed unanimously by roll call vote.

A break was called at 6:55 p.m., and the meeting resumed at 7:08 p.m.

- 7.j** Approve Sponsorship Request for Four Chaplains Ceremony [2024-106](#)

This Consent item was Approved.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-01, An Ordinance Rezoning a 387 Acre Parcel of Land Located Southeast of Glades Cutoff Road, East of Range Line Road, North of the Future Crosstown Parkway, and West of the Future North South A Roadway, from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD) (P21-070). [2023-1091](#)

The Deputy City Clerk read Ordinance 24-01 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 24-01. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-02, An Ordinance Rezoning a 0.76-Acre Property Located at the Southeast Coner of SW Port St. Lucie [2024-005](#)

Blvd and SW McCall Rd, from Institutional (I) Zoning District to Multifamily Residential (RM-5) for Property Legally Described as Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3 (P23-178).

(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 Hearings

10.a Ordinance 24-04, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City Of Port St. Lucie to Provide for a Large-Scale Amendment to the Future Land Use Map for 464.50 Acres of Land to Change the Future Land Use Designations from 90 Acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 Acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 Acres Of General Commercial/ Residential, Office, and Institutional (CG/ROI) to 397.89 Acres of Low Density Residential (RL), 34.25 Acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 Acres of Open Space Recreation (OSR), and 18.43 Acres of Open Space Conservation (OSC) for a Parcel Legally Described in Exhibit "A", and generally located between Glades Cut-Off Road and the C-24 Canal Road and to Provide for Text Amendments to the Future Land Use Element to Amend Policies 1.1.4.18 and 1.1.4.19 as Requested by Lulfs Grove, LLLP (P22-336)

[2024-054](#)

The Deputy City Clerk read Ordinance 24-04 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 proposal will amend the Future Land Use Map for the property and the Lulfs Grove sub-area in the Future Land Use Element. She discussed the existing land uses, the current Lulfs Groves policies 1.1.4.18, 1.1.4.19(b), zoning, and provided examples of typical industrial and commercial service uses. She also discussed the classification of the proposed Future Land Use, the proposed revisions to policies 1.1.4.18 and 1.1.4.19(b), staff analysis, traffic impact analysis, existing traffic commitments, and further detailed

the Applicant's proposal.

Utilities Director Kevin Matyjaszek accompanied Ms. Kean's presentation and discussed the Glades Wastewater Treatment Facility including the expansions, the private driveway, additional various information and the concerns of the Utility Department. Mayor Martin inquired as to why the current homes did not pose a risk, but future additional homes would, to which Mr. Matyjaszek replied that the risks were known and were due to distance, and they would be mitigating for the adjacent property owners. Mayor Martin noted that it was stated that existing customers would foot the bill, and inquired if it would be all utility customers instead, to which Mr. Matyjaszek responded in the affirmative.

Councilman Pickett inquired if they would put in a better system than what they previously had, to which Mr. Matyjaszek responded in the affirmative. Vice Mayor Caraballo held a discussion on the importance of utilities for this property and explained why the property had a buffer.

Ms. Kean continued the presentation and discussed the Comprehensive Plan, staff's analysis, and other various considerations including proposed public benefits.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Steve Garrett, Lucido & Associates, presented to the Council and stated that the request was to make the appropriate land use changes for the property known as Lulfs Grove Business Park. He discussed the name-change, displayed various maps of the location, the retention of commercial uses, the removal of industrial, the increase in residential, and various opportunities.

Mayor Martin opened the Public Hearing. Resident Pamela Hammer spoke on concerns of the amount of additional, potential traffic issues, and the Sewer Plant expansion. Resident Blake Angle spoke on small businesses having issues with trying to use land that they already owned and stated that they felt they were being prevented from expanding.

Mayor Martin closed the Public Hearing. Vice Mayor Caraballo stated her concerns for the item and noted that if it is planned and designed correctly, industrial could work in a residential area. She expressed that she would not be in support of approval for this item. Councilman Pickett expressed support of approving the item, noting that Southern Grove was almost sold out and they would be obtaining a park, fire department, and assistance with the widening of Glades Cut-Off. Councilman Bonna expressed support of approving the item due to the potential for economic

development but noted that he did have concerns. Mayor Martin also expressed support for approving the item, noting that she believed residential was a better fit for the area.

There being no further discussion, Councilman Bonna moved to approve Ordinance 24-04. Councilman Pickett seconded the motion, which passed by voice vote with Mayor Martin, Councilman Pickett, and Councilman Bonna in favor and Vice Mayor Caraballo opposed.

- 10.b** Ordinance 24-05, Quasi-Judicial Public Hearing, An Ordinance Rezoning a 16.96-acre Property Located at the Southeastern Corner of SE Tiffany Avenue and SE Hillmoor Drive, from the Institutional (I) and Professional (P) Zoning District to Planned Unit Development (PUD) for Property Legally Described as Port St. Lucie Section 50, Tract E (P23-169).

[2024-048](#)

The Deputy City Clerk swore in applicants for the Quasi-Judicial procedure.

The City Clerk read Ordinance 24-05 aloud by title only.

The Council announced that they had no ex-parte communications.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Francis Forman presented to the Council and stated that the proposal was to provide development standards for the existing hospital campus and the proposed expansion of the existing hospital. Matthew Yates, Lucido & Associates, represented the applicant.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. Vice Mayor Caraballo stated that she would like HCA, Cleveland Clinic, & other partners to discuss with them what the needs are so that it could assist when making the Comprehensive Plan.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-05. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-06, Quasi-Judicial Public Hearing, An Ordinance Amending the Planned Unit Development (PUD) Document and Concept Plan for Verano South POD D to Increase the Acreage and the Permitted Number of Dwelling Units (P22-211).

[2024-073](#)

The City Clerk read Ordinance 24-06 aloud by title only.

The Council announced that they had no ex-parte communications.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Daniel Robinson presented to the Council and stated that the request was to amend the Planned Unit Development (PUD) documents and Concept Plan for Verano South POD D to increase the acreage by approximately 72 acres (from 299 to 371 acres) and increase the permitted number of dwelling units from 702 to 1040.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-06. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11. Resolutions

11.a Resolution 23-R122, Quasi-Judicial, Public Hearing, A

[2023-1032](#)

Resolution of the City of Port St. Lucie, Florida, Amending Map H of the Western Grove DRI to Reflect Changes to the Wetland and Conservation Areas, Changes to the Locations for Proposed Water Management Tracts, and Changes to the Locations for School, Fire Station and Park Sites (P23-170).

The City Clerk read Resolution 23-R122 aloud by title only.

The Council announced that they all had ex-parte communications.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean presented to the Council and stated that the proposal was to amend Map H, and no changes are proposed to the DRI development order conditions of approval. Steve Garrett represented the applicant.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R122. 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

- 13.a** Tradition Community Association - Request for Traffic Enforcement [2024-044](#)

There being no discussion, Councilman Pickett moved to approve the request for traffic enforcement. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo did not have a report at this time.

15. Councilmembers Report on Committee Assignments

Councilman Pickett – He attended the EDC luncheon, Boys & Girls Club Gala, Martin Luther King, Jr. celebration, and the presentation of a certificate for a resident that turned 101.

Councilman Bonna – He attended the Town Park HOA meeting, EDC luncheon, the presentation of a certificate for a resident that turned 103, Friends in Pink hibachi dinner, Homeless Advisory Committee, and the Treasure Coast Regional League of Cities.

Vice Mayor Caraballo – She attended the EDC luncheon, Treasure Coast Regional League of Cities, and a Botanical Gardens visit.

Mayor Martin – She attended the Fire Board, the EDC luncheon, a discussion with residents, and a meeting at Vitalia. She also noted that the Citizen's Summit would be coming up.

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

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 8:42 p.m.

Traci Mehl, Deputy City Clerk
On behalf of: Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk