

# 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, December 11, 2023**

**6:30 PM**

**Council Chambers, City Hall**

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**\*Request to Table Item 11A\* \*Addition of Items 7J and 7K\***

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 December 11, 2023, 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 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** Recognition of Troop 448 Eagle Scouts

[2023-1219](#)

Councilman Bonna recognized Troop 499 Eagle Scouts.

5. Public to be Heard

City of Fort Pierce Commissioner Jeremiah Johnson thanked the staff at the City of Port St. Lucie and the City Council for their support of possibly bringing a Brightline Station to the City of Fort Pierce.

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

Mayor Martin stated she received a request to table Item 11.a. Vice Mayor Caraballo moved to approve the agenda with Item 11.a tabled. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**7. Approval of Consent Agenda**

City Manager Jesus Merejo requested to table Item 7.h. Councilman Bonna moved to approve the consent agenda with a request to pull Item 7.h for separate discussion to table. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**7.a** Approve a Major Site Plan for Tambone TCC Tract B Southern Grove Plat 42 Site Plan (P23-145). [2023-1207](#)

This Consent item was Approved the Consent Agenda.

**7.b** Approve a Major Site Plan for LTC Ranch-Wylder Pod 6 - Amenity Center (P23-121). [2023-1182](#)

This Consent item was Approved the Consent Agenda.

**7.c** Award Contract #20230050 for Bio-Solids (Dewatered Sludge) Hauling Services. [2023-1192](#)

This Consent item was Approved the Consent Agenda.

**7.d** Approve Addendum #2 to Contract #20220044 with Wharton-Smith, Inc. for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2023-1181](#)

This Consent item was Approved the Consent Agenda.

**7.e** Approve a Major Site Plan for Southern Grove-Village Parkway Plaza (P23-144) [2023-1187](#)

This Consent item was Approved the Consent Agenda.

**7.f** Approve the O.L. Peacock, Sr., Park Florida Recreation Development Assistance Program (FRDAP) Grant Award. [2023-1196](#)

This Consent item was Approved the Consent Agenda.

**7.g** Approve a Major Site Plan for Tradition Assisted Living Facility (P22-281). [2023-1199](#)

This Consent item was Approved the Consent Agenda.

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

City Manager Merejo advised there were issues with this item and

requested to table the item and have it addressed at the January 8, 2024 City Council Meeting. Councilman Bonna moved to table Item 7.h. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.i** Approval to Enter into an Agreement with Florida Power & Light for the Conversion of City-Wide Street Lighting from High Pressure Sodium Lighting to LED Lighting. [2023-1201](#)

This Consent item was Approved the Consent Agenda.

- 7.j** Recommendation for Appointment to Serve on the Infrastructure Surtax Citizens Oversight Committee [2023-1222](#)

This Consent item was Approved the Consent Agenda.

- 7.k** Recommendation for Appointment to Serve on the Public Art Advisory Board [2023-1223](#)

This Consent item was Approved the Consent Agenda.

## 8. Second Reading of Ordinances, Public Hearings

The City Clerk administered the Oath of Testimony to those who would be testifying for Item 8.a and 8.b.

- 8.a** Ordinance 23-79, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 1.46-Acre Parcel, Located on the Northwest Corner of the Intersection of SE Rivergate Parkway and SE Veterans Memorial PKWY., from Planned Unit Development (PUD) to General Commercial (CG), for Property Legally Described as Rivergate Office Plaza- First Replat, Lot 1 (P23-177). [2023-1108](#)

The City Clerk read Ordinance 23-79 aloud by title only. Planning and Zoning Director Mary Savage-Dunham presented the Application for Rezoning, P23-177. She indicated the request was to rezone 1.46 acres from Planned Unit Development (PUD) to General Commercial (GC). (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Patti Tobin, HJA Design Studios, was present on behalf of the Property Owner.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 23-79. Councilwoman Morgan seconded the motion, which

passed unanimously by voice vote.

- 8.b** Ordinance 23-80, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 1.16-Acre Parcel, Located East of SW Port St. Lucie Boulevard, between SW Aster Road and SW Greco Lane, from Institutional (I) to Professional (P), for Property Legally Described as Port St. Lucie, Section 5, Block 1662, (PB 12-15), Lots 9, 10, 11, 15, and 16 (P23-149).

[2023-1111](#)

The City Clerk read Ordinance 23-80 aloud by title only. Director Savage-Dunham presented the Application for Rezoning, P23-149. She indicated the request was to rezone 1.16 acres from Institutional (I) to Professional (P). (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

The Applicant was not present.

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

Councilman Pickett stated he did not oppose the rezoning; however, he did have a concern with the Site Plan and asked that the Applicant place a deceleration lane/turn lane to get into the property to keep from impeding traffic on Port St. Lucie Boulevard.

Councilwoman Morgan inquired if there would be a parking garage, to which Director Savage-Dunham responded in the negative and indicated there would be a parking lot with 52 spaces.

Vice Mayor Caraballo requested to discuss at a future workshop to address the turn lane improvement and potential to have an alley lane at Port St. Lucie Boulevard.

Mayor Martin expressed concerns about the location of the church with the present traffic situation in that area.

Director Savage-Dunham advised that the Applicant was requesting to rezone the property to professional and indicated that it does not necessarily mean that a church would be placed there. She stated that the future site plan and special exception would determine if a church would be added there.

Councilman Bonna stated he was okay with the rezoning of the property.

Vice Mayor Caraballo added that anything in that location would pose a challenge.

Councilwoman Morgan inquired what would be allowed under the professional uses for the location, to which Director Savage-Dunham indicated that professional establishments would mean Offices, Businesses like a barber or beauty shop and enclosed assembly under 3,000 square feet. She explained the Special Exception would be an enclosed assembly above 3,000 square feet. Councilwoman Morgan expressed concern over the entrance into that plaza and stated she would prefer if they would go onto Aster Road and share the drive with the professional plaza that sits next door. She expressed concern with having two entrances within a short distance of one another on Port St. Lucie Boulevard.

Interim Public Works Director Colt Schwerdt advised that the project had not been reviewed for traffic impact but noted the City Council's concerns. He stated they would review the possible options during the Site Plan Review process and any Special Exception use that comes forward.

Vice Mayor Caraballo inquired if all of Port St. Lucie Boulevard was State-owned or City-owned, to which Mr. Schwerdt indicated from US 1 to over the turnpike bridge was State-owned. He clarified that the area in question was City-owned. Vice Mayor Caraballo stated she would like to explore the possibility of a slip road and the logistics of working with the State to do the same in their owned section of Port St. Lucie Boulevard for safety purposes.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-80. Councilman Bonna seconded the motion, which passed by voice vote with Vice Mayor Caraballo, Councilwoman Morgan, Councilman Pickett and Councilman Bonna voting in favor and Mayor Martin dissenting.

9. Other Public Hearings

There was nothing scheduled for this portion of the Agenda.

10. First Reading of Ordinances

- 10.a** Ordinance 23-77, 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 a Large-Scale Amendment by Amending Policy 1.4.4.10 of the Future Land

[2023-1200](#)

Use Element to Increase the Maximum Building Height for the Institutional Future Land Use Designation (P23-215).

The City Clerk read Ordinance 23-77 aloud by title only. Bethany Grubbs, Planner III, presented the Amendment of the policy to the City Council. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Vice Mayor Caraballo noted that she was happy to see this coming before the City Council and requested that the City Council re-evaluate height restrictions for various types of uses within the City.

Councilwoman Morgan asked if a Special Exception Use could be utilized to build higher, to which Planner Grubbs indicated that was not included in the policy. She stated that would be the will of the City Council to add that condition and/or stipulation. Planner Grubbs indicated that the Variance Process would allow any applicant to request. Councilwoman Morgan explained that it would have to depend on the location.

Director Savage-Dunham clarified that the current text amendment would apply to institutionally zoned public uses such as schools, college and government facilities. She stated this would apply to the eastern side of the City or the "I" zoned properties. Director Savage-Dunham advised that if the Council wished staff could modify the code but they did not want the code to delay any City plans.

Vice Mayor Caraballo indicated she was okay with moving forward.

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

There being no further discussion, Councilman Pickett moved to approve Ordinance 23-77. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-78, An Ordinance Amending Chapter 158 [2023-1206](#)  
"Zoning Code", Article VII - "Institutional Districts" of the Code of Ordinances of the City of Port St. Lucie (P23-216).

The City Clerk read Ordinance 23-78 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-78. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-81, An Ordinance Amending Title XV "Land Usage", Chapter 156, "Subdivision Regulations", Article III "Standard Procedures" And Article V "Off-Site Improvements" of The Code of Ordinances of The City Of [2023-1176](#)

Port St. Lucie By Amending Section 156.037, 156.040, and 156.071. (P23-212)

The City Clerk read Ordinance 23-81 aloud by title only. There being no discussion, Councilman Bonna moved to approve Ordinance 23-81. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 23-82, An Ordinance Amending Title XV “Land Usage”, Chapter 158, “Zoning Code”, Article X Planned Unit Development (PUD) Zoning District and Article X.5 “Master Planned Unit (MPUD) Zoning District” of the Code of Ordinances of the City of Port St. Lucie By Amending Section 158.177 And 158.192 “Changes on Conceptual Plans”. (P23-202) [2023-1090](#)

The City Clerk read Ordinance 23-82 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 23-82. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 23-83, An Ordinance Amending Title XV “Land Usage”, Chapter 155, “Sign Code” and Chapter 153, “Definitions”, of the Code of Ordinances of the City of Port St. Lucie to Add Electric Message Sign Regulations and Related Definitions (P23-059). [2023-564](#)

The City Clerk read Ordinance 23-83 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-83. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 23-84, 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 [2023-1197](#)

Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, 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 23-84 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-84. Councilman Bonna seconded the motion, Councilman Pickett requested clarification from the Interim City Attorney, he asked if political candidates be required to register with the City before they go knock on doors. Interim City Attorney Richard Berrios indicated that the Ordinance before the City Council dealt only with commercial speech and not political speech. He advised he would follow up to confirm that was the case. The motion passed unanimously by voice vote.

- 10.g** Ordinance 23-85, An Ordinance Approving the Third Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod A PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-211).

[2023-1189](#)

The City Clerk read Ordinance 23-85 aloud by title only. There being no discussion, Councilman Pickett moved to approve Ordinance 23-85. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 23-86, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod C PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-205).

[2023-1190](#)

The City Clerk read Ordinance 23-86 aloud by title only. There being no



discussion, Councilman Pickett moved to approve Ordinance 23-86. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 23-87, An Ordinance Approving the Eleventh Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano PUD 1 PUD, Located North of the C-24 Canal, Southeast of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-210). [2023-1191](#)

The City Clerk read Ordinance 23-87 aloud by title only. There being no discussion, Councilman Bonna moved to approve Ordinance 23-87. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.j** Ordinance 23-88, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod B PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-204). [2023-1202](#)

The City Clerk read Ordinance 23-88 aloud by title only. There being no discussion, Councilman Bonna moved to approve Ordinance 23-88. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.k** Ordinance 23-89, An Ordinance Approving the Fourth Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South POD E PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-209). [2023-1203](#)

The City Clerk read Ordinance 23-89 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-89. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 23-R125, Quasi-Judicial, Public Hearing, A Resolution Granting A Special Exception Use to Allow a 150 Foot Monopole Tower in the Master Planned Unit Development (MPUD) Zoning District per Section 2.C.1 of the [2023-1204](#)

Southern Grove MPUD Regulation Book and Section 158.213 of the Code of Ordinances (P23-194).

(Clerk's Note: This Item was tabled during Section 6. Additions and Deletions to Agenda and Approval of Agenda.)

- 11.b** Resolution 23-R130, Conveying Flowage Easements and Deed for Becker Road Construction and Plats [2023-1140](#)

The City Clerk read Resolution 23-R130 aloud by title only. There being no discussion, Councilman Pickett moved to approve Resolution 23-R130. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R131, Authorizing the Imposition of a Driveway Permit Condition in Accordance with Chapter 54 of the Code of Ordinances in Order to Facilitate the FDOT's Construction Project to Expand PSL Boulevard from South of Becker Road to Gatlin Boulevard. [2023-1119](#)

The City Clerk read Resolution 23-R131 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R131. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 23-R132, A Resolution to Approve a Second Amendment to the Impact Fee Mitigation Agreement Between Accel International Holdings, Inc., Accel Florida, LLC, and the City of Port St Lucie. [2023-1155](#)

The City Clerk read Resolution 23-R132 aloud by title only. Councilwoman Morgan moved to approve Resolution 23-R132. Councilman Pickett seconded the motion. Councilman Bonna advised he would not be supporting this resolution. Mayor Martin provided her reasons as to how this was different to other economic projects. Councilman Pickett and Vice Mayor Caraballo indicated they shared the same concerns as Councilman Bonna but after meeting with the City Manager, he understood the situation.

City Attorney Berrios indicated there was a change in the back-up documents to make a valid motion. Deputy City Attorney Carly Fabien stated that there was a recommendation to amend the language in Exhibit A.

Councilwoman Morgan moved to approve the amended Resolution 23-R132 to include the statements as made by Deputy City Attorney Carly Fabien. Councilman Pickett seconded the motion, which passed by voice

vote with Mayor Martin, Vice Mayor Caraballo, Councilman Pickett, Councilwoman Morgan voting in favor and Councilman Bonna dissenting.

- 11.e** Resolution 23-R133, A Resolution of the City of Port St. Lucie, [2023-1220](#)  
Florida, Supporting the Location of a Brightline Passenger  
Rail Station in Downtown Fort Pierce; Providing  
Authorization to the City Manager; and Providing an  
Effective Date.

Mayor Martin indicated she was happy to support the City of Fort Pierce.

The City Clerk read Resolution 23-R133 aloud by title only. There being no discussion, Councilman Pickett moved to approve Resolution 23-R133. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 23-R134, A Resolution Approving Artwork [2023-1205](#)  
Submitted by Aviva PSL Property Owner, LLC in Connection  
with the Construction of Lake Whitney Place at St. Lucie  
West (P19-059-A1).

The City Clerk read Resolution 23-R134 aloud by title only. Councilman Pickett inquired if this was the same art piece that was previously located in the City Clerk's Office, to which Planner Grubbs indicated it was a brand-new piece. There being no further discussion, Councilman Pickett moved to approve Resolution 23-R134. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 23-R135, First Amendment to Mitigation [2023-1208](#)  
Agreement for Oak Ridge Ranches to Extend Expiration Date

The City Clerk read Resolution 23-R135 aloud by title only. There being no discussion, Councilman Pickett moved to approve Resolution 23-R135. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled for this portion of the Agenda.

13. New Business

There was nothing scheduled for this portion of the Agenda.

14. City Manager's Report

The City Manager spoke about the Noche Buena City event and thanked the City Council for attending the Employee Appreciation Luncheon.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan stated she attended the Transportation Planning Meeting, Employee Appreciation Luncheon and the Fire District dedication of Station 4. She indicated that the new City logo had grown on her after seeing it in various places.

Councilman Pickett stated he attended the Employee Luncheon.

Councilman Bonna stated he attended the Planning and Zoning Board Holiday Celebration, Employee Appreciation Luncheon, Fire District dedication of Station 4, Latin American Social Club at Valencia Cay, and the lighting of the menorah/Hannakuah celebration.

Vice Mayor Caraballo stated she attended the Transportation Planning Meeting and Boy Scouts Meeting. She informed the City Council that she spoke to Brad about the scouts utilizing McCarty Ranch for camping. Vice Mayor Caraballo added that she attended the Employee Appreciation Luncheon.

Mayor Martin stated she attended the TPO Meeting, the Humane Society Groundbreaking for the expansion of the facility. She advised that starting the new year the City Council will have a new schedule and the first monthly City Council meeting would be held at 1:00 PM and the second monthly City Council meeting would be held at 6:00 PM and the workshop meeting held on the third Monday of the month would be held at 9:00 AM.

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

No one signed up to speak during this portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 7:44 PM.

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Daisy Ruiz, Deputy City Clerk

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Sally Walsh, City Clerk