

# City of Port St. Lucie

## City Council

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

### Meeting Minutes - Draft

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, April 8, 2024**

**1:00 PM**

**Council Chambers, City Hall**

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#### **\*Request to Table Item 4A\***

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 April 8, 2024 at 1:00 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** Presentation of Drop Savers Water Conservation Poster Contest Winners.

[2024-271](#)

This item was tabled.

5. Public to be Heard

Joel Bedor spoke regarding the need for cell towers in the Riverland (Valencia) area. Chief Richard Del Toro advised that there were no safety concerns over radio use in the area.

The City Council requested staff to prepare information on cell tower usage & installations to be discussed at a Strategic Planning session.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Pickett moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

**7.a** Approval of the February 21, 2024, February 22, 2024 and February 23, 2024 Winter Workshop Meeting Minutes [2024-329](#)

This item was approved.

**7.b** Authorization to Retain the Ferraro Law Group as Outside Counsel. [2024-332](#)

This item was approved.

**7.c** Approve Amendment #7 to Contract #20130004 for Wastewater Sludge Hauling Services and Ratify the Additional Expenditures for the 3-Month Term. [2024-330](#)

This item was approved.

**7.d** Approve a Preliminary and Final Plat for St. Elizabeth Ann Seton (P22-190). [2024-337](#)

Bridget Kean, Planning & Zoning Deputy Director, read into record the conditions of approval for the plat. Vice Mayor Caraballo moved to approve Item 7 d.), as read in by staff. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**7.e** Approve a Preliminary and Final Plat with Construction Plans for Riverland Parcel D Plat Five, on the Request of Mike Fogarty of GL Homes. (P23-152) [2024-307](#)

This item was approved.

**7.f** Approve a Major Site Plan for Tradition Commerce Park (P22-192). [2024-341](#)

This item was approved.

Approval of the Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7 d.),

pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-10, Authorizing the Lease of a Portion of Real Property located at 10700 Glades Cut-Off Road to Jacob Concannon for Cattle Grazing. [2024-221](#)

The City Clerk read Ordinance 24-10 aloud by title only.

Councilman Bonna moved to approve Ordinance 24-10. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-11, an Ordinance of the City of Port St. Lucie, Florida, Amending Ch. 56 Stormwater Management, Art. III, Requirements, Section 56.22 Roadway Swales of the Code of Ordinances; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date. [2024-217](#)

The City Clerk read Ordinance 24-11 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 23-11. Councilman Pickett seconded the motion. Under discussion, Vice Mayor Caraballo discussed swale damage, to which the City Manager replied that any damage to the swale has to be seen and documented. Vice Mayor Caraballo stated that communication to the Public about swale protection was key. The motion passed unanimously by voice vote.

- 8.c** Ordinance 24-12, an Ordinance to Rezone Approximately 41 Acres of Property Located in the Northwest Quadrant of the Intersection of SW Village Parkway and Becker Road from the Zoning Designation of AG-5 (SLC Agriculture-5) to the City's MPUD (Master Planned Unit Development) Zoning District for a Project known as Southern Grove 8 MPUD (P23-107). [2024-294](#)

The City Clerk read Ordinance 24-12 aloud by title only.

Councilwoman Morgan moved to approve Ordinance 24-12. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 24-13, an Ordinance to Rezone Approximately Three Hundred Ninety (390) Acres of Property Located North of Becker Road, South of SW Hegener Drive Road Right-of-Way, East of N/S A Road Right-of-Way, and West of [2024-296](#)

N/S B Road Right-of-Way for a Parcel of Land Legally Described in Exhibit 14 of the Attached Composite Exhibit "A" from the Zoning Designation Of AG-5 (SLC Agriculture-5) to the City's Mpud (Master Planned Unit Development) Zoning District for a Project Known as Wilson Groves Parcel A MPUD (P21-148)

The City Clerk read Ordinance 24-13 aloud by title only.

Councilman Pickett moved to approve Ordinance 24-13. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 24-14, an Ordinance Amending Title XV "Land Usage", Chapter 155, "Sign Code", of the Code of Ordinances of the City of Port St. Lucie (P24-016). [2024-302](#)

The City Clerk read Ordinance 24-14 aloud by title only.

Councilman Bonna moved to approve Ordinance 24-14. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 24-15, an Ordinance to Rezone 0.97 Acres of Property Located East of SW Port St. Lucie Boulevard and North of SW Haas Avenue from the Zoning Designation of Professional (P) to Limited Mixed Use (LMD) Zoning District for Property Legally Described as Lots 1, 2, 27, and 28, Block 2108, Port St. Lucie Section 21 (P23-193). [2024-286](#)

The City Clerk read Ordinance 24-15 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 24-15. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-16, Quasi-Judicial, Public Hearing, An Ordinance Adopting a Master Sign Program for Wylder (P23-057). [2024-311](#)

The City Clerk administered the Oath of Testimony to staff and other interested parties. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the affirmative.

The City Clerk read Resolution 24-R16 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, 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 request was proposing to create a master sign program for the LTC Ranch/Wylder Community, which would provide the opportunity for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations. He showed a comparison chart for the City's permanent & temporary signs and the proposed Master Sign program.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates, stated that he had been sworn he. He added that the proposed plan was consistent with other large-scale community Master Sign Programs within the City. He gave a brief overview of the Wylder Community.

Mayor Martin opened the Public Hearing and there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 24-16. Councilman Pickett seconded the motion. Under discussion, Councilwoman Morgan voiced how beautiful the community looked. The motion passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 24-R23, a Resolution Authorizing and Ratifying the Establishment, Implementation, and Administration of ICMA-RC 401(a) Plan #100236 [2024-288](#)

The City Clerk read Resolution 24-R23 aloud by title only.

Councilwoman Morgan moved to approve Resolution 24-R23. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R25, A Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into and Execute a State of Florida Department of Transportation Grant Agreement related to the construction of Tom Mackie Boulevard (Phase 4). [2024-335](#)

The City Clerk read Resolution 24-R25 aloud by title only.

Councilman Bonna moved to approve Resolution 24-R25. Councilwoman Morgan seconded the motion. Under discussion, Vice Mayor Caraballo thanked all entities for supporting Tom Mackie Boulevard. The motion

passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

**13.a** Hear a Presentation from the Port St. Lucie Youth Council  
and Review the Feedback on the Proposed Youth Council  
Application Process

[2024-336](#)

Councilman Bonna moved to table Item 13 b.). Councilman Pickett seconded the motion, which passed unanimously by voice vote. The City Council advised that the item should be placed on a Council night meeting agenda.

14. City Manager's Report

There was nothing heard under this item.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Akel 428 Becker Road Tour, TPO Board meeting, Judge for the Young Floridians, discussed issues related to subcontractor permits/locates and receiving/responding to constituent emails.

Councilman Pickett: Invited the City Council to the unveiling of the Iraq-Afghanistan monument on April 20th at Veterans Memorial Park.

Vice Mayor Caraballo: Akel 428 Becker Road Tour, Statewide Council Opioid meeting, TPO Board meeting.

Councilman Bonna: Judge for the Young Floridians, Akel 428 Becker Road Tour, City Easter Events, EDC meeting, Woodspring Suites Ribbon Cutting.

Mayor Martin: Valencia Cay & Verano Homeowners meetings, Akel 428 Becker Road Tour, discussed Becker Road landscaping and requested that developers and staff seek consistency for designs and irrigation.

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 1:53 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk