

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, December 2, 2024

1:00 PM

Council Chambers, City Hall

Request to Table Item 10B

1. Meeting Called to Order

A Regular Meeting of the City of Port St. Lucie City Council was called to order by Mayor Shannon Martin on December 2, 2024, at 1:00 p.m., at the Port St. Lucie City Hall, 121 SW Port St. Lucie Blvd., 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

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

4. Proclamations and Special Presentations

4.a Recognize the Utility Systems Department for Receiving
Accreditation through the American Public Works
Association (APWA).

[2024-1135](#)

Kevin Matyjaszek, Utility System Director, stated that the Department received accreditation through the American Public Works Association and introduced, APWA Region 4 Division Director Robert Garland.

Mr. Garland presented the City's Utility Systems Department with the recognition of their Accreditation through the American Public Works Association.

Mayor Martin and City Manager Merejo congratulated the Utility Department for their Accreditation.

5. Public to be Heard

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

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin indicated there was a request to table Item 10b. Councilwoman Morgan moved to approve the Agenda and table Item 10b. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Approval of the November 12, 2024 Regular City Council Meeting Minutes [2024-1211](#)

7.b Approve Sole Source Contract #20250018 For Pavement Condition and Asset Inventory. [2024-1175](#)

7.c Approve a Major Preliminary and Final Subdivision Plat for Southern Grove Plat No. 47 (P24-153) [2024-1184](#)

Planning and Zoning Director Mary Savage-Dunham read the conditions as recommended by Staff to approve a Major Preliminary and Final Subdivision Plat for Southern Grove Plat No. 47.

There being no discussion, Councilwoman Morgan moved to approve Item 7c with conditions stated by Staff. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.d Ratify City's Participation in GSA Contract #47QTCA20D0044 for Contract #20230012 - Fleet Software, Including Amendment #1. [2024-1198](#)

Mayor Martin asked the Council to remove Item 7c to be pulled from the Consent Agenda to read the conditions into the record. Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7c removed. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

8.a Ordinance 24-73, Public Hearing, Authorizing the Conveyance of an Easement to Florida Power and Light [2024-1106](#)

Company for the City Owned Property Located at 3721 SW Darwin Boulevard.

The City Clerk read Ordinance 24-73 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-73. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

9.a Approval of the 2024 Affordable Housing Advisory Committee (AHAC) Report & Opening of the Public Hearing for Public Comments

[2024-1207](#)

Neighborhood Services Deputy Director Alessandra Tasca presented the City Council the Affordable Housing Advisory Committee (AHAC) Report. She advised the Council that it was not necessary to formally approve the Report for the adoption of any new policies to be implemented into the local housing assistance plan. Deputy Director Tasca noted that the City Council needed to accept the report.

Vice Mayor Caraballo stated that she had concerns with this item because it indicated that the Council would need to accept the report and provide Staff the ability to amend the City Policies without needing it to come back before the City Council. She indicated the need to have future one-on-one meetings for any major strategic planning items such as this item to address any Council concerns.

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

Vice Mayor Caraballo thanked the Affordable Housing Advisory Committee for their work and provided her concerns regarding the items in the Report. She expressed the need to develop a program for the modifications of impact fees to ensure that it would be rewarded based on the impact that would be generated. Vice Mayor Caraballo expressed concerns over properly monitoring the program and ensuring that the development would be maintained. She added she was concerned about the Flexible Density portion of the Report. Vice Mayor Caraballo added that the City should be cautious regarding the use of Reservation Capacity. She indicated that she did not want to generate a subsidy. Vice Mayor Caraballo stated that the City had a Housing Fund that could be utilized to purchase land. She expressed concern over adding the use of Additional Dwelling Units throughout the City. Vice Mayor Caraballo added she would like to expand the stakeholder group. She stated she would not be supportive of

earmarking all vacant land for Affordable Housing in the City as it belongs to all taxpayers. She asked that the Committee receive the High Performances Public Spaces and the City's processes. Vice Mayor Caraballo added that Affordable Housing has been an issue for a long time and did not know if the Council would ever be able to fix it but would like to work on creating improvement strategies without causing negative impacts on the residents.

Councilman Bonna thanked the AHAC for their work and stated he would like to continue the discussion to allow ADUs throughout the City.

Mayor Martin also thanked the AHAC, and she added that she had no problem with accepting the report. She added that the City Council should be the governing Board making policies.

Vice Mayor Caraballo asked Staff for the amended motion the Council should make, to which Deputy Director Tasca, stated the Council accept the recommendations as stated in the 2024 AHAC Report, submit the Report to the Florida Housing Coalition with any Public Comments received during the Public Hearings including the minutes from today's meeting. Vice Mayor Caraballo moved to accept the motion as stated by Staff. Mayor Martin asked if she could add "all policies will need to come back before the City Council". Vice Mayor Caraballo moved to amend her previous motion to add the Mayor's suggested language that all policies will have to come back before the City Council. Councilman Bonna seconded the motion and under discussion inquired if they were accepting the Recommendations or the Report. Deputy Director Tasca, Mayor Martin, and Vice Mayor Caraballo clarified the motion was to accept the AHAC Report. Vice Mayor Caraballo moved to amend the motion accordingly, which passed unanimously by voice vote.

- 9.b** Approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance & Evaluation Report (CAPER) 2023-2024 & Opening of the Public Hearing and 2-week Public Comment Period

[2024-1205](#)

Deputy Director Tasca provided the City Council with the Community Development Block Grant (CDBG) Consolidated Annual Performance & Evaluation Report (CAPER) 2023- 2024.

Mayor Martin requested information regarding the increase of water-sewer connections funded with the grant dollars. She opened the Public Hearing, there being no one she closed the Public Hearing.

There being no further discussion, Councilman Pickett moved to approve

the Community Development Block Grant (CDBG) Consolidated Annual Performance & Evaluation Report (CAPER) 2023-2024 and Opening of the Public Hearing and two-week Public Comment Period. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-48, Public Hearing, Amending Title VI - Public Utilities, Chapter 60 "Definitions" and Chapter 64 "Wastewater System User Rules" of the City of Port St. Lucie Code of Ordinances. [2024-199](#)

The City Clerk read Ordinance 24-48 aloud by title only.

Utility Director Matyjaszek presented a PowerPoint Presentation to the City Council.

Vice Mayor Caraballo commented on the unfunded mandates by the State and encouraged the Council to advocate for the residents. There being no further discussion, Vice Mayor Caraballo moved to approve Item 10a. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-77, Public Hearing, An Ordinance of the City Of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Second Amendment to the Site Lease Agreement Between the City of Port St. Lucie and New Cingular Wireless PCS, LLC, A Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Monopole Tower Located at SW Becker Road; Providing for Conflict; Providing for Severability; And Providing an Effective Date. [2024-1177](#)

(Clerk's Note: This item was previously tabled under Section 6 of this Agenda.)

- 10.c** Ordinance 24-78, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 6.83 Acres From Commercial Limited (CL) to Commercial General (CG) and Institutional (I) for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of SE Westmoreland Boulevard, East of SE Morningside Boulevard, at the Western Terminus of SE Pine Valley Street [2024-1208](#)

(P24-130).

The City Clerk read Ordinance 24-78 aloud by title only.

Bethany Grubbs, Planner for the Planning and Zoning Department, provided a PowerPoint Presentation on the change of Future Land Use Designation of Approximately 6.83 Acres from Commercial Limited (CL) to Commercial General (CG) and Institutional (I) for the Property located at 3500 SE Morningside Boulevard formally known as ClubMed.

Rebecca Miller, MPLD, represented the Applicant. She asked if the same PowerPoint Presentation could be utilized for Items 7c and 7d. (Clerk's Note: A PowerPoint was shown at this time.) The City Clerk provided the Oath of Testimony to Ms. Miller. She indicated that Playa Resorts would be operating the resort. Ms. Miller showed the City Council a video of the RPS Academy.

Vice Mayor Caraballo and Ms. Miller discussed a few of the questions and comments she received as public comments before the meeting. Ms. Miller confirmed they would not build homes on the golf course. Mayor Martin opened the Public Hearing.

Tracy Kutzler, 2861 SE San Jeronimo Road, spoke against the item and asked for restrictions to be placed on the PUD.

Roseann Mazjanis, 2861 SE Morningside Boulevard, spoke in favor of the item and complained about the publishing date for this meeting.

Cecile Renna, 3245 SE Morningside Boulevard, spoke in favor of the item and asked for restrictions to be placed on the PUD.

Mayor Martin closed the Public Hearing.

Vice Mayor Caraballo explained that the Land Use Change could not happen without the other and stated that the PUD would need to be amended. She advised that there were already restrictions placed within the PUD and requested that Staff read all the current restrictions within the existing PUD.

Councilman Bonna requested that the PUD restrictions be listed before approving this item.

Mayor Martin stated that the Land Use and Zoning needed to match within the PUD. Director Savage-Dunham clarified if it was the Council's request to read onto the record the list of permitted uses.

Planner Grubbs read the City Council the following permitted uses based on the 2010 PUD approval: a resort hotel, which can include a wide range of support uses such as recreational uses, restaurants, golf clubs, and support. Daycare, Spa, Fitness Facilities, support staff housing for sale or lease guest suites, any retail, business, or personal service use including repair of personal articles furniture and household appliances, conduct a holding within an enclosed building where repair processing or fabrication of products that are incidental to the restricted to on-premises sales, office or administrative business and professional use, daycare center, kennel enclosed, tanning salon. She listed the Special Exception Uses allowed under this PUD as follows: Public Utility facility, including water pumping plant with reservoir or electric substation or sewing treatment plant. Drug or pharmacy business, that includes drive-through service and retail convenience store. Park or playground, recreation facility, golf course, and clubhouse with or without beverage sales and Special Exceptions allowed today were a marina, public or private.

Vice Mayor Caraballo questioned the following uses, drug and pharmacy, repair shop, and the marina. Planner Grubbs stated the Applicant was adding two additional uses under this change that would allow public/private schools or parochial kindergarten including VPK in grades 1 through 12, and accessory food permanent structures.

Mayor Martin indicated that it was being limited to the above uses listed by Planner Grubbs.

There being no further discussion, Councilman Bonna moved to approve Ordinance 24-78. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

A recess was called at 2:30 p.m., the meeting reconvened at 2:37 p.m.

- 10.d** Ordinance 24-79, Quasi-Judicial, Public Hearing, An Ordinance, Providing for the 1st Amendment of the Planned Unit Development Document and Conceptual Plan for the Sandpiper Bay PUD for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of SE Westmoreland Boulevard, East of SE Morningside Boulevard, at the Western Terminus of SE Pine Valley Street (P24-111).

[2024-1209](#)

The City Clerk read Ordinance 24-79 aloud by title only.

Mayor Martin stated this was a Quasi-Judicial Item and requested that anyone who would be testifying to please get sworn in by the City Clerk. The City Clerk provided the Oath of Testimony to all those present.

Mayor Martin inquired if the Council had any ex-parte communications, to which all members indicated they met/spoke to the Applicant, Staff, and City Residents.

Planner Grubbs, previously sworn, stated that the file had been submitted to the City Clerk at least five days before the meeting. She indicated this was a companion application of Item 10c. and that it was the first amendment to the Sandpiper Bay Planned Unit Development formally known as ClubMed/Sandpiper. Planner Grubbs explained that this application would revise the Uses, Miscellaneous Changes, and Amending the Concept Plan. (Clerk's Note: A PowerPoint Presentation was shown at this time.) She provided the City Council with the Application Request for the PUD Amendment to add school as a permitted use, adding accessory food service structures as a permitted use, and amending the concept plan to reflect the private school and soccer fields, deleting the language on the architecture design and subject to the City-wide design standards, updating the property's ownership and regulation documents since it's changed, changing the name of the Planned Unit Development and allowing a potential increase in height. Planner Grubbs indicated that, with the increase in building height, the PUD currently allowed 35 feet; however, if it was demonstrated at the Applicant's request to increase, they may be able to go up to 75 feet. She indicated that because they were within the CRA they could go up to 120 feet; however, that did not apply to the current application. Planner Grubbs stated the City asked the Applicant to include this change within the PUD Amendment.

Ms. Miller entered the presentation previously provided during Item 10.c into the record for this item.

Councilman Bonna inquired if it was possible to remove the wording regarding the height increase to avoid it looking like the Council was allowing an increase in building height. Planner Grubbs clarified that the 75-foot building height was already permissible under the Comp Plan and PUD and added that the City would like to add it to the PUD Regulation Document states that at the time of adoption of the PUD. Limited Commercial within the listed categories of the Comp Plan allowing a maximum height of 75 feet. She indicated that City Staff would like to add it for clarification purposes.

Mayor Martin indicated that it did not make sense to add something if it

was already allowed by the PUD. Director Savage-Dunham stated that maybe the Staff's presentation should have read "clarification on building height" rather than "increase on building height". She explained that this additional clarification would allow the City Council oversight in the event of an increase in building height.

Mayor Martin stated that this item was made more complicated than it needed to be and asked Staff to keep things simple in the future. She added that it was already in the City Code and there was already a process in place. Mayor Martin indicated that she was not in favor of going outside of the current process.

Vice Mayor Caraballo noted that the people present are under the false impression that the City Council had the right to deny something that was already permissible.

Councilman Bonna indicated that communication was one of the most important issues that the City has as it affects almost everything the Council does. He stated he would be in favor of the item moving forward without anything related to Number 7 of the presentation, as it was not necessary. Councilman Bonna stated that the Council would not change anything relating to the building height.

Vice Mayor Caraballo requested that City Manager Merejo ask Staff to amend their presentation to remove Number 7 from their presentation.

The City Manager directed Staff to remove Number 7 from their presentation.

Mayor Martin addressed the issue previously mentioned regarding the notice of today's meeting. She advised that all the City Council Meetings were held normally on Mondays at 1 PM and others at 6 PM. She stated that the reason behind those times was to provide the opportunity to the public that work at night to attend the Council Meetings. Mayor Martin advised that this had been agreed upon a year ago during a Strategic Planning Session. She added that the City was not holding meetings at 1 PM to suppress public attendance. Mayor Martin noted that all the Public Notices are published 5 business days before any Council meeting regardless of an upcoming holiday.

Mayor Martin opened the Public Hearing.

Roseann Mazjanis, 2861 SE Morningside Boulevard, spoke in opposition to the item and asked for clarification on the item.

Mayor Martin addressed Ms. Mazjanis' comments.

Cecile Renna, 3245 SE Morningside Boulevard, thanked Mayor Martin for providing clarification and asked the Council to add that the school only be allowed to operate as a private school.

Tracy Kutzler, 2861 SE San Jeronimo Road, spoke in opposition to the item.

Councilman Bonna stated there seemed to be some confusion regarding the Golf Course, he clarified that it would remain as OSR and that they were only allowing changes to occur to allow the school to operate.

Abigail Levy, 3425 SE Sandpiper Circle, stated she was concerned about the overflow parking adjacent to where the volleyball courts were currently located. She stated that the area was a residential property and noted some properties about that land.

Claudia Molina, 3229 SE Morningside Boulevard, thanked the City Council.

Vice Mayor Caraballo clarified that the only thing being amended for this item was the land use of the PUD.

There being no further discussion, Councilman Pickett moved to approve Ordinance 24-79. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Councilwoman Morgan left the meeting after voting on this Item.)

- 10.e** Ordinance 24-80, Public Hearing, Approving Declaration of
Dedication for Access Easement - Duck Court

[2024-1158](#)

The City Clerk read Ordinance 24-80 aloud by title only.

No PowerPoint presentation was provided to the City Council at their request.

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 24-80. Councilman Bonna seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan did not vote on this item.)

- 10.f** Ordinance 24-81, Public Hearing, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida.

[2024-1160](#)

The City Clerk read Ordinance 24-81 aloud by title only.

No presentation was provided for this item.

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 24-81. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan did not vote on this item.)

11. Resolutions

There was nothing scheduled under this portion of the Agenda.

12. Unfinished Business

- 12.a** Discussion on Resident Concerns Initiated by Vice Mayor Caraballo

[2024-1239](#)

Vice Mayor Caraballo discussed the ongoing issues with Shakespeare Avenue regarding potentially homeless people sleeping in vehicles. She inquired if the Council would like to move forward by giving full authority to create a City Ordinance.

Councilman Pickett asked if it was a widespread problem in the City.

Mayor Martin inquired about enforceability in the event of creating a new ordinance.

City Attorney Richard Berrios expressed that they workshopped the idea of creating an ordinance internally with various departments and noted that property rights could become problematic. He suggested further research and providing a formal opinion on having such an ordinance.

Vice Mayor Caraballo discussed utilizing a driver's license to confirm the person who lived at that address as enforcement. She suggested researching other cities with similar ordinances pertaining to this subject matter.

There being no further discussion, Vice Mayor Caraballo moved to ask

Staff to bring this back before the City Council for further discussion regarding resident concerns from Item 12a. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan did not vote on this item.)

13. New Business

There was nothing scheduled under this portion of the Agenda.

14. City Manager's Report

City Manager Merejo discussed that the City was evaluating the potential removal of Fluoride from the water; however, there are conversations with the County Administrator of St. Lucie County to potentially remove Fluoride from the water. He explained that currently, the Utility Director was recommending holding off on adding Fluoride to the City's water supply until research is complete. City Manager Merejo stated that the Council would be receiving a memo regarding the issue.

15. Councilmembers Report on Committee Assignments

Councilman Pickett reminded the public to attend the Festival of Lights event.

Vice Mayor Caraballo stated she attended a tour of the Port St. Lucie Adult and Senior Health Center on the 26th of November. She touched on being open to modifying the City Council meeting schedule during the holidays if it was the will of the City Council.

Councilman Bonna stated he looked forward to hearing more about the Fluoride-free water.

Mayor Martin stated she had no report.

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 adjourned at 3:30 p.m.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk