

# 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 4, 2023**

**6:30 PM**

**Council Chambers, City Hall**

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**\*Addition of Items 7D, 7E and 7F\***

1. Call 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 December 4, at 6:30 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

There was nothing scheduled under this item.

5. Public to be Heard

Lex Carrington, Director of Tennis & Head Coach, gave an update on the Pickleball court usage at Whispering Pines Park.

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

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

**7. Approval of Consent Agenda****7.a** Approval of the October 23, 2023 Regular City Council Meeting Minutes [2023-708](#)

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**7.b** Approval of the 2023 Affordable Housing Advisory Committee (AHAC) Report [2023-1118](#)

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**7.c** Approve the Purchase of a New Police Patrol Boat from Sirocco Marine. [2023-1131](#)

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**7.d** Recommendation for Appointment to Serve on the Planning and Zoning Board [2023-1214](#)

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**7.e** Recommendation for Appointment to Serve on the Citizen's Advisory Committee [2023-1215](#)

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**7.f** Recommendation for Appointment to Serve on the Construction Board of Appeals [2023-1216](#)

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

**Approval of the Consent Agenda**

Councilwoman Morgan moved to approve the Consent Agenda. Vice Mayor

Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

There was nothing scheduled under this item.

9. Other Public Hearings

- 9.a** Approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance & Evaluation Report (CAPER) 2022-2023, Public Hearing and Public Comment Period

[2023-1128](#)

Carmen Capezzuto, Neighborhood Services Director, stated that it was the annual report and staff was available for questions.

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

There being no discussion, Councilman Pickett moved to approve the Community Development Block Grant (CDBG) Consolidated Annual Performance & Evaluation Report (CAPER) 2022-2023. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

10. First Reading of Ordinances

- 10.a** Ordinance 23-74, 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 Consisting of Text Amendments to the Future Land Use Element by Amending Figure 1-6 as Requested by ACR Acquisition, LLC (P23-201)

[2023-1173](#)

The City Clerk read Ordinance 23-74 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director, explained that this was a transmittal hearing for a large-scale comprehensive plan text amendment (CPA) to amend Figure 1-6 of the Future Land Use Element. She showed a location map, an aerial and explained the Future Land Use. She gave a brief background on the property as well as the proposed amendment. She showed the existing Figure 1-6 plan, the proposed Figure 1-6 plan and explained, in detail, the staff analysis.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Sorrow, Cotleur & Hearing, explained that this item was a land use planning tool and applications for Site Plan & Zoning would come at a later time. He stated

that four slides were left over in a previous application and no new information would be submitted at this time. He informed the City Council that Becker Road would be extending to Rangeline Road.

Mayor Martin opened the Public Hearing. Azlina Goldstein, Esq., spoke regarding the trip triggers and reassurances for the City. The City Council discussed previous concerns on the item and felt that the applicant had addressed them.

Councilman Bonna moved to approve Ordinance 23-74. Councilwoman Morgan seconded the motion. Under discussion, the City Council discussed expectations.

Tara Dewey, attorney for applicant, advised that her client was committed to living up to their Development of Regional Impact and would work with the City on each MPUD to ensure connectivity. Councilman Pickett inquired if they were committed to building the road network out west, to which Attorney Dewey replied that they were committed to building the road network in their project.

The City Council thanked the applicant for working with staff to address the previous concerns. The motion passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 23-R127, Amend the Rules of Procedure for Boards/Committees and the Port St. Lucie Youth Council Bylaws. [2023-1136](#)

The City Clerk read Resolution 23-R127 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R127. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 23-R128, Approval of Professional Services Agreements to Re-Appoint Special Magistrates for the City of Port St. Lucie. [2023-1103](#)

The City Clerk read Resolution 23-R128 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 23-R128. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R129, A Resolution Approving and Accepting a Preliminary and Final Subdivision Plat for Southern Grove [2023-1183](#)

Plat No. 45, within the City of Port St. Lucie, Florida on the Request of Culpepper and Terpening, Inc. (P23-167).

The City Clerk read Resolution 23-R129 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R129. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled for this item.

13. New Business

- 13.a** Approve a Major Site Plan for Legacy Park North Distribution Center (Project Everest) (P23-168)

[2023-1184](#)

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean explained that the item was a request for approval of a major site plan for a 1.871 million square foot distribution center. She showed a location map, explained the Future Land Use & Zoning review as well as the associated roadway improvements with the traffic analysis. She explained details of the proposed project.

Vice Mayor Caraballo moved to approve a Major Site Plan for Legacy Park North Distribution Center (Project Everest) (P23-168) with the condition that the Landscaping Plan be reviewed by Site Plan Review Committee, not the City Council. Councilwoman Morgan seconded the motion. Under discussion, the City Council voiced that the item needed to be expedited at the TPO level. The motion which passed unanimously by voice vote.

14. City Manager's Report

There was no update.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Florida League of Cities Board of Directors meeting, requested to show support for a Brightline stop in Fort Pierce.

Councilman Pickett: Florida League of Cities Policy Committee & Festival of Lights.

Councilman Bonna: Christmas Tree Village, Tradition Tree Lighting, Festival of Lights, and he thanked all the Board members for their dedication to the City.

Vice Mayor Caraballo: Discussed pickleball usage and requested more shade canopies at Whispering Pines Park, discussed Florida League of Cities priorities & Festival of Lights.

Mayor Martin: Consulate General of Canada meeting, Bloomberg Harvard Innovation visit.

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 7:35 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, City Clerk