

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, May 13, 2024

1:00 PM

Council Chambers, City Hall

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 at 1:04 PM on May 13, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon M. 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 Proclamation: Police Week and Peace Officers Memorial Day

[2024-256](#)

Mayor Martin read the proclamation for Police Week and Peace Officers Memorial Day, and presented it to Chief Richard Del Toro and Assistant Chief Leo Niemczyk. Chief Del Toro announced that the Countywide law enforcement memorial service will be held at 6:30 PM tomorrow evening at St. Bernadette Catholic Church and the Port St. Lucie Police Department Memorial Service will be held at 8:30 AM on Wednesday at headquarters. He encouraged everyone to attend to remember those who made the

ultimate sacrifice. Chief Del Toro thanked the Council for their continued support.

5. Public to be Heard

Mayor Martin opened Public to be Heard.

1. Joel Bedor, Valencia Grove resident, inquired if the City was considering a 175 foot cell tower for better service. Mr. Bedor also informed the Council that he almost got hit at SW Discovery Way and SW Community Blvd, as it is a dangerous 4-way stop. He asked if the City would be putting in a stoplight there.

There being no further comments, Mayor Martin closed Public to be Heard.

Mayor Martin indicated several applications for cell towers are being processed, and the intersection of Discovery and Community is not slated to be signalized at this time. She stated a traffic study has been done and is under review by Public Works. She explained there is no obligation on the developers part to pay for a signal, so the City will have to evaluate it or bring it forward to Council. She believed data has shown that there were five minor incidents at that intersection in the last two years, so she did not want to classify it as dangerous. Mayor Martin indicated she will be in Valencia Grove at the end of the month, and will discuss the cell towers and the intersection during her presentation.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

Mayor Martin requested that Item 7.k be pulled for a separate discussion, as someone signed up to speak on this item.

There being no further discussion, Vice Mayor Caraballo moved to approve the Consent Agenda, with Item 7.k being pulled for a separate discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

7.a Approval of the April 8, 2024 Regular City Council, April 15, 2024 City Council Workshop, and April 22, 2024 Regular City Council Meeting Minutes

[2024-418](#)

This Consent item was Approved.

7.b Authorizing the City Manager to Execute an Amendment to the Declaration of Restrictive Covenants for Lisa Heintz and Dierk Heintz Regarding Residential Real Property Located at

[2024-367](#)

- 4626 SW Inagua Street.
- This Consent item was Approved.
- 7.c** Award Contract #20230097 for the Continuing Contracts for Survey & Mapping Services. [2024-360](#)
- This Consent item was Approved.
- 7.d** Approve FY 2024 Annual Expenditure for Contract #20200072R for Consultant Services Related to Structural Designs & Evaluations for Bridges with Graef-USA, Inc. [2024-389](#)
- This Consent item was Approved.
- 7.e** Approve a Grant Agreement between City of Port St. Lucie and Florida Department of Transportation (FDOT) - Litter Control and Prevention Grant [2024-430](#)
- This Consent item was Approved.
- 7.f** Approval to participate in the OMNIA Partners Cooperative Contract #2023261 for Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services, and Equipment with The Toro Company. [2024-460](#)
- This Consent item was Approved.
- 7.g** Award Contract #20230107 For Mowing & Trimming Services at City Park Lands. [2024-466](#)
- This Consent item was Approved.
- 7.h** Approve a Major Site Plan for Riverland - Valencia Parc Clubhouse (P23-229). [2024-457](#)
- This Consent item was Approved.
- 7.i** Approve a Preliminary and Final Plat for AutoZone Stores LLC on the Request of AutoZone Stores, LLC (P23-114). [2024-462](#)
- This Consent item was Approved.
- 7.j** Approve a Major Site Plan for Sympatico Residential (P23-090). [2024-464](#)
- This Consent item was Approved.
- 7.k** Approve a Major Site Plan for MedSquare Becker Road (P23-199). [2024-470](#)

Mayor Martin called on those who wished to speak on this item:

Mr. Cook indicated he just spoke with the developer, who stated there was a traffic issue for Public Works to address. He explained their concern was that Janice and Junietta are the entrances to the building being built and there is no availability to turn west onto Becker Road from either one of those streets. He explained the only way to leave and go west on Becker Road, is to come down their little street, Janice, to the next street to turn left on Athena. He suggested cutting the median back in front of Lassiter, so the traffic is not routed down their street and through the neighborhood.

Colt Schwerdt, Public Works Director and City Engineer, stated he heard the resident's concern, but it would take more modifications to Becker Road. He explained they have to follow the Florida Statute, as it sets the spacing for median openings.

Mayor Martin stated she had an issue with the cars going through the neighborhood. Vice Mayor Caraballo indicated she had no problem moving this forward, if they conditioned it for staff to work with the residents to keep the traffic from going into the residential neighborhood. Colt Schwerdt stated they could look into it, but the nature of drivers is to go the easiest pathway, so they would have to dead-end one of the streets. Mayor Martin stated that would be a whole new process, as they would have to get with the fire district and address it from a safety standpoint.

Vice Mayor Caraballo noted for the record this office has the rights to do this, so the City will need to have a reason to deny the Site Plan. Mayor Martin asked that the applicant, work with their contractor to ensure they are minimizing construction issues, dust, etc. She stated it is about being a good neighbor, addressing issues, and making sure the construction site is clean and free of debris. Vice Mayor Caraballo suggested adding a condition to where no construction vehicles are allowed on the residential streets.

Colt Schwerdt stated with the current median openings, they would have to get creative with the condition and perhaps certain traffic could go north instead of south. He indicated the issue will be enforcing it. Mayor Martin thought to the extent it could be minimized was important.

Dan Seimsen, 2GHO, Inc., agent for the project, indicated he spoke with Mr. Cook and his wife as well as another member of the community. He stated he believed they could get to a mutually agreeable situation. Mr. Seimsen indicated he also spoke with the applicant and they are willing to

accept a condition with regard to restricting construction traffic. He stated there are some potential solutions for leaving the site and they will work with staff through the permitting process to come up with a better solution.

There being no further discussion, Vice Mayor Caraballo moved to approve the Major Site Plan with restricted access for construction on the residential streets, limitations for two of the entrances, and for the City Manager and staff to work on neighborhood solutions for traffic issues in the future. She stated she would like the site to be kept dust free as well. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.l** Approve the Renewal of Lease Agreement with Dell Financial Services L.L.C. [2024-445](#)

This Consent item was Approved.

- 7.m** Approval to Participate in the NASPO ValuePoint Contract No. 43230000-NASPO-16-ACS to Purchase Cloud Based Budgeting & Planning and Procurement Solutions. [2024-450](#)

This Consent item was Approved.

- 7.n** Award Contract #20230049 For Swale Liner Maintenance - Area B. [2024-469](#)

This Consent item was Approved.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-17, an Ordinance to Rezone Approximately 15 Acres of Property Located in the Northwest Quadrant of the Intersection of SW Marshall Parkway and SW Village Parkway 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 11 MPUD (P23-181) [2024-293](#)

The City Clerk read Ordinance 24-17 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 24-17. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-18, 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 13.244 Acres [2024-377](#)

From ROI (Residential, Office, Institutional) to I (Institutional) for a Parcel Legally Described as St. Andrews Park Commercial (PB 59-9) - Parcel C, Located North of NW St. James Boulevard and West of NW St. James Drive (P24-021).

The City Clerk read Ordinance 24-18 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 24-18. Councilwoman Morgan seconded the motion. Under discussion, Councilwoman Morgan noted that at the first reading, it was stated the Site Plan would come back to Council for final approval. The motion passed unanimously by voice vote.

- 8.c** Ordinance 24-19, an Ordinance Rezoning 14.751 Acres [2024-380](#)
Owned by Calvary PSL Ministries, Inc./St. Andrews Park Commercial, LLC, Located North of NW St. James Boulevard on the West Side of NW St. James Drive, from a PUD Zoning District to the Institutional (I) And Open Space Conservation (OSC) Zoning Districts for Property Legally Described as St. Andrews Park Commercial (Pb 59-9) - Parcels C (13.244 Acres) and B (1.507 Acres) (P23-230).

The City Clerk read Ordinance 24-19 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 24-19. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 24-20, an Ordinance Providing for the [2024-381](#)
Amendment of the Planned Unit Development (PUD) Document For the St. Andrews Park Phase II PUD, Located Northwest of NW St. James Boulevard and West of NW St. James Drive (P23-219).

The City Clerk read Ordinance 24-20 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-20. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-21, Public Hearing, Amending the Name of [2024-352](#)

Title V; Creating Title VIII, Office of Solid Waste; Reenacting and Renumbering Article I., Solid Waste Collection, Under Title VIII; Reenacting and Renumbering Article II., Solid Waste Service Assessments, Under Title VIII

The City Clerk read Ordinance 24-21 aloud by title only.

Colt Schwerdt, Public Works Director, explained when this chapter was created, it renamed the Public Works section of the City Code and brought up some links and references. He stated they were trying to reestablish the Public Works title and get the office of Solid Waste into its own section.

Mariana Feldpausch, Director, Office of Solid Waste, explained she took this opportunity to make two minor changes. She stated mailing a copy of the citations to every resident was creating some confusion, because some are already voided by the time they are received in the mail. She indicated they are now only mailing the citations to the owners who are out of state or have a different mailing address with the Property Appraiser. Ms. Feldpausch stated the second change was for anyone who has a violation on their yard waste for bulk. She explained the City provides guidelines with the citation, so the violation will be considered a second offense. She noted there have been four seconded offenses thus far.

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

There being no further discussion, Councilman Pickett moved to approve Ordinance 24-21. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-22, 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.

[2024-374](#)

The City Clerk read Ordinance 24-22 aloud by title only.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-22. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-23, Public Hearing, Abandoning a Portion of a

[2024-378](#)

Twenty (20) Foot Wide Utility Easement Affecting Lots 13, 14, 15, 16, 17 and 18, Block 1706, Port St. Lucie Section Thirty-One, as Recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 24-23 aloud by title only.

Mayor Martin opened the Public Hearing.

Alejandro Toro, Engineering Design and Construction, stated he had nothing to add to what staff has inquired regarding the application. He explained the application was to clean up his client's property and follow the correct processes.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-23. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 24-24, Public Hearing, Adoption of an Ordinance
Approving the Economic Development Ad Valorem Tax
Exemption for Accel International.

[2024-426](#)

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

Elijah Wooten, Economic Development Administrator, provided a brief PowerPoint presentation and update for Accel International located at 11775 S.W. Tom Mackie Blvd, adjacent to City Electric Supply. He presented an overview of the project, economic impact, economic development ad valorem tax exemption as well as monitoring and compliance. Mr. Wooten stated that staff recommended approved of the economic development ad valorem exemption for Accel International's expansion to Port St. Lucie.

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

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

- 10.e** Ordinance 24-25, Public Hearing, Adoption of an Ordinance
Approving the Economic Development Ad Valorem Tax
Exemption for Cheney Brothers, Inc.

[2024-427](#)

Elijah Wooten, Economic Development Administrator, provided a brief PowerPoint presentation on Cheney Brothers located at 1 Cheney Express Way, Port St. Lucie. He presented an overview of the project, economic impact, economic development ad valorem tax exemption as well as monitoring and compliance. Mr. Wooten stated that staff recommended City Council approve the economic development ad valorem exemption for Cheney Brothers expansion to Port St. Lucie.

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

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 24-25. Vice Mayor Caraballo seconded the motion.

Under discussion, Vice Mayor Caraballo discussed how this particular initiative has been approved by the voters and the City has overwhelming supported it to ensure jobs and economic development occur in their City. She spoke to Southern Grove's success and stated these incentives are key to making these transactions occur. Vice Mayor Caraballo stated Port St. Lucie is competing with and is able to compete with other cities. She also explained how the City's taxes and debt benefit from Southern Grove and economic development.

Mayor Martin added that Port St. Lucie is heavily residential and other large cities have more commercial and industrial, which helps build revenue. She stated it is important to address the commercial as they grow as a City, because they do not want to rely on the residents to be the sole taxpayers. Mayor Martin explained the businesses will be here for many years to come, which will be a huge benefit in the future.

Mr. Wooten noted that these companies are still paying taxes to the School Board as well as all of the other taxing authorities. He stated, most importantly, they are creating jobs for their residents so they do not have to commute. Mayor Martin indicated that is why the jobs corridor was built with targeted industries.

The Council voted and the motion passed unanimously by voice vote.

10.f Ordinance 24-26, Public Hearing, Petition to Establish the Sundance Community Development District.

[2024-431](#)

The City Clerk read Ordinance 24-26 aloud by title only.

Mayor Martin opened the Public Hearing.

Wes Haber, Law Firm of Kutak Rock, LLP, stated he was there on behalf of the petitioner to answer any questions.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 24-26. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 24-R27, a Resolution to Consider and Approve the [2024-397](#)
First Amendment to the Becker Road Construction
Agreement with Riverland/Kennedy II, LLC.

The City Clerk read Resolution 24-R27 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 24-R27. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo noted this agreement was to release some of the surety and nothing else was being changed.

Councilwoman Morgan inquired about the status of the project. Mr. Wooten stated the project was in the process of being completed and it is due to open in late summer to early fall.

The Council voted and the motion passed unanimously by voice vote.

- 11.b** Resolution 24-R28, Authorizing the City Manager to Execute [2024-443](#)
the State of Florida Department of Environmental Protection
(FDEP) Grant Agreement NS111 for the City of Port St. Lucie
A-14 Control Structure Replacement.

The City Clerk read Resolution 24-R28 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 24-R28. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R29, Florida Inland Navigation District [2024-405](#)
Waterways Assistance Grant FY 2024-2025.

The City Clerk read Resolution 24-R29 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R29. Vice Mayor Caraballo seconded the motion, which

passed unanimously by voice vote.

- 11.d** Resolution 24-R30, Approving Agreement for the Construction of Park and Recreational Facilities for Tradition Regional Park and Park Impact Fee Credit Agreement with Mattamy Palm Beach, LLC.

[2024-459](#)

The City Clerk read Resolution 24-R30 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R30. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

Mayor Martin stated they were looking forward to the groundbreaking, to which City Manager Merejo indicated it would happen sometime in July 2024.

- 11.e** Resolution 24-R31, Authorizing the City Manager, or His Designee, to Enter and Execute a True-Up Agreement for Road Impact Fee Credits between the City of Port St. Lucie, Stuart Property Holdings, LTD. and St. Lucie Land, LTD.

[2024-467](#)

The City Clerk read Resolution 24-R31 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R31. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 24-R32, Approve the St Lucie County Tradition Regional Park Impact Fee Credit Agreement

[2024-463](#)

The City Clerk read Resolution 24-R32 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 24-R32. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 24-R33, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Impact Fee Mitigation for LactaLogics and Authorizing the City Manager or his Designee to Execute an Impact Fee Mitigation Agreement by and Among the City of Port St. Lucie and LactaLogics; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

[2023-510](#)

The City Clerk read Resolution 24-R33 aloud by title only.

Elijah Wooten, Economic Development Administrator, provided a brief PowerPoint presentation and update on Lactalogics located at 8883 S US-1, Port St. Lucie. He presented an overview of the project as well as the impact and mobility fee mitigation. Mr. Wooten stated staff recommended City Council approve the impact and mobility fee mitigation agreement for Lactalogics expansion to Port St. Lucie.

Vice Mayor Caraballo inquired as to when Lactalogics plans to open. Mr. Wooten indicated they were currently in plan review by the Building Department and were looking to complete renovations in 2025. Vice Mayor Caraballo commented on the great qualities of and jobs created by Lactalogics. She also discussed the incentives packages for the western side versus the eastern side of the City for redevelopment and jobs. Mayor Martin stated she agreed and this was a good example. She indicated they were off to a good start and need to keep the momentum going, as they will have many opportunities along Village Green and with the City Center.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 24-R33. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.h** Resolution 24-R34, a Resolution Approving Artwork Submitted by Midway Glades Developers, LLC, in Connection with the Approval of an Alternative Equivalent Proposal for Public Art for a Project known as "Ladybug Hideaway" (P22-278).

[2024-338](#)

The City Clerk read Resolution 24-R34 aloud by title only.

Bethany Grubbs, Planning Department, provided a brief presentation on the alternate equivalent proposal for the Wylder area of the LTC Ranch DRI, per the Public Art requirements in Chapter 162. She stated the applicant has selected to construct a masterpiece to satisfy the art requirements rather than individual smaller pieces for each subdivision plat. Ms. Grubbs indicated staff is recommending approval, subject to the ten conditions of approval in the resolution that primarily pertain to timing and accounting for finance. She stated the Public Art Advisory Board recommended approval on March 18, 2024. Ms. Grubbs noted a presentation will be provided by the representative, Lucido and Associates, and the artist, Mark Fuller, is available to answer any questions.

Steve Garrett and Liz Diaz with Lucido and Associates provided a PowerPoint presentation on Ladybug Hideaway. Ms. Diaz stated she was representing the applicant and will be discussing the two phases of the art

installation, the comprehensive art proposal covering the Wylder Developments, and a credible project list with estimated required public art fees. She reviewed the location of the public art, provided an overview of the project, and discussed the installations in the public art plazas.

Mr. Fuller presented a model of Ladybug Hideaway and explained how the art piece was engaging and interactive to the public. Vice Mayor Caraballo inquired as to where the 18 different ladybugs would be located. Mr. Fuller stated that 12 ladybugs were incorporated with one in each grouping to allow for the public to hunt for the ladybugs. Vice Mayor Caraballo suggested incorporating the other 6 lady bugs in a mosaic glass tile on the floor. Mr. Fuller indicated they have another idea to perhaps carry the ladybug concept throughout the community.

At this time, Mr. Garrett noted that the applicant is in receipt of the conditions and agrees with the conditions.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 24-R34 with the conditions. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

13. New Business

13.a Tradition Regional Park USA BMX Adaptive Wheel Park
Update

[2024-461](#)

Kelly Boatwright provided an update on the Tradition Regional Park USA BMX Adaptive Wheel Park. She introduced Mike McIntyre, Founder & Principal, Action Sports Design, LLC, who has been working on this concept since July 2023.

(Clerk's Note: Mayor Martin called for a break at 2:13 PM due to technical difficulties and the meeting resumed at 2:16 PM.)

Mr. McIntyre provided a PowerPoint presentation of the Tradition Regional Park Adaptive Wheel Park and updated the Council on the schedule, the concept, and its uniqueness. He indicated the park opening was scheduled for August 2025. Mayor Martin noted this is all contingent upon Mattamy's project schedule, which needs to be on track or ahead of schedule.

Mr. McIntyre showed the location of the Adaptive Wheel Park as well as discussed the Master Plan. He stated it will have a hard surface track versus asphalt, similar to a tennis or basketball court, so it has a great grip

and helps with breaking falls. He indicated the track will be gravity fed and descent 5%, and is adaptive to BMX and mountain bikes, recumbent bikes, skateboards, scooters, and roller skates-blades. He noted the bicycle play zone was for tricycles and pedal-less bikes. Mr. McIntyre discussed the letter indicating the USA BMX commitment, which helps provide additional insurance and programming through their foundation as well as motor bikes and memberships to help promote healthy cycling. He reviewed the anticipated programming and non-programming for the adaptive racetrack, including the proposed scheduling. Mr. McIntyre presented views of the restroom, concession, administration building, bicycle play space, retention basin, integrated pump track, and jump lines. At this time, he provided a brief video of the park showing the staging, play space, picnic tables, seating areas, shade structures, flow and safety areas, placeholders for sponsorship, etc.

Vice Mayor Caraballo inquired if the skate element was going to replace the future skate park slated for Torino, to which Mayor Martin stated the City has committed to a skate park in Torino as well.

Vice Mayor Caraballo stated she liked that the track could be used for RC racing but her concern was the gripping material, to which Mr. McIntyre explained the sport court coating will take the RC car. Mayor Martin and Mr. McIntyre discussed how the track surface was very adaptive to a variety of uses.

Mr. McIntyre presented views of the bicycle play zone as well as the restrooms-concession-admin-storage building. He indicated the base bid was \$4.5 million and the were bid alternates of \$1.2 million for turf and shade, and they are working diligently to bring those prices down.

Councilwoman Morgan stated it was nice to see the park coming to fruition after working on it and envisioning it for a long time. She inquired if the City was running this park through the Parks and Recreation Department and who was staffing the park. Ms. Boatwright stated that USA BMX will have a volunteer group queued up and ready to help with the racing element. She indicated when it is not programmed for the USA BMX sanctioned races, it will be open for free play and use at your own risk.

Councilwoman Morgan inquired about a release form, insurance, waiver, and if parents have to be there, etc., as she was trying to protect the City. Ms. Boatwright indicated that Florida Statute speaks to the "use at your own risk at skate parks," which she believes the BMX would be a part of that as well. She stated they could investigate release forms.

Councilman Pickett and Councilman Bonna stated they and a lot of other people were looking forward to this park. Councilman Pickett discussed how the park could be utilized by several generations.

Vice Mayor Caraballo inquired about safety and the play zone. Ms. Boatwright stated, instead of having a traditional playground, there was a thought of putting a safety instruction area there versus making it more of a play area for little ones. Vice Mayor Caraballo stated she liked the safety area idea, because it would help the younger ones get trained and learn how to ride a bicycle.

Vice Mayor Caraballo asked if other cities had a park like this or if it was unique to Port St. Lucie. Mr. McIntyre stated this was very unique to Port St. Lucie and the United States. He indicated he expected people to come in from other countries to ride in the park and noted the economic impact with it being a destination facility.

Vice Mayor Caraballo questioned if any element was missing from the park, to which Mr. McIntyre suggested putting a big roof over the top of it.

Regarding the restroom element, Vice Mayor Caraballo thought it would be nice area for public art, because she is thinking of the mosaic element being done at The Port. She stated the gentleman did a beautiful job on the Minsky Gym mural, and she would like to see a beautiful mural around the restroom to highlight the park. Mr. McIntyre indicated there are six panels with a cityscape background in the bicycle play zone space, but public art could be incorporated into those panels.

Mayor Martin stated she was thinking the same regarding the restrooms looking like what they are doing at The Port. She explained they have been challenging themselves to bring these elements and amenities to their citizens based on requests for alternative play for parks and recreation.

Regarding the tourism discussion at Strategic Planning, Mayor Martin discussed how the City gets nothing from their Tourist Development Council. She stated this is the time to start having those hard conversations about Port St. Lucie being recognized for tourism for more than the Mets.

Vice Mayor Caraballo stated the City is funding this entire park project, in collaboration with Mattamy, and it was suggested it be covered to make it more spectacular. She suggested they apply for a grant with the Tourist Development Council to allow the City to do that, but unfortunately they are

not allowed to participate in that process.

Councilwoman Morgan stated they could always apply, but the grants are for 501(c)(3)'s as stated in the Bylaws and Charter. She indicated there have been discussions at the Tourist Development Council meetings that if a 501(c)(3) south of Midway applied, they would take it into consideration. Councilman Bonna suggested they clearly state that in the language. He explained this has been a priority of his since being on the County Commission in 2018, but he has not been able to get the support.

Mayor Martin stated it is not fair, as the City is 65% of the County. Councilwoman Morgan stated the Tourist Development Council is having a meeting soon, and she would be happy to bring this up and report back. She noted it would go for County approval first and then to the Tourist Development Council.

Vice Mayor Caraballo stated the interesting point would be how the distribution occurs, because she knows the County is planning some interesting projects within the County limits, and right now the process is only programmed for a 501(c)(3). She thought for tourism opportunities such as this, they may want to open it up and let anyone with a worthy project apply to ensure they are bringing in great tourism. Vice Mayor Caraballo stated they are becoming a different County and a different City, with opportunities they have never had before. She indicated she looked forward to hearing back from the meeting of the Tourist Development Council.

- 13.b** Approve a Major Site Plan Amendment for AutoZone S.
Federal Highway - Expansion (P97-152-A1).

[2024-468](#)

Isamar San Juan stated she was representing CPH, LLC, and the applicant Auto Zone. Mary Savage-Dunham indicated this item was placed under New Business, because the associated plat had to be voted on first. She stated staff did not prepare a presentation.

Vice Mayor Caraballo explained this was an expansion of the Current Auto Zone. She inquired if the Site Plan was in compliance with their current landscaping plan. Mary Savage-Dunham stated staff was working with the companies on US-1 who are part of the landscape sweep and doing expansions.

Bianca Lee, Planning & Zoning, presented the proposed landscape plan. She indicated there is some residential to the east of the property, where there will be an architectural wall and enhanced landscaping, buffer, and screening. She noted the retention area would stay dry and not hold

water.

Vice Mayor Caraballo asked if there would be an architectural wall and enhanced landscaping. Ms. Lee responded in the affirmative and stated there would be more landscaping around the entire site. Vice Mayor Caraballo asked Ms. San Juan to work with staff to ensure the landscaping is lush, especially in the back where the public and residents will interact with it. Vice Mayor Caraballo explained that being a great partner with the City is important for US-1 and the corridor itself, so any enhancements with signage and landscaping in the front would compliment the corridor.

There being no further discussion, Vice Mayor Caraballo moved to approve the Major Site Plan Amendment for AutoZone S. Federal Highway - Expansion (P97-152-A1). Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo reported that construction started today on the Torino turn lanes onto Midway Road, and he will provide a memo to Council with the anticipated completion. He indicated that Council received a notice on Friday that the Waffle House on Gatlin Blvd received their Certificate of Occupancy and they anticipated opening at the end of this month, but he will let Council know. City Manager Merejo announced that the budget process starts this week. He also noted the Tourist Development Council from St. Lucie County will be presenting to the City Council in May, so Council will be able to ask questions at that time.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan noted that Safe Kids offers a bike safety course and could hold them in the safety zone or play area on the weekends; attended the grand reopening of the Pelican Yacht Club and the Stars and Stripes Park groundbreaking; and commented on the Morningside Elementary Student Council event at City Hall.

Councilman Pickett agreed the Morningside Elementary Student Council event was great for the kids; attended the Stars and Stripes Park groundbreaking and Roundtable St. Lucie County; stated the Strategic Planning Session was a great process and one he feels most connected to; attended the Homes for Heroes event and the Keep Port St. Lucie Beautiful appreciation night at the Mets Stadium, where he threw the first pitch.

Vice Mayor Caraballo stated she attended the Southern Municipal Conference; toured the Treasure Coast International Airport, recommended the other members take a tour as well, as there is an opportunity for the City to partner with the County regarding the airport, and to let everyone know that it is an

international airport; attended the National League of Cities Presidential Election Task Force; agreed the Strategic Planning session was fantastic; attended a meeting with the City of Lakeland at the RP Funding Center, encouraged others to visit the RP Funding Center, as the facility is a good model for potential opportunities for the City Center; attended the FPL Hurricane Drill and it was great to see how their facilities and state command center at Riviera Beach respond in an emergency situation. Vice Mayor Caraballo noted she was glad to see the art piece was approved. She inquired if the City website has a page indicating where the art pieces are located and if there was signage with a QR code for the art pieces.

Councilman Bonna reported he attended the Business Bowel & Breakfast put on by the St. Lucie County Chamber of Commerce and Port St. Lucie's Years of Service Breakfast; stated he enjoyed bring your kid to work day, as they attended the Stars and Stripes Park groundbreaking and the Affordable Housing Advisory Committee meeting; attended the Department of Health partner luncheon, Education Foundation at the Treasure Coast Safety Festival, and St. Lucie County Chamber of Commerce legislative update; participated in career day at St. Anastasia Catholic School and attended Keep Port St. Lucie Beautiful night at the Mets; attended the City's Community Engagement Networking Event where he provided opening remarks on behalf of Council; attended the Education Foundation Scholarship Ceremony and the Port St. Lucie Police Department quarterly awards, and Conviva Senior Care Ribbon Cutting; wished everyone Happy Mother's Day; and attended Homes for Heroes. Councilman Bonna indicated his green tie is for Mental Health Awareness month and his blue suite is for the law enforcement events this week.

Mayor Martin attended the Stars & Stripes Park groundbreaking and the Strategic Planning, and both were great; traveled to Washington, D.C., on federal advocacy and Congressman Mast submitted all four of their asks; attended the Florida Big City Mayor Coalition and learned about the Florida Council of 100, and indicated the CEO providing the presentation will be coming to meet with the Council and the Economic Development Council of St. Lucie County; spoke to Mayor Trantalis of Ft. Lauderdale regarding P3 partnerships to address water treatment plant, movie studio, ice rink, etc., and will be getting more information to bring back to the Council.

Kate Parmelee stated they were very excited to be participating in the Bloomberg Harvard City Leadership Program this year, as one benefit is the option to host a summer fellow from Harvard. She introduced Nikki Zheng, who has a Bachelor's Degree in Landscape Architecture from the University of Florida and will be graduating this month with a Master's Degree in Design. Ms. Parmelee noted that Ms. Zheng is also a former student of Dr. David Barth, and will be working on an innovation project to increase access to green space and providing a

presentation at the Summer Workshop.

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 3:11 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk