

City of Port St. Lucie

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

City Council

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, Sr., Councilman, District III

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Monday, January 27, 2025

6:00 PM

Council Chambers, City Hall

Meeting to Follow the 5:30 PM GFC

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 January 27, 2025, at 6:00 PM, 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 Proclamation: Human Trafficking Awareness Month

[2025-081](#)

Mayor Martin presented the Human Trafficking Awareness Month Proclamation to the Florida Faith Alliance.

5. Public to be Heard

Steve Carroll spoke against the City Council Members being classified as

Part-Time Employees of the City.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

7.a Approve a Major Site Plan for St. Matilda Site (P24-090). [2025-082](#)

Councilwoman Morgan expressed concern over parking spaces per unit.

Brad Currie, Haley Ward, represented the applicant and stated that the MPUD City Code called for 1.5 parking spaces. Councilwoman Morgan asked if any Applicant could choose to add more parking spaces than what was predetermined in the MPUD, to which Mr. Currie responded in the affirmative. Mr. Currie confirmed that research was done and based on the various apartment developments within Southern Grove/Tradition and 1.5 parking spaces were consistent in the area.

Mary Savage-Dunham, Planning and Zoning Director, confirmed Mr. Currie's statements and added that in the event there was to be a parking issue in the future the City would have to address it at that time.

Vice Mayor Caraballo noted that the average parking spaces were 1.5-1.7 and added that Affordable Housing discussions were coming up and one of the big challenges with Affordable Housing would be parking. There being no further discussion, Vice Mayor Caraballo moved to approve Item 7a). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.b To Formally Inform City Council that the Police Department's Application for the FY24 Edward Byrne Memorial Justice Assistance Grant (JAG) Program-Local Solicitation, PSLPD Dive Team Equipment and Supplies Project has been Selected for an Award in the Amount of \$22,314 and Seek Approval of Grant Agreement. [2025-058](#)

7.c Award Contract #20240153 for Structural Engineering Consultants-Continuing Services. [2025-061](#)

7.d Approve the OL Peacock Sr. Park Florida Recreation Development Assistance Program (FRDAP) Grant Amendment [2025-086](#)

7.e Approve Amendment #1 to Contract # 20240157 for Full [2024-839](#)

Time Armed Security for MIDFLORIDA Event Center.

- 7.f** Award Contract #20240085 for the Tulip Blvd. & College Park Road Intersection Improvements. [2025-048](#)
- 7.g** Approve Contract #20250069 for Furnish & Install Sod with Nature's Keeper, Inc. [2025-087](#)
- 7.h** Approve Contract #20250058 for HVAC Maintenance at City Buildings with Hill York. [2025-092](#)
- 7.i** Approve Amendment #2 (Brightview Landscape Service, Inc.) and Amendment #3 (Juniper Landscaping of Florida, LLC) to Contract #20200112 for Mowing and Landscape Maintenance Service Throughout Port St. Lucie. [2025-072](#)

Approval of the Consent Agenda

Councilwoman Morgan asked the Council to pull Item 7a) from the Consent Agenda. Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7a) removed for a separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 25-03, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 32, Block 1462, Port St. Lucie Section Fifteen, as Recorded in Plat Book 13, Page 6, of the Public Records of St. Lucie County, Florida. [2025-002](#)

The City Clerk read Ordinance 25-03 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-03. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-04, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 24, Block 1149, Port St. Lucie Section Twelve, as Recorded in Plat Book 12, Pages 55, 55A through 55G, Inclusive, of the Public Records of St. Lucie County, Florida. [2025-003](#)

The City Clerk read Ordinance 25-04 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-04. Vice Mayor Caraballo seconded the motion, which

passed unanimously by voice vote.

- 8.c** Ordinance 25-06, Public Hearing, an Ordinance Amending Title XV, Land Usage, Chapter 153, Definitions, Section 153.01 - Definitions and Chapter 158 Zoning Code, Article VII - Institutional Districts, Article VIII - Commercial Districts, Article IX - Industrial Districts, Article XI - Supplementary Use Regulations, Section 158.217 - Accessory Uses and Structures, Section 158.222 - Access Standards, Sidewalks, and Bike Paths, and Section 158.232 - Refuse Collection and Recycling Areas (P24-107).

[2024-1251](#)

The City Clerk read Ordinance 25-06 aloud by title only.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-06. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

Nothing was scheduled under this section of the Agenda.

10. First Reading of Ordinances, Public Hearing

Mayor Martin announced she would be going out of order as there were many present to speak on Items 10a) and 10b).

She indicated that they would hear Item 10c) prior to 10a) and 10b).

The City Clerk provided the Oath of Testimony to the City Staff and Public who were present to speak on Quasi-Judicial Items 10b), 10d), and 10f).

- 10.a** Ordinance 24-76, Public Hearing, an Ordinance of the City Of Port St. Lucie, Florida, 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 for approximately Seven (7) Acres from Limited Commercial (CL), General Commercial (CG), And Low Density Residential (RL) to Institutional (I) for a Parcel Legally Described as Tract A, Tesoro Preserve Plat No. 4, and Generally Located North of SE Morningside Blvd and West of SE Westmoreland Blvd (P24-033)

[2024-1182](#)

(Clerk's Note: This Item was heard after Item 10g).

The City Clerk read Ordinance 24-76 aloud by title only.

Mayor Martin addressed the potential voting conflict of interest on Items 10a) and 10b). She indicated that the necessary documents were included in the backup for the public to review.

Director Savage-Dunham provided a historical overview PowerPoint Presentation of this item and a Question and Answers PowerPoint Presentation.

Mayor Martin asked if the City created the incompatibility, to which Director Savage-Dunham responded in the affirmative. Mayor Martin inquired about the legal consequences to the City if the incompatibility was not corrected, to which City Attorney Berrios stated there would likely be a civil litigation lawsuit. Mayor Martin asked what the likelihood of a prevailing outcome would be for this type of claim, to which City Attorney Berrios answered he was not confident that the City would be the prevailing party of the claim. Mayor Martin inquired if the City could face having to pay compensatory fees if it did not prevail, to which City Attorney Berrios responded in the affirmative.

A recess was called by Mayor Martin at 7:23 PM. The meeting resumed at 7:36 PM.

Mayor Martin opened the Public Hearing.

Attorney Michael Ryan represented the Applicant, who explained the concessions they had made about the development of the property. He advised that they had a deed restriction that had been executed and delivered to the City that would provide the property only to be used as an Assisted Living Facility (ALF). Attorney Ryan addressed the issues about the traffic study, ingress and egress, and feasibility studies for contamination. He presented the City Council with a Newspaper Article regarding ALF care and requested that it be made part of the record. He read the article into the record.

Nick Melehov, 105 SE Fiore Bello, spoke in favor of the item.

Jeff McHugh, 1670 SE Holiday Rd, spoke in opposition to the item.

Mayor Martin clarified that this item was not the zoning item and that it was a Comprehensive Plan Amendment item. She explained that there were no changes to the zoning and that the existing PUD was not related to the use

of an ALF but rather to the language, changing the name of the PUD, addressing language issues, and limiting the height of the structure.

David Lipps, 2777 SE Bluem Way, spoke in opposition to the item.

Nancy Silvis, 102 SE Fiore Bello, spoke in favor of the item.

Paul Silvis, 102 SE Fiore Belle, spoke in favor of the item.

Cecil Renna, 3205 SE Morningside Blvd., spoke in opposition to the item.

Lydia Licari, 1370 SE San Ignacio Ln., spoke in opposition to the item.

Karen Jawitz, 1432 SE San Sovina Ter., spoke in opposition to the item.

Tom Maresco, 3072 SE Morningside Blvd., spoke in opposition to the item.

Robin Zinter, 2883 SE Farley Rd., spoke in opposition to the item.

William Bradley, 2097 SE Van Kleff Ave., spoke in opposition to the item.

Charlie Dagata, 2552 SE Morningside Blvd., spoke in opposition to the item.

Tracey Kutzler, 2850 SE San Jeronimo Rd., spoke in opposition to the item.

John Crawford, 1685 SE Holiday Rd., spoke in opposition to the item.

Barbara Shevlin, 2433 SE Sistina St., spoke in opposition to the item.

Elizabeth Suter, 2777 SE Bluem Way, spoke in opposition to the item.

Lynn Laper, whose address was not provided, spoke in opposition to the item.

Mayor Martin closed the public hearing.

Councilman Bonna thanked the public for attending and stated that the City approved a 150-unit ALF in 2016. He noted that there was a narrative that the City was approving or changing an ALF at these hearings when in fact it was not. Councilman Bonna indicated that he would be voting in favor of the item.

Vice Mayor Caraballo thanked the public for attending and clarified that in 2017, when the item was adopted, the concerns were that this would be a drug rehab facility and upon approval the Council stated that the only development that could operate at the location was an ALF. She explained that if the City had not excluded Institutional out of Limited Mixed Use, it would not have generated this item to come before the City Council, thus causing the discrepancy. Vice Mayor Caraballo indicated that certain safety concerns could not be discussed until the Site Plan portion of the process was initiated. She advised that tabling the item would not fix anything. Vice Mayor Caraballo clarified that to address the traffic and safety concerns posed by the public the Site Plan process had to be initiated.

Mayor Martin indicated that the height was part of the PUD.

Vice Mayor Caraballo read the following conditions into the record with hopes that the City Council would be supportive to include in Item 10b): A condition that the Future Site Plan for Parcel I submits a Traffic Analysis as typically required for Site Plan submittals to include a separate detailed Traffic Count specifically for Emergency Vehicles for the proposed type and size for the proposed ALF, the study would be reviewed by the City's third-party Traffic Consultants and the fees for this review would be compensated by the Applicant. The City and our third-party Traffic Consultant would need to be satisfied with the Traffic Analysis and any proposed improvements before the Site Plan goes forward to the City Council in the future.

Councilman Pickett thanked the public and asked if the City would be sued if they did not approve the Ordinance tonight, to which City Attorney Berrios responded in the affirmative and explained that it would ultimately be the decision of the Applicant. He inquired if the City were to lose if the City would be subject to compensatory damages and court costs, to which City Attorney Berrios responded in the affirmative and advised that based on the set of circumstances it would likely not prevail.

Councilwoman Morgan stated there was no way she could vote against the item that would open the City to a legal lawsuit.

Councilman Bonna inquired if the legal opinions provided were just City Attorney Berrios' or if there was a third-party attorney also consulted, to which City Attorney Berrios indicated there was outside Counsel provided on this item and they concurred with the analysis of the circumstances.

Mayor Martin advised that this item was addressed Land Use and

indicated that many expressed concerns over the use, to which she clarified that the ALF was already allowed since 2016 under the PUD for the operation of a 150-unit ALF. She explained that it did not matter that only 75 units would be assisted living and the other 75 would be Independent Living. Mayor Martin advised that the City Council was not voting on the Use but rather only voting on language relating to the Use. She indicated the Applicant had the property rights and legal Land Use that was previously granted. Mayor Martin clarified that the City Code height requirement was already 3 stories and in Institutional Use the Applicant can request additional height; however, the PUD limits the height to make sure that it does not go above 3 stories. She explained that the Sinners Golf Course was not changing and would remain Open Space Recreation and that certain issues raised would only come during the Site Plan Review process. Mayor Martin agreed that the legal issue could arise, and that the City would likely lose the lawsuit. She stated she would not place the City in jeopardy to pay millions of dollars in damages.

There being no additional discussion, Councilwoman Morgan moved to approve Ordinance 24-76.

Councilman Pickett seconded the motion, which passed unanimously by voice vote.

A recess was called by Mayor Martin at 9:00 PM. The meeting resumed at 9:12 PM.

- 10.b** Ordinance 24-75, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the 10th Amendment of the Planned Unit Development Document and Concept Plan for the Ravello PUD for Property Located East of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive and Morningside Boulevard (P24-070)

[2024-1183](#)

The City Clerk read Ordinance 24-75 aloud by title only.

All the City Council Members disclosed that they had ex-parte Communication.

Director Savage-Dunham, previously sworn, indicated that the file had been provided to the City Clerk at least 5 days before today's meeting. She asked that the previously provided Q and A and historical overview PowerPoint presentation be included in this item also.

Director Savage-Dunham provided the application of the 10th Amendment of the Planned Unit Development Document and Concept Plan for the

Ravello PUD.

Councilman Bonna noted that there was no need to mention that only 75 units were to be assisted living facilities, and the other 75 units would be independent living facilities if the Applicant already had those rights. Mayor Martin indicated that she agreed and had the same reservation all along. Councilman Bonna stated he would not be supportive of the item, if the language remained. He stated the City Council was not granting any new additional Uses today and noted the Applicant already had the Use in place.

Mayor Martin stated the language was not necessary. Director Savage-Dunham clarified with the Council that in the event the item moved forward one condition would be that it would strike the language specifying that 75 of the units would be for independent living. Mayor Martin indicated that it did not matter if it totaled no more than 150 units. Director Savage-Dunham explained that it was not Staff recommended language but rather that it was the Applicant's request.

Vice Mayor Caraballo agreed to strike the language. Mayor Martin requested to hear from City Attorney Berrios to find out if that was a sound decision, to which he responded in the affirmative.

Director Savage-Dunham indicated that the other changes would be to replace the text about maximum building height. Mayor Martin asked if adding the height language would restrict the height to 35 feet, to which Director Savage-Dunham responded in the affirmative. Director Savage-Dunham continued to provide the Application presentation.

Councilwoman Morgan asked if the development was currently approved for 440 residential units and a 150-unit ALF, to which Director Savage-Dunham responded in the affirmative. She asked if with Commercial General the height restriction of the development allowed no more than 75 feet, to which Director Savage-Dunham responded in the affirmative.

Deputy City Attorney Elizabeth Hertz stated that the existing entitlements only allowed the use of a daycare and noted that Director Savage-Dunham was correct in noting that the Commercial entitlements were stripped. She explained that if the Land Use were to remain the same, there would still need to be a PUD Amendment to insert the Commercial entitlements back in the PUD. Attorney Hertz stated the 75 feet currently would not be allowed unless it was a 75-foot daycare center.

Councilwoman Morgan noted that the City does not govern the Gopher Tortoises, to which Director Savage-Dunham confirmed in the affirmative.

Vice Mayor Caraballo asked the public to review Exhibit 'A' to those concerned with the height of the building.

Attorney Ryan agreed to strike the language by removing the mention of 75 Independent Living Units and 75 Assisted Living Units and leave it as 150 units. He clarified the concern posed by Councilwoman Morgan regarding the 440 residential units and the 150-unit assisted living facility.

Vice Mayor Caraballo asked Attorney Ryan if he would agree to the following condition: A condition that the Future Site Plan for Parcel I submits a Traffic Analysis as typically required for Site Plan submittals to include a separate detailed Traffic Count specifically for Emergency Vehicles for the proposed type and size for the proposed ALF, the study would be reviewed by the City's third-party Traffic Consultants and the fees for this review would be compensated by the Applicant. The City and our third-party Traffic Consultant would need to be satisfied with the Traffic Analysis and any proposed improvements before the Site Plan goes forward to the City Council in the future. She indicated that the City Council had not yet stated if they would agree but wanted to know if he would agree. Attorney Ryan stated he would like to speak to the buyer regarding the condition. Vice Mayor Caraballo indicated she would not be voting in favor if the condition was not included in the item.

Councilwoman Morgan asked if the condition could be used during the Site Plan process, to which Mayor Martin indicated this was a higher-level oversight.

Councilman Bonna indicated he would be supportive of including the condition on the item.

Mayor Martin opened the Public Hearing.

Jeff McHugh, 1670 SE Holiday Rd, spoke in opposition to the item.

David Lipps, 2777 SE Bluem Way, spoke in opposition to the item.

Mayor Martin explained that the details regarding the Site Plan would go through the Site Plan Review Committee, the Planning and Zoning Board, and then to the City Council. She advised there were three more levels of review regarding the Site Plan.

Director Savage-Dunham stated that Staff from the Planning and Zoning, Public Works, and Utility Departments, along with the Fire District, review the Site Plan.

The City Clerk provided the Oath of Testimony to Cecil Renna, 3205 SE Morningside Blvd., who spoke in opposition to the item.

Tracey Kutzler, 2850 SE San Jeronimo Rd., spoke in opposition to the item.

The City Clerk provided the Oath of Testimony to Charlie Dagata, 2552 SE Morningside Blvd., who spoke in opposition to the item.

Mayor Martin explained that tabling the item would only further delay the Site Plan process. She agreed with changing the name of the Development and updating the permitting use to remove daycare. She requested the removal of the applicant's language that provides the amount of Assisted Living Facility Units and Independent Living Facility Units. Mayor Martin stated she would agree to amend the text under maximum building height from "in accordance with City Code" to "limited to three stories with a max building height of 35 feet". She stated she would agree to Vice Mayor Caraballo's condition.

Councilwoman Morgan advised this was a First Reading and asked if the conditions would be included during today's First Reading, to which Deputy Attorney Hertz stated that typically only the First Reading is a Public Hearing.

Mayor Martin asked if they would be able to add the conditions at tonight's meeting, to which Attorney Hertz responded in the affirmative.

Councilman Pickett opposed postponing the item and shared he would be supportive of the amendment changes and Vice Mayor Caraballo's condition.

Vice Mayor Caraballo thanked the public and indicated that the concerns posed would be discussed during the Site Plan process.

Councilman Bonna indicated he was supportive of the name change and restricting the development. He stated he was bewildered as to the additional language being proposed and noted that it generated a lot of confusion. Councilman Bonna stated he was in support of the item along with the condition as previously stated by Vice Mayor Caraballo.

Director Savage-Dunham indicated that the Council was correct about the changes but did not want to lose sight of the Land Use Amendment Classification for Parcel I from Commercial to Institutional in the PUD and the Concept Plan.

Mayor Martin explained that the confusion was created by an assumption by a Planner back in May 2024 based on their presentation. The Planner misrepresented that Medium-Density Residential was a component and explained that it was not something at issue for this item.

Mayor Martin called for a motion to rename the PUD from Ravello to Ravella, update permitted use for Parcel I to remove a Child Daycare, replace the text under maximum building height from "In accordance with City Code" to "Limit to three stories with a maximum building height of 35 feet consistent with the zoning code" and the condition as follows: A condition that the Future Site Plan for Parcel I submits a Traffic Analysis as typically required for Site Plan submittals to include a separate detailed Traffic Count specifically for Emergency Vehicles for the proposed type and size for the proposed Assisted Living Facility, the study would be reviewed by the City's third-party Traffic Consultants and the fees for this review would be compensated by the Applicant. The City and our third-party Traffic Consultant would need to be satisfied with the Traffic Analysis and any proposed improvements before the Site Plan goes forward to the City Council in the future.

Councilwoman Morgan moved to approve the above motion. Councilman Pickett seconded the motion.

Director Savage-Dunham asked the Council to include the amendment of the Land Use Classification for Parcel I from Commercial to Institutional in the PUD and on the Concept Plan to resolve the City-created inconsistency for the previously approved 150-Unit Assisted Living Facility. Mayor Martin confirmed the above as stated.

Councilwoman Morgan moved to approve the restated motion to include the Land Use Classification. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 11a) was heard after this item.)

- 10.c** Ordinance 25-08, 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 0.24 Acres From General Commercial (CG) to

[2025-039](#)

Service Commercial (CS) for Property Located at 1915 SW Hayworth Avenue, Generally Located South of SW Gatlin Boulevard, North of SW Hayworth Avenue, and Between SW Casella Street and SW Buckhart Street (P24-094).

The City Clerk read Ordinance 25-08 aloud by title only.

Bethany Grubbs, Planning and Zoning Planner provided a PowerPoint Presentation of the Application of the Amending the Comprehensive Plan to include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 0.24 Acres from General Commercial to Service Commercial for Property located at 1915 SW Hayworth Avenue, generally located South of SW Gatlin Boulevard, North of SW Hayworth Ave, and between SW Casella Street and SW Buckhart Street.

Vice Mayor Caraballo inquired if this was the property that required connections, but it was discovered they were not present, to which Planner Grubbs indicated that the Project was approved with the condition that there be cross-connection to the adjacent property owners on each side. She indicated the Applicant was working closely with the City to complete secure fencing. Vice Mayor Caraballo expressed concern over the City Code that was allowable a long time ago but is no longer permissible. She asked the City Manager to have Staff promote a policy, check, or some sort of check for change of ownership so that everyone is on the same page to avoid any potential conflicts.

Mayor Martin opened the Public Hearing.

Attorney Lisa Reves represented the Applicant and provided a PowerPoint Presentation of the Application for Amending the Comprehensive Plan to include a Small-Scale Amendment. She indicated they were not going to develop the parcel as a storage area around it and added they would be paving the front area for cross-access. She confirmed it was being developed as a standalone parcel.

Mayor Martin closed the Public Hearing.

There being no further discussion, Councilman Bonna moved to approve Ordinance 25-08. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 24-84, Quasi-Judicial, Public Hearing, an
Ordinance to Rezone Approximately 0.24 Acres of Property
Located between SW Buckhart Street and SW Casella Street

[2024-125](#)

and north of Hayworth Avenue from the Zoning Designation of Single Family Residential (RS-2) to Service Commercial (CS) Zoning District for Property Legally Described as 14, Block 1705, Port St. Lucie Section 31 (P24-050).

The City Clerk read Ordinance 24-84 aloud by title only.

The Council Members confirmed they did not have any ex parte communications.

Cody Sisk, Planning and Zoning Planner, provided a PowerPoint Presentation of the Application for the Rezoning of approximately 0.24 acres of property located between SW Buckhart Street and SW Casella Street and North of Hayworth Avenue from Zoning Designation of Single Family Residential to Service Commercial Zoning District. He explained this was a companion application to Item 10c).

Attorney Reves entered the previous presentation provided in Item 10c) into this item as well.

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

There being no final discussion, Councilman Pickett moved to approve Ordinance 24-84. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 25-02, 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 1.81 Acres from Service Commercial (CS) to Heavy Industrial (HI) for a Parcel Legally Described as Go Team Industrial Park-Unit Three- Block B, Lot 13 (PB 26, PG 2), Located at 2174 NW Commerce Lakes Drive (P24-200).

[2025-075](#)

The City Clerk read Ordinance 25-02 aloud by title only.

Daniel Robinson, Planning and Zoning Planner provided a PowerPoint Presentation of the Application 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 1.81 acres from Service Commercial to Heavy Industrial.

Councilman Pickett inquired as to what the maximum weight allowable on the road, to which Diana Spriggs, Assistant Director of the Public Works Department, advised she was unaware of any concerns about the road. Councilman Pickett stated he wanted to make sure the weight of the trucks would be able to withstand the additional weight. Assistant Director Spriggs confirmed that additional weight would cause an effect on any roadway used by the trucks.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-02. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 25-07, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 1.81 Acres of Property Located at 2174 NW Commerce Lakes Drive from Service Commercial (CS) to Industrial (IN) Zoning District for a Project Known as Decorative Concrete Specialists of South Florida (P24-199).

[2025-076](#)

The City Clerk read Ordinance 25-07 aloud by title only.

The Council Members confirmed they did not have any ex parte communications.

Planner Robinson presented a PowerPoint Presentation for the Application of the Rezoning of approximately 1.81 acres of property located at 2174 NW Commerce Lakes Drive from Service Commercial to Industrial Zoning District for a Project Known as Decorative Concrete Specialist of South Florida.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 25-07. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 25-09, Public Hearing, an Ordinance to Amend Title IX, General Regulations, Chapter 92, Animals, of Code of Ordinances of the City of Port St. Lucie

[2025-079](#)

The City Clerk read Ordinance 25-09 aloud by title only. There was no presentation for this item.

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-09. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 10a) was heard after Item 10g).

11. Resolutions

- 11.a** Resolution 25-R06, a Resolution Allowing the Execution of an Interlocal Cost Share Agreement by and Between the St Lucie County Fire District and City of Port St. Lucie for the New Traffic Signal Facility for Fire Station 20 on SW Village Parkway [2024-1260](#)

The City Clerk read Resolution 25-R06 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R06. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R07, Approve Easement Agreement for Access to Lighting Controls Between Veranda Community Development District II (CDD), Veranda St. Lucie Land Holdings, LLC, (Veranda) and the City of Port St. Lucie. [2025-097](#)

The City Clerk read Resolution 25-R07 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R07. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this portion of the Agenda.

13. New Business

- 13.a** Torino Regional Park Phase 1 Design Updates and Timeline [2025-019](#)

Zakariya Sherman, Executive Project Manager for Parks & Recreation, indicated that they are targeting a groundbreaking event for December 9, 2025, at 11 AM.

Jonathan Haigh, Kimley-Horn, provided an update to the City Council regarding the Torino Regional Park Phase 1. He presented two different

themes, Citrus Grove and Play Forest. He provided a Design Update and Layout.

Mayor Martin, Councilwoman Morgan, and Councilman Pickett preferred the Play Forest theme.

Vice Mayor Caraballo stated she preferred the Citrus Grove theme.

Councilman Bonna stated he did not have a preference as to the theme.

There being no further discussion, Councilwoman Morgan moved to approve Play Forest Concept 1. Councilman Pickett seconded the motion, which passed with Councilwoman Morgan, Councilman Bonna, Councilman Pickett, and Mayor Martin voting in favor and Vice Mayor Caraballo dissenting.

Mr. Haigh provided an update as to the timeline.

Mike McIntyre, Action Sports Design, provided an update on the Torino Skate Park.

Mayor Martin asked if the Skateboarders were open to sharing the place with other all-wheel inclusive spaces, to which Mr. McIntyre responded in the affirmative.

Mr. Haigh concluded the update on the Torino Skate Park. Executive Manager Sherman thanked the Council, Mr. Haigh, and Burkhardt Construction for their efforts on this project.

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

[2025-073](#)

Executive Manager Sherman introduced Mr. McIntyre to update the City Council. He provided an updated timeline for the Traditional Regional USA BMX Adaptive Wheel Park.

Mike McIntyre, Action Sports Design, gave a design update to the Traditional Regional USA BMX Adaptive Wheel Park with a design and concept update.

Mayor Martin inquired about the potential parking of vehicles hauling a trailer to transport their BMX bike. Executive Manager Sherman explained there would be grassy overflow parking. Mayor Martin advised the City Manager to confirm that the overflow parking functions properly.

Councilman Pickett asked if there was a program of events for local weekend events. Mr. McIntyre spoke about the tournament schedule and explained that on a local level, there would be at least one race and one practice day per week.

Councilwoman Morgan pointed out the grass between the parking spaces and added there was no way to pull through. She stated that the trailer parking would not function utilizing the parking spaces as shown in the conceptual plan.

Vice Mayor Caraballo stated she would like to have further discussion as to how to solve parking accommodation for this location and other events held by the City. She brought up the idea of utilizing bus transportation to the events as a possible solution for parking. Vice Mayor Caraballo discussed the potential for a future Velodrome at this park.

- 13.c** Approval of the Conceptual Designs for the SW Paar Drive Corridor Roundabouts at SW Darwin Blvd. and SW Savona Blvd. as Identified in the Mobility Plan

[2024-1033](#)

Mayor Martin thanked the City Manager and Public Works Department for bringing a solution to this traffic concern.

Councilwoman Morgan moved to approve the City Council to continue past 11 PM. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Everett Tourjee, Project Manager for Public Works, provided an update on the Conceptual Design for the SW Paar Drive Corridor Roundabouts at SW Darwin Boulevard and SW Savona Boulevard.

Jamie Celler, CONSOR Engineer, provided an update on the 2045 Mobility Plan and Concept Plans.

It was the consensus of the City Council to be supportive of the concept that would allow future buildout.

Project Manager Tourjee indicated that they would bring the item to Procurement by September and Construction to occur in 2025-2026.

The City Manager announced that he would assist in getting an earlier date and report back to the City Council. Vice Mayor Caraballo asked if there could be an update on a reasonable timeline for this item at the next Council meeting, to which City Manager Merejo agreed.

Mayor Martin reported that repaving began on Savona Boulevard and Paar Drive. She stated that the intersection at Savona Boulevard and Gatlin Boulevard is under the design process.

14. City Manager's Report

Nan Krushinski, Special Events Director provided an update to the City Council regarding the St. Patrick's Day events. She stated that the Friendly Sons and Daughters of Ireland notified her that they are unable to continue their partnership with the City. Director Krushinski explained that the organization cited staffing issues. She explained that due to this change, the Department has had to take on the event planning themselves. Director Krushinski stated that instead of having two days of celebration, it would be one full day of celebration on Saturday. She explained that there would not be a parade due to the lack of participation of the Friendly Sons and Daughters of Ireland. Director Krushinski recommended that the City forgo the parade this year so that she can work on the parade event at next year's event. She indicated that they were promoting this year's highland games, Irish food, and beverages.

Mayor Martin indicated that the City puts on various parades on their own without the partnership of other organizations. She expressed concern over changing the event days for St. Patrick's Day. Director Krushinski stated that the Friendly Sons and Daughters of Ireland asked if they could do away with the parade portion of the event. Mayor Martin noted that the organization stated it would no longer participate, and the City was putting on the event. Director Krushinski stated it would be difficult to find parade elements within a six-week turnaround time; however, she would do as directed.

City Manager Merejo indicated that it was short notice and would like to plan for next year's event.

Councilman Bonna commented that he would like to include a community engagement element in planning for these types of events.

Mayor Martin inquired about how the elimination of vendors came about to which Director Krushinski indicated that they were trying to curate the vendors that make sense for each event. Mayor Martin stated she would like to see the City Council be engaged in any future event the City puts on. City Manager Merejo indicated this topic would be discussed at the Winter Workshop to review each City Event.

Vice Mayor Caraballo stated she would like to know what the vision is for vendors, how these events will be funded, collect information from the top 10 Cities to find out how much they spend on special events and find out if the City is in line with similar spending. She would like to also find out what their sponsorship programs are and take a step back and bring a new opportunity to freshen up event planning. Vice Mayor Caraballo added this may need to be a

Special Workshop just for City Special Events but would leave it to the City Manager's discretion. City Manager Merejo stated that if the Council agreed it could be arranged.

Councilman Bonna noted that the Council has already made big changes and explained that curating vendors. He stated he was in favor of providing an opportunity for community engagement.

Councilman Pickett stated that the problem with converting a 2-day festival to a 1-day festival was that a vendor would not want to come for a 1-day festival and pay the fee to participate. He noted that it would be a challenge that may arise along with vendors having to provide a substantial amount of liability insurance for City events.

City Manager Merejo confirmed that they would do their best efforts to get the parade done for St. Patrick's Day.

Vice Mayor Caraballo advised that she like to know the following: how much do other cities spend on events? and if they do not host events, how do they procure vendors that do? She stated she would like to know what the best practices are because she believes the City does not currently have those in place.

Mayor Martin stated the research may find a mixture because when she has done her own research, she has seen how the top 10 cities do things. She was supportive of taking a broad look across the board.

Councilman Bonna agreed with Councilman Pickett regarding the large liability insurance required for vendors at City events.

Vice Mayor Caraballo discussed the need to elevate current and future City events.

Councilman Bonna inquired if community engagement would also be considered in addition to the City Manager agreeing to get the parade running for the St. Patrick's Day event, to which City Manager Merejo responded in the affirmative.

Mayor Martin inquired if the St. Lucie County Fire District Pipes and Drums would participate at the event, to which Director Krushinski stated she had the Palm Beach County District Pipes and Drums group confirmed but had another slot available for the St. Lucie County Fire District.

Councilman Pickett mentioned the use of the St. Lucie County Sheriff's Office and the Port St. Lucie Police Department Motorcycle team for the parade.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan announced she attended the Breakfast with a Lifesaver event, St. Lucie County Board Meeting, St. Lucie County Fire District Groundbreaking of Station 19, St. Lucie County Chamber of Commerce Board Meeting, and Coffee with the Council. She held a speaking event at the Sandpiper Bay Community Association.

Councilman Pickett reported he attended the Martin Luther King Service at the Caribbean Cultural Group, the City's Martin Luther King event at Whispering Pines, the Humane Society Ribbon-cutting Ceremony for Woofs and Wags Agility Course and advised that the landing page on the City's Website for Veteran Resources was now live.

Councilwoman Morgan invited the public to provide input to the City's Comp Plan on February 5, 2025, at 6 PM at the City's Community Center.

Vice Mayor Caraballo announced she attended the Treasure Coast Regional League of Cities Meeting. She invited the public to attend the City's I am PSL Citizen Summit on February 1, 2025, from 9 AM to noon at the City's Community Center. Vice Mayor Caraballo inquired if the City Council was open to adding any potential grant opportunities to the State's Legislative Program based on the potential opportunity for Land Management. She provided an example of the removal of invasive plants.

Kate Parmelee, Deputy City Manager, advised the City Council that she confirmed there was an interest in Land Management and Conservation. She stated that she could submit an Appropriation Request on behalf of the City.

Mayor Martin agreed and stated there was no harm in asking for funds. The City Council Members also agreed. Deputy City Manager Parmelee advised she would work closely with the Planning and Zoning Department to identify their requests and asked for the City Manager's discretion on the Appropriation Amounts.

It was the consensus of the City Council to add an appropriation request for Conservation Land Management Funding and any potential grants to the State Legislative Program.

Councilman Bonna announced that the City was reopening the Home Repair and Rehabilitation Program beginning on Wednesday, January 29, 2025. He reported that the City was awarded 1.8 Million Dollars through the State Housing Initiative Partnership Grant to assist qualified City Residents in need of home repairs. Councilman Bonna indicated that qualified City Residents can apply for up to \$50,000. He stated he attended a Chamber of Commerce Breakfast Event,

Human Trafficking Coalition of the Treasure Coast Meeting, the Humane Society Ribbon-cutting Ceremony for Woofs and Wags Agility Course, the Becker Road Wawa Grand Opening Event, and the Jane Rowley Roast. Councilman Bonna announced he was elected as the Chairman of the Treasure Coast Regional Planning Council.

Mayor Martin reported she attended the St. Lucie County Fire District Meeting, Del Webb Econ Club, St. Lucie County Humane Society Board Meeting, and the Jane Rowley Roast. She provided data regarding the Police Traffic Enforcement efforts led by the Port St. Lucie Police Department.

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 under this portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 11:39 PM.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk