

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, January 8, 2024

1:00 PM

Council Chambers, City Hall

Request to Table Item 8A and 10C

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 1:02 PM on January 8, 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 (via Zoom)

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

(Clerk's Note: There was nothing scheduled under this item.)

5. Public to be Heard

Mayor Martin opened Public to be Heard.

1. Gerardo J. Malfaron, 1098 SW Locke Avenue, spoke to the lack of construction safety protocols in his neighborhood near Paar and Savona. He stated construction block is being cut and producing silica dust, which is

engulfing his house, the neighbor's house, and the workers. Mr. Malfaron explained that none of the workers were wearing safety equipment or masks and he called the Mayor's office, Holiday Builders, and OSHA to report same. He stated he has not heard back from anyone and the safety issues need to be addressed.

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

Mayor Martin stated she was not made aware of this concern and Mr. Malfaron should have received a response if he called her office. She explained the builders are to have safety mechanisms in place. She indicated the City Manager will address the situation and Mr. Schwerdt will take Mr. Malfaron's information.

Vice Mayor Caraballo stated that safety is paramount and the state of Florida has different regulations as to how local government can respond in such a situation. She explained the cities and counties are highly preempted, as cities cannot issue or regulate contractor licenses, and the City is limited on what they can enforce.

6. Additions or Deletions to Agenda and Approval of Agenda

Vice Mayor Caraballo moved to approve the Agenda, with Items 8.a, 8.e, and 10.c requesting to be tabled. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilman Pickett requested that Item 7.b. be pulled for separate discussion and Vice Mayor Caraballo requested that Item 7.n be pulled for separate discussion.

Vice Mayor Caraballo moved to approve the Consent Agenda, with Items 7.b and 7.n being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.a Approval of the November 13, 2023 City Council, November 20, 2023 Special City Council and November 27, 2023 City Council Meeting Minutes

[2023-458](#)

This Consent item was Approved via the Consent Agenda.

7.b Award Contract #20230032 for the Design-Build of Public Works Facility.

[2023-1194](#)

Councilman Pickett stated he thought their job as Council was to protect the taxpayer dollars and questioned why they were considering a contractor who wants to charge \$4.5 million more than the lowest bidder to do the job.

Nate Rubel, Assistant Director, Office of Management, Budget and Procurement, stated the City conducted a two-step RFP process for the design-build of the Public Works facility. He explained they followed the Florida Statute process for the selection of design-build firms. He stated the qualifications-based selection process and pricing were reviewed separately, and then reviewed together before recommending a firm. Mr. Rubel also discussed the steps involved in the design-build process.

Councilman Pickett stated this was a long explanation with no information to understand why a firm was chosen and he would not be able to answer questions from residents with what has been provided. He stated he believes the contractor recommended is not the best contractor.

Mayor Martin explained it is not always based on the lowest price and that things will change through the design process.

Vice Mayor Caraballo explained the background of the procurement policy, as it was changed to emphasize value versus price, and that the scoring and transparency have improved since then. She stated she will be supporting this item, because she has confidence in the process.

Mr. Rubel reminded Council the item before them was for the design phase only, and not for the total project amount.

Councilman Bonna stated he was not supporting the item, as he has some concerns about the process and needs to see some justification for the \$4.5 million. He suggested having more than three evaluators to ensure the rankings are valid and inquired if points were given for local preference. Mr. Rubel indicated that local preference does not apply when the Florida Statute process is followed.

Vice Mayor Caraballo suggested tabling the item, if Councilmen Pickett and Bonna are not ready to move forward, due to the lengthy RFP process and timeline for the bonds. Councilman Pickett stated he was fine with tabling the item.

Mayor Martin stated there was plenty of opportunity between the last meeting and this meeting to ask questions and gain a better understanding of the procurement process for this item. She indicated the Council could table this item to allow for further discussions.

City Manager Merejo suggested looking at the bids for the PD facility for comparison, as it was similar to this process and was approved by Council.

Vice Mayor Caraballo stated that state laws limit or regulate what questions can be asked. She indicated she wants the item to come back, because the City needs a new and safe Public Works facility.

Councilman Bonna inquired if they had to vote with the recommendation or if they could make a different decision. Mr. Rubel stated that was not an option, as it is a qualifications-based selection process. Mayor Martin requested that the City Manager ensure the Council members are aware of the processes for this procurement item.

There being no further discussion, Vice Mayor Caraballo moved to table Item 7.b, Award Contract #20230032 for the Design-Build of Public Works Facility. Councilman Pickett seconded the motion, which passed by voice vote. (Clerk's Note: Councilwoman Morgan was not present for the vote.)

- 7.c** Approve Administrative Services Agreement between the City of Port St. Lucie and the City's Police Officers' Retirement Trust Fund Board of Trustees [2024-003](#)

This Consent item was Approved via the Consent Agenda.

- 7.d** Motion: Termination of Restrictive Covenant Executed by Gerrit N. Hoogkamp and Lillian J. Hoogkamp with Respect to Lots 21 and 22, Block 2462, Port St. Lucie Section Thirty-Six, and Recorded in Official Records Book 1458, Page 2990, of the Public Records of St. Lucie County, Florida. [2024-011](#)

This Consent item was Approved via the Consent Agenda.

- 7.e** Award Contract #20230089 for the Continuing Contracts for Geotechnical Services. [2024-018](#)

This Consent item was Approved via the Consent Agenda.

- 7.f** Award Contract #20230087 for Continuing Contracts for Design Engineering Services. [2024-020](#)

This Consent item was Approved via the Consent Agenda.

- 7.g** Award Contract #20220118 to provide Continuing Contracts for Professional Architectural and/or Landscape Architectural Services. [2024-002](#)

This Consent item was Approved via the Consent Agenda.

- 7.h** Approve Amendment #6 to Contract #20130010 with N. Harris Computer Corporation for the Customer Information [2024-034](#)

System (CIS).

This Consent item was Approved via the Consent Agenda.

- 7.i** Motion: Termination of Restrictive Covenant Executed by Paul Brassard with Respect to Lots 27 and 28, Block 1252, Port St. Lucie Section Twenty, and Recorded in Official Records Book 1458, Page 2871, of the Public Records of St. Lucie County, Florida. [2024-042](#)

This Consent item was Approved via the Consent Agenda.

- 7.j** Award Contract #20230111 for the Construction of a 24-inch Force Main from Westport Wastewater Treatment Facility to Glades Wastewater Booster Pump Station. [2024-026](#)

This Consent item was Approved via the Consent Agenda.

- 7.k** Approve Railroad Crossing Agreement for North-South Road "A" [2024-013](#)

This Consent item was Approved via the Consent Agenda.

- 7.l** Award Contract #20230108 for Professional Design Services for a New Emergency Generator at Building B. [2024-032](#)

This Consent item was Approved via the Consent Agenda.

- 7.m** Award Contract # 20240005 for the Supply of Water and Sewer Products. [2024-029](#)

This Consent item was Approved via the Consent Agenda.

- 7.n** Award Contract #20230088 for the Continuing Contracts for Construction Engineering & Inspections (CEI) Services. [2024-040](#)

Vice Mayor Caraballo announced she was abstaining from the vote, as her father is employed by one of the agencies listed. She stated she does not receive a fiduciary benefit, but she wants to abstain from the vote out of an abundance of caution.

Councilman Pickett moved to approve Item 7.n, Award Contract #20230088 for the Continuing Contracts for Construction Engineering & Inspections (CEI) Services. Councilman Bonna seconded the motion, which passed by voice vote with Vice Mayor Caraballo abstaining from the vote and Councilwoman Morgan not being present for the vote. (Clerk's Note: Vice Mayor Caraballo submitted Form 8B to the City Clerk.)

(Clerk's Note: Meeting went into recess at 1:34 PM and reconvened at

1:44 PM.)

- 7.o** Approval to Purchase Radios and Trade In Old Radios to Motorola [2024-035](#)

This Consent item was Approved via the Consent Agenda.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-78, Public Hearing, An Ordinance Amending Chapter 158 "Zoning Code", Article VII - "Institutional Districts" of the Code of Ordinances of the City of Port St. Lucie (P23-216). [2023-1206](#)

(Clerk's Note: Council tabled Item 8.a under Item 6 above, Additions/Deletions to the Agenda and Approval of Agenda.)

- 8.b** Ordinance 23-81, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 156, "Subdivision Regulations", Article III "Standard Procedures" And Article V "Off-Site Improvements" of The Code of Ordinances of The City Of Port St. Lucie By Amending Section 156.037, 156.040, and 156.071. (P23-212) [2023-1176](#)

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

The City Clerk read Ordinance 23-81 aloud by title only.

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this City initiated zoning text amendment to Chapter 156, Subdivision Regulations, Standard Procedures, and Off-Site Improvements. He stated this amendment is to improve and streamline the plat approval process by removing the requirements for resolution approvals. Planner Robinson reviewed the impacts and findings, and indicated the Planning and Zoning Board recommended approval at their meeting of December 5, 2023.

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

There being no further discussion, Councilman Pickett moved to approve Ordinance 23-81. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-82, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 158, "Zoning Code", Article X Planned Unit Development (PUD) Zoning District and Article [2023-1090](#)

X.5 "Master Planned Unit (MPUD) Zoning District" of the Code of Ordinances of the City of Port St. Lucie By Amending Section 158.177 And 158.192 "Changes on Conceptual Plans". (P23-202)

The City Clerk read Ordinance 23-82 aloud by title only.

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this City initiated zoning text amendment to Chapter 158, to provide a mechanism for administrative approval of minor changes to MPUDs and PUDs. He reviewed the minor changes that would be approved by the Planning and Zoning Director as well as indicated that some minor changes may be referred to the Site Plan Review Committee and/or City Council. Planner Robinson also reviewed the impacts and findings, and indicated the Planning and Zoning Board recommended approval at their meeting of December 5, 2023.

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 23-82. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 23-83, Public Hearing, An Ordinance Amending Title XV "Land Usage", Chapter 155, "Sign Code" and Chapter 153, "Definitions", of the Code of Ordinances of the City of Port St. Lucie to Add Electric Message Sign Regulations and Related Definitions (P23-059).

[2023-564](#)

The City Clerk read Ordinance 23-83 aloud by title only.

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated text amendment to Chapter 155 - Sign Code and Chapter 153 - Definitions, to add electronic message sign regulations for institutional zoning districts. He reviewed the definition of electronic message board signs and what minor changes would be approved by the Planning and Zoning Director. He also discussed the restrictions on limiting use and design criteria. Planner Robinson indicated the Planning and Zoning Board recommended approval at their meeting of December 5, 2023.

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 23-83. Vice Mayor Caraballo seconded the motion, which passed by voice vote. (Clerk's Note: Councilman Bonna was not present for the vote.)

- 8.e** Ordinance 23-84, Public Hearing, An Ordinance of the City of Port St Lucie, Florida, Amending Ch. 112, Peddlers and Solicitors, Article I General Provisions, by Amending Section 112.01, Definitions; Amending Section 112.02, Exceptions; Amending Section 112.03, Permission of Homeowner or Occupant to Enter Premises; Amending Section 112.05, Harassment; Amending Section 112.06, Posting of Signs; Amending Section 112.07, Hours of Solicitation; Amending Section 112.08, Enforcement; Amending Section 112.08, Records of Violation; Creating Section 112.10, Right to Solicit at Reasonable Times, Places and Under Reasonable Circumstance; Amending Chapter 112, Peddlers and Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, Application; Fee for Investigation; Amending Section 112.22, Investigation; Amending Section 112.24, Issuance; Identification Card; Amending Section 112.25, Fee; Adjustment by City Manager; Amending Section 112.27, Expiration; Renewal and Due Date; Delinquency; Amending Section 112.28, Badge to Be Worn; Amending Section 112.29, Exhibition of Permit Upon Request; Amending Section 112.31, Appeal of Decision; Amending Section 112.99, Penalty; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2023-1197](#)

(Clerk's Note: Council tabled Item 8.e under Item 6 above, Additions/Deletions to the Agenda and Approval of Agenda.)

- 8.f** Ordinance 23-85, Public Hearing, An Ordinance Approving the Third Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod A PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-211).

[2023-1189](#)

At this time, Mayor Martin noted that Items 8.f through 8.j as well as Items

10.a and 10.b are Quasi-Judicial hearings. The City Clerk swore in those individuals who wished to speak on these items.

The City Clerk read Ordinance 23-85 aloud by title only.

Daniel Robinson, Planning and Zoning, stated he was sworn in and the official file was submitted to the City Clerk more than five days prior to the hearing. He asked that the file be entered into the record.

Planner Robinson indicated this amendment is for an existing PUD and is the first of five similar clean-up revisions for Verano. He requested that this presentation be entered into the record for Items 8.f through 8.j, which are Verano PUD amendments. Planner Robinson explained the difference between them is the number of existing units and the proposed number of units. He noted all five amendments are reducing the permitted number of units and nothing else is being changed.

Planner Robinson provided a PowerPoint presentation reviewing the background on the permitted number of units and proposed maximum units. He stated this request will amend the existing PUD documents for Verano South POD A, POD B, POD C, POD E, and PUD 1, reducing the permitted number of dwelling units in total from all five PUDs by 375 units. Planner Robinson stated these changes are consistent with the direction and policies of the Comprehensive Plan, and that the Planning and Zoning Board recommended approval at their meeting of December 5, 2023.

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

Mayor Martin inquired if the Council members had any exparte communications, to which they each disclosed they had met with the applicant regarding Items 8.a through 8.j.

Applicant Daniel Sorrow, Cotleur & Hearing, explained that Items 8.a through 8.j are taking unused units of already built-out portions of Verano and designating them to future unbuilt areas.

Councilwoman Morgan inquired if this had any affect on the Annexation Agreement. Mary Savage-Dunham, Director, Planning and Zoning, explained the overall number of units in the DRI is not being reduced, as this amendment is to ensure the units are being properly assigned to the areas where they are being built.

There being no further discussion, Vice Mayor Caraballo moved to

approve Ordinance 23-85. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.g** Ordinance 23-86, Public Hearing, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod C PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-205).

[2023-1190](#)

The City Clerk read Ordinance 23-86 aloud by title only.

Mayor Martin indicated staff has already provided the presentation and disclosed ex parte communications for Items 8.f through 8.j. Applicant Daniel Sorrow, Coteleur & Hearing, stated his comments under Item 8.f were for Items 8.f through 8.j as well.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-86. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.h** Ordinance 23-87, Public Hearing, An Ordinance Approving the Eleventh Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano PUD 1 PUD, Located North of the C-24 Canal, Southeast of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-210).

[2023-1191](#)

The City Clerk read Ordinance 23-87 aloud by title only.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 23-87. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.i** Ordinance 23-88, Public Hearing, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod B PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown

[2023-1202](#)

Parkway (P23-204).

The City Clerk read Ordinance 23-88 aloud by title only.

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-88. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.j** Ordinance 23-89, Public Hearing, An Ordinance Approving [2023-1203](#)
the Fourth Amendment of the Planned Unit Development
(PUD) and Conceptual Development Plan for Verano South
POD E PUD 1 PUD, Located South of the C-24 Canal, East of
Glades Cutoff Road, West of I-95, and North of Crosstown
Parkway (P23-209).

The City Clerk read Ordinance 23-89 aloud by title only.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 23-89. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

(Clerk's Note: There was nothing scheduled under this item.)

10. First Reading of Ordinances

- 10.a** Ordinance 24-01, Quasi-Judicial Public Hearing, An Ordinance [2023-1091](#)
Rezoning a 387 Acre Parcel of Land Located Southeast of
Glades Cutoff Road, East of Range Line Road, North of the
Future Crosstown Parkway, and West of the Future North
South A Roadway, from SLC-AG-5 (St. Lucie
County-Agricultural 5) to City Planned Unit Development
(PUD) (P21-070).

The City Clerk read Ordinance 24-01 aloud by title only.

Mayor Martin inquired if the Council members had any ex parte communications, to which all members disclosed they had each spoken to the applicant.

Daniel Robinson, Planning and Zoning, stated he was sworn in and the City file was submitted to the City Clerk more than five days prior to this meeting. He asked that the file be entered into the record.

Planner Robinson provided a PowerPoint presentation on the rezoning application for Verano South POD H PUD. He indicated the Agent is Daniel Sorrow of Cotleur & Hearing and the property owner is PSL Land Investments, LLC. Planner Robinson noted this was the last property in the Verano DRI to be rezoned to Planned Unit Development. He showed the location of the subject property and reviewed the project description, Development of Regional Impact, and POD H Conceptual Master Plan. Planner Robinson stated the PUD amendment is consistent with the direction and policies of the Comprehensive Plan and the traffic impact analysis was found to be consistent with the DRI. He also discussed the roadway commitments and buffer issues. Planner Robinson indicated the Planning and Zoning Board recommended approval of the PUD on January 4, 2022, with the condition that Verano add a 50-foot wide landscape buffer and an 8-foot high berm. He reviewed the five additional conditions recommended by staff for approval of this project.

Councilman Pickett inquired if all requirements from Liberty Tire and Allied Chemical have been addressed. Planner Robinson stated the applicant could provide the details from the conversations, as the requirement of the Planning and Zoning Board was that they have those discussions. He indicated the outcome was the 50-foot wide landscape buffer with the 8-foot berm. Councilman Pickett inquired about the request for a 1,500 foot setback, to which Planner Robinson indicated that Mr. Sorrow could address the setback request.

Vice Mayor Caraballo asked that the applicant or applicant's attorney make it clear on record that requests have not been fulfilled in the past.

Mayor Martin explained that based on the approvals of the two entities, it is their responsibility to ensure their sites are safe and dealt with accordingly for the general public. She stated it is not Kolter's responsibility; however, Kolter has made changes as a result of being a good partner and has addressed these issues and other issues.

Daniel Sorrow, Cotleur & Hearing, stated he was sworn in and provided a PowerPoint presentation on the Verano DRI. He reviewed the location of the Verano DRI, history of the DRI, number of units allowed and developed to date, and status of associated projects. Mr. Sorrow indicated the request before Council is the rezoning of the last 387 acres, which still have St. Lucie County zoning, and discussed the details of the

development. He showed the conceptual master site plan for the Verano South Pod H PUD, reviewed the details of the Crosswind Community, and spoke to the access points. Mr. Sorrow stated they were in agreement with all conditions of approval requested by staff. He indicated for next the reading, they would like Condition #3 to include an 8-foot high earth and berm. He stated it is already codified on their PUD and in the documents, but they feel it is important to add it to the condition to go above and beyond what is already written in the PUD.

Attorney Bill Perry, Gunster Law Firm, stated an arrangement has been worked out for the 8-foot berm and landscaping as outlined in the presentation. He indicated it provides an adequate buffer and setback separating the residential and industrial users. Attorney Perry noted the City received a letter prior to the meeting from Allied Chemical, who has requested more of a separation.

Mayor Martin opened the Public Hearing.

1. Christian Tiblier, Attorney for Liberty Tire Recycling, Baker Hostetler Law Firm, stated Liberty Tire owns and operates a heavy industrial tire recycling facility on the other side of Range Line Road from the parcel at issue. He indicated Liberty Tire worked in good faith with the applicant and developer to come up with the mitigation effort that was reflected in the presentation, which is the berm, buffer, and screening, to mitigate the heavy industrial and residential uses. He noted these efforts are on Exhibit A of the applicant's application.

Attorney Tiblier indicated after reviewing the ordinance today, he noticed it did not have a specific reference to the 8-foot berm and stated the height is very important. He requested that a specific reference be included at the end of the condition that references the exact height of the berm, as it is a necessary condition of the mitigation efforts.

Attorney Tiblier also indicated the presentation showed an access directly across from Liberty Tire. He stated he thought the agreement reached with the applicant was that there would not be an access to the commercial site, due to the 75-foot drainage retention area. Attorney Tiblier explained this was important because they operate heavy truck traffic on that road and there is truck stacking directly across from the site. He stated he would like to hear from the applicant regarding this concern.

Attorney Perry explained there eventually will be a park entrance onto Range Line Road, as they had discussed combining it to a single access point. He stated it was shown on Mr. Sorrow's presentation, but no access

points onto Range Line Road are being proposed today. Attorney Perry indicated Kolter agreed to the condition of the 8-foot berm. Attorney Tiblier stated what he proposed in his letter, and would like to include as part of the record, is the request for a sentence that specifically references the requirement of the 8-foot minimum height.

Vice Mayor Caraballo inquired as to who maintains the berm. A representative for Kolter stated that Kolter and Verano will install all plantings as a condition of approval, and that the City could maintain it across the park or it can be maintained by the Master Association. City Manager Merejo suggested leaving it up to the discretion of the City and that it be determined at a later date.

Vice Mayor Caraballo questioned the access points. A representative Kolter indicated they were not requesting the access point today, as the site plan approvals will come back. Vice Mayor Caraballo stated she feels staff and Public Works need to look at how the access point will function.

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

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-01, including the conditions. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-02, Quasi-Judicial Public Hearing, An Ordinance Rezoning a 0.76-Acre Property Located at the Southeast Coner of SW Port St. Lucie Blvd and SW McCall Rd, from Institutional (I) Zoning District to Multifamily Residential (RM-5) for Property Legally Described as Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3 (P23-178).

[2024-005](#)

The City Clerk read Ordinance 24-02 aloud by title only.

Mayor Martin inquired if the Council members had any ex parte communications, to which all members disclosed they had none.

Marissa Da Breo-Latchman, Planning and Zoning, stated she was sworn in and the City file was submitted to the City Clerk more than five days prior to this meeting. She asked that the file be entered into the record.

Planner Da Breo-Latchman provided a PowerPoint presentation on the application for Holiday Builder, Inc., to rezone a 0.76-acre parcel of vacant land from Institutional to Mutli-Family Residential. She reviewed the surrounding areas of the subject property, justification, and Future Land Use Zoning Compatibility. Planner Da Breo-Latchman also discussed the

background, zoning of the property, and its unity of title.

Vice Mayor Caraballo inquired about the options for the land use and expressed her concerns for more residential on Port St. Lucie Boulevard, to which Planner Da Breo-Latchman indicated the parcel was too small for a PUD. Mary Savage-Dunham, Director of Planning and Zoning, explained there could be a townhome development there, but it would have one driveway and it would not be on Port St. Lucie Boulevard.

Planner Da Breo-Latchman indicated the Planning and Zoning Board recommended approval of the rezoning on December 5, 2023.

The applicant indicated he had no comments at this time.

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

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-02. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-03, Public Hearing, Ordinance Conveying [2024-007](#)
Southern Grove School Site from the City of Port St. Lucie to
Mattamy Palm Beach, LLC for Conveyance to the St. Lucie
County School Board

(Clerk's Note: Council tabled Item 10.c under Item 6 above,
Additions/Deletions to the Agenda and Approval of Agenda.)

11. Resolutions

- 11.a** Resolution 24-R01, A Resolution of the City Council of the [2023-1186](#)
City of Port St. Lucie Approving an Economic Development
Incentive Package for Project Everest; Providing for Conflicts;
Providing for Severability; and Providing an Effective Date.

(Clerk's Note: This item was heard after Item 7.n.)

The City Clerk read Resolution 24-R01 aloud by title only.

Elijah Wooten, Economic Development Administrator, stated this was the companion to the item just approved by the Governmental Finance Corporation. Wes McCurry, Senior VP, St. Lucie Economic Development Council, provided a PowerPoint presentation on Project Everest. He stated he was joined by Pete Tesch, President of the St. Lucie Economic Development Council; Jeff Greenwalt, National Director of Industrial

Development for Sansone Group; Peter Crane, Regional Director of Development and Acquisitions for Sansone Group, and representing the project, Erich Brann, Director of Real Estate Development for Costco Wholesale.

Mr. McCurry stated Project Everest will be joining FedEx, Cheney Brothers, and Amazon at Legacy Park at Tradition. He indicated Project Everest has developed into a worldwide corporation, with more than 300,000 members, over 800 locations, and 24 depots. Mr. McCurry reviewed the Project Scope, Economic Impact Analysis, as well as the Capital Investment and Job Performance Incentives. He stated that today they are requesting the City's continued support by granting the ad valorem tax exemption, impact fee mitigation, and expedited fast track permitting for this project. Mr. McCurry revealed the company behind Project Everest is a distribution depot for Costco Wholesale Corporation.

Mayor Martin clarified that this is a warehouse distribution center and that a retail establishment may happen in the future.

Mr. Brann, Director of Real Estate Development for Costco Wholesale, stated they were looking to relocate their West Palm Beach depot to Port St. Lucie due to the growth opportunities. He stated the first half of the project is the depot and the second half will be a direct delivery center with over one million square feet. Mr. Brann thanked the Council for their support.

Vice Mayor Caraballo stated the residents are hoping for a Costco store, discussed the importance of the average wage to a City, and explained the economic impact is greater with a distribution center. She indicated she will be supporting this item today.

Mayor Martin stated this project rounds out the entire jobs / economic development corridor and commented on how commercial follows residential. She indicated more retail establishments and restaurants are coming forward and wanting to be a part of Port St. Lucie. She stated the City is the economic engine of the entire county and contributes to the higher wages.

Jeff Greenwalt, National Director of Industrial Development for Sansone Group, thanked the City staff for their efficiency, diligence, and positivity throughout the project. Mayor Martin thanked the St. Lucie Economic Development Council, Sansone Group, and everyone involved.

There being no further discussion, Vice Mayor Caraballo moved to

approve Resolution 24-R01. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R02, Authorizing the Acceptance of a Special Warranty Deed and Public Utility Easement from Mattamy Palm Beach, LLC, to the City of Port St. Lucie for the Becker Road Right-of-Way Construction.

[2024-016](#)

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

The City Clerk read Resolution 24-R02 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R02. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R03, Authorizing the City Manager to Execute Grant Amendment #3 to Agreement NF080 with the Florida Department of Environmental Protection.

[2024-023](#)

The City Clerk read Resolution 24-R03 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R03. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 24-R04, A Resolution Approving and Accepting a Final Plat with Construction Plans for Becker Road at Wilson Groves on the Request of ACR Acquisition, LLC (P23-067)

[2024-041](#)

The City Clerk read Resolution 24-R04 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 24-R04. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 24-R05, A Resolution Approving a Preliminary Plat with Construction Plans for LTC Ranch-Wylder Parkway Phase 2 on the Request of Midway Glades Developers, LLC (P23-132).

[2024-006](#)

The City Clerk read Resolution 24-R05 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R05. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

(Clerk's Note: There was nothing scheduled under this item.)

13. New Business

- 13.a** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of Moxie Pest Control Florida, LLC v. City of Port St. Lucie, Florida, Case No.: 23-CV-14250-DMM.

[2024-030](#)

There being no discussion, Vice Mayor Caraballo moved to approve staff's request for an Attorney/Client session with the City Council. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo explained the importance of today's approval of the force main from the Westport Wastewater Treatment Facility to the Glades Wastewater Booster Pump Station. He reviewed the increase in the number of permits approved for 2022 and 2023 due to the City's growth and stated he anticipates it continuing. City Manager Merejo also discussed the City's need to expedite and efficiently complete its development projects.

Mayor Martin commented on the development out west and the importance of developing North/South A from Crosstown to Becker Road. City Manager Merejo thanked the Planning and Legal departments for working with Kolter on the connection to Glades Cut Off Road. He discussed the hope of connecting Becker Road to Range Line Road by late Summer 2024 and then tying Crosstown and Discovery into Range Line Road.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported that she attended the Tourist Development Council as well as the Parks, Public Works, and Utilities annual holiday luncheon. She indicated she watched the Planning and Zoning meeting and stated the members had great questions and seemed eager to learn. She congratulated the new members of the Planning and Zoning Board.

Councilman Pickett reported that he attended the Treasure Coast Regional League of Cities installation of officers, Cleveland Clinic 10-Year Anniversary event, and Coffee with the Council. He announced he was sworn in as the Chairperson of the Treasure Coast Council of Local Governments for 2024.

Vice Mayor Caraballo reported that she attended the Treasure Coast Regional League of Cities holiday luncheon, Historical Society Christmas gathering, Cleveland Clinic 10-year anniversary proclamation presentation, and hosted the PSL in Lights event. She noted that the Florida League of Cities sent out a notice indicating the legislature will be pursuing an additional \$25k homestead exemption that will be on the ballot in 2024 if it passes. She stated she has

requested information from staff in regards to data showing what that would cost the City of Port St. Lucie for any house that is valued at \$100,000 or more. She also discussed growth versus tax revenue and the Mayor's task of recommending Board & Committee members.

Councilman Bonna reported that he attended the Florida League of Cities luncheon and the Treasure Coast Regional Planning Council where he was voted in as Treasurer. He explained he voted against a mandatory fee for plastic bags in grocery stores. Councilman Bonna stated he was wearing a pink tie, as he will be a celebrity chef for Friends in Pink on January 16, 2024. He also announced that he launched his website at CouncilmanBonna.com this month as a virtual office and hopes that it will be helpful for constituent services and communication.

Mayor Martin commented on the increasing number of permits and how to educate and inform the public on the City's plans for infrastructure and projects. She stated she would like to celebrate the City's wins in 2024.

Vice Mayor Caraballo shared a story about a gentleman who moved to Port St. Lucie from Miami and stated she wanted people to welcome everyone to the City. She also commented on the traffic and drive time in the City, comparing their community to other like cities, and educating everyone on that data.

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 3:10 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk