

City of Port St. Lucie

Special 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, September 26, 2022

3:00 PM

Council Chambers, City Hall

Addition of item 9A

1. Meeting Called to Order

A Special Meeting of the City Council of the City of Port St. Lucie was called to order by Mayor Martin on September 26, 2022, at 3:00 PM, 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. Pledge of Allegiance

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

4. Public to be Heard

There were no comments from the public.

5. Approval of Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

5.a Approve a Major Site Plan for Shoppes at the Heart in

[2022-844](#)

Southern Grove (P21-239)

This item was approved with the Approval of the Consent Agenda.

- 5.b** Approve a Minor Site Plan for Heart in the Park Parcel in Southern Grove

[2022-848](#)

This item was approved with the Approval of the Consent Agenda.

6. Second Reading of Ordinances, Public Hearings

- 6.a** Ordinance 22-20, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Future Land Use Element by Amending Figure 1-4 as Requested by Mattamy Palm Beach, LLC (P22-039)

[2022-250](#)

(Clerk's Note: This item was heard after Item 9a.)

The City Clerk read the Ordinance aloud by title only.

Mayor Martin opened the Public Hearing.

Bridget Kean, Senior Planner, provided a PowerPoint presentation on the Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment and stated this was an amendment to Figure 1-4 of the Future Land Use Element. She indicated Steve Garrett with Lucido & Associates was the acting agent for Mattamy Palm Beach, LLC, as well as the Port St. Lucie Governmental Finance Corporation. Senior Planner Kean stated the location of the subject property was in the Southern Grove DRI. She reviewed the proposed text amendment and discussed the background of the project as well as the related Comprehensive Plan policies regarding the land uses. Senior Planner Kean explained that two other applications, P22-101 and P22-095, were on the Agenda tonight and associated with this application.

Senior Planner Kean stated staff found this petition to be consistent with the City's Comprehensive Plan. She indicated this was the adoption hearing, as the Planning & Zoning Board hearing was held on March 1, 2022, when it was recommended for approval. Senior Planner Kean stated Council held a transmittal hearing on March 28, 2022, and the petition was submitted to the State DEO for review as well as the reviewing agencies, and no comments were received. She said that staff recommends approval.

Steve Garrett with Lucido & Associates stated he was representing Mattamy Palm Beach, LLC, and agreed with Planner Kean's presentation, findings, and recommendation for approval. He pointed out that Figure 1-4 does not contain the trail, but that Senior Planner Kean mentioned the other two items that do show the trail. He noted that none of these applications propose any changes to the trail location. He indicated that representatives from both Ferrall and Eden are in attendance to address any questions regarding the mixed use project consisting of commercial, office, and storage as well as the multi-family project.

Vice Mayor Caraballo inquired about the acreage of the residential, storage, and retail, to which Mr. Garrett and Senior Planner Kean responded. Applicant Michael Sanchez stated he was representing Ferrall Building Company and that Parcel A was 8.53 acres, which is the storage, and Parcel B was 2.66 acres. He noted the 170 foot FPL easement is included in the storage parcel, so the acreage is a bit misleading.

Vice Mayor Caraballo expressed her concern about any loss of commercial space and asked about the commercial use. Applicant Sanchez stated there are two 10,000 square foot buildings for commercial and retail uses. Planner Kean clarified for the record that the mixed use also allows for commercial.

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

Mayor Martin stated she was not supporting this item because she has been very vocal about not turning the City into self-storage facilities and it was not the right location for a storage facility.

There being no further discussion, Councilwoman Morgan moved to approve agenda Ordinance 22-20. Vice Mayor Caraballo seconded the motion. The City Clerk restated the motion as follows: to approve Ordinance 22-20. The motion failed by roll call vote, with Mayor Martin, Councilman Bonna, and Councilman Pickett dissenting.

Mayor Martin indicated the Comprehensive Plan was denied, so the Council cannot move forward with the other two items. City Attorney Jim Stokes suggested Council make a motion to strike items 7a and 8a.

Vice Mayor Caraballo moved to strike items 7a - Ordinance 22-100 and 8a - Resolution 22-R44 from the Agenda. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to strike items 7a - Ordinance 22-100 and 8a - Resolution 22-R44 from the Agenda. The motion passed unanimously by roll call vote.

7. First Reading of Ordinances

- 7.a** Ordinance 22-100, An Ordinance to Rezone 30.89 Acres of Property Located in the Northwest Quadrant of the Intersection of Paar Drive 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 10 MPUD (P22-095). [2022-825](#)

(Clerk's Note: A motion to strike this item from the Agenda was made by Council under item 6a.)

8. Resolutions

- 8.a** Resolution 22-R44, Quasi-Judicial, Public Hearing, A Resolution Amending Map H of the Southern Grove DRI to Reflect a Change to the Land Use Subdistrict Classification for Approximately 103 Acres from Neighborhood/Village Commercial to Mixed Use; a Change to the Land Use Subdistrict Classification for Approximately 7 acres from Residential to Mixed Use; and a Change to the Land Use Subdistrict Classification for Approximately 15 Acres from Neighborhood/Village Commercial to Employment Center (P22-101). [2022-823](#)

(Clerk's Note: A motion to strike this item from the Agenda was made by Council under item 6a.)

9. New Business

- 9.a** Discussion regarding the Tradition Trail [2022-875](#)

(Clerk's Note: This item was heard after the Consent Agenda.)

Mayor Martin indicated this agenda item was brought forward because Del Webb residents are in attendance for the other items regarding Tradition Trail. She provided some background and an update on the trail to include past meetings with the developers. She noted that it is called Tradition Trail, but it is a public trail for the City of Port St. Lucie.

She explained the trail has been in the Strategic Plan for a long time and there has never been a discussion to eliminate it. She said the issue, the portion of the trail that bisects the Del Webb gated community, needs to be resolved between Mattamy, Pulte, and the Del Webb residents.

Mayor Martin stated the latest comment about involving the greater Tradition community appears to be a stall tactic. She did not think anyone living in a gated community would want a trail that can be accessed by the public. She stated it was disingenuous of the people who started the petition to "Keep the Trail," to not tell everyone this was not about eliminating the trail. She said she dislikes it when misinformation is spread and all facts are not presented. Mayor Martin indicated that Council packets included the proposal from Mattamy as well as the proposal from Del Webb residents to Mattamy. She said there should be no more misinformation going forward. Mayor Martin stated the issue with Tradition Trail needs to be resolved in the near future, as Mattamy and Riverland will be bringing many items before Council as the trail is on Map H. She said she is no longer hopeful with what has transpired.

Steve Garrett with Lucido & Associates provided an update and stated that this has been a private matter between Pulte, Del Webb residents, and Mattamy. He said on May 11, 2022, it was agreed Mattamy would spend 90 days developing three options to present to the Del Webb Trail Committee and to Pulte, which was done on August 18, 2022. Mr. Garrett stated the Del Webb Trail Committee met with 150 of their residents, presented the options, and developed two of their own options. He said that on September 5, 2022, the Del Webb Trail Committee presented their preferred options to both Pulte and Mattamy. Mr. Garrett stated that on September 11, 2022, it was agreed Mattamy would review the options and then provide feedback or any counter options. He said that is where they are today. Mr. Garrett indicated Mattamy would support a special meeting. He stated progress is being made and compromises are being discussed.

Mayor Martin called on those who signed up to speak:

1. Mary Milmore, 11120 SW Wyndham Way, spoke in support of keeping Tradition Trail's planned location and presented Council with over 500 signed petitions in support of keeping the trail.
2. Dan Marra, 9260 SW Sinoper Lane, stated he had the support of

over 550 residents and discussed rerouting the entrance of Tradition Trail and security concerns for the 55+ Del Webb gated community. He asked that the 9th Amendment to the Southern Grove DRI not be approved until Mattamy and the Del Webb Trail Committee can come to a written agreement and resolution on the location and entrance of the trail.

3. Jerry Krbec, 11375 SW Lake Park Drive, stated he was the Chairman of Tradition CDD #6 and spoke in support of keeping the Tradition Trail without rerouting it.
4. Ron Vosatka, 9186 SW Celeste Lane, stated he was a resident of Del Webb and one of the co-founders of the original trail committee. He spoke in support of keeping the trail with public access, but would like a different entry point for safety and security concerns.
5. Jay Spencer, 12790 SW Cattleya Lane, spoke to moving Tradition Trail due to public safety concerns and discussed crime prevention through CPTED.
6. Bill Isernia, Del Webb resident, spoke against Tradition Trail going through their community due to security concerns.
7. Joe Mastro, Del Webb resident, stated he was not opposed to Tradition Trail and explained they were adding mileage to the nature trail with their proposal.
8. Vince Garbarino, 13012 SW Aureolian Lane, indicated he did not wish to speak.

Councilman Bonna discussed purchasing in a gated community and not wanting the trail through his neighborhood. He stated he does not want a special hearing, as he would like a solution that benefits everyone. Councilman Pickett stated he does not want a special meeting. He hoped they could work together to come to a resolution and address the security concerns. Vice Mayor Caraballo wanted everyone to work together for the best solution. She stated she was beyond disappointed with the developers who put a trail next to this development and put it on the Council, the City, and residents to figure it out. She inquired about better security and how the multimodal pathways would work with Tradition Trail. Councilwoman Morgan asked the developers to do the better thing for the community, so the Council does not have to make the decision.

Mayor Martin suggested a timeline of 60 days for the two developers to come up with their best plan, so it does not come back to Council. Councilman Pickett recommended 45 days and, if not, it goes back on the agenda at 60 days, to which Council agreed. Vice Mayor Caraballo

stated if it takes less than 45 days, the developers can bring their solution forward earlier. Mayor Martin indicated the developers have 45 days to come back to Council with a solution and to share it with the Del Webb residents. She requested that everyone be noticed, including Council, of those meetings. She stated, if this does not happen, the Council will be discussing it at a Council meeting in 60 days.

Patrick Gonzalez stated he was representing Pulte Group and they will continue to work with Mattamy and the residents, to come to an amicable solution as soon as possible. He indicated 45 days was acceptable to Pulte.

Mayor Martin stated she was staying with the 45 days and, if not, the Council will act on it in 60 days or thereabout as their Council schedule permits.

Mayor Martin called a break at 3:49 PM and the meeting resumed at 4:00 PM.

10. Adjourn

There being no further business, the meeting was adjourned at 4:16 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk