

City of Port St. Lucie

City Council

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

Meeting Minutes - Draft

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Councilman, District III

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Monday, February 27, 2023

6:30 PM

Council Chambers, City Hall

Meeting to Follow the 6:00 PM GFC Meeting

1. Meeting Called to Order

A Regular & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on February 27, at 6:39 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Council Members

Present:

Mayor Shannon Martin
Vice Mayor Jolien Caraballo
Councilman Dave Pickett
Councilwoman Stephanie Morgan
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

There was nothing scheduled under this item.

5. Public to be Heard

Dr. Kathy Powers spoke regarding burns & cleared vegetation as well as the percentage of planting native trees.

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** Approval of January 23, 2023 Regular City Council Meeting Minutes and February 17, 2023 Special City Council Meeting Minutes [2023-193](#)

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

- 7.b** Motion: Termination of Restrictive Covenant Executed by Robert L. Hitt and Susan Hitt with respect to Lots 1 and 26, Block 1891, Port St. Lucie Section Nineteen, and Recorded in Official Records Book 1154, Page 0969, of the Public Records of St. Lucie County, Florida [2023-192](#)

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

- 7.c** Approve an Extension of the Luxe RV Storage Site Plan (P19-181) [2023-209](#)

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

- 7.d** Approve Southern Grove Traffic Signal Agreement [2023-198](#)

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

- 7.e** Approval to Participate in the School District of Palm Beach County's Bid #23C-5L for Acrylic Coating for Sports Surfaces from Papico Construction, Inc. [2023-166](#)

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

- 7.f** Approve Amendment #2 to Contract #20210034 for the Reverse Osmosis Pressure Vessel Replacement Project. [2023-210](#)

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

voice vote.

- 7.g** Approve Amendment #7 to Contract #20160085 for the [2023-200](#)
Design Services for SW Port St. Lucie Blvd. "North"
Reconstruction Project - Utility Relocation Portion.

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

- 7.h** Approve Amendment #9 to Contract #20190112 for the [2023-217](#)
Design & Permitting Services for the Floresta Drive
Improvement Project - Phases 2 & 3.

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

- 7.i** Approve Amendment #4 to Contract #20210120 for the [2023-214](#)
Mobility Plan & Fee Update for FY 2023.

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

- 7.j** Approval a Major Site Plan for 575/579 Self-Storage [2023-224](#)
(P22-261)

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

- 7.k** Approve Upgraded Services to Agreement #20220054 for [2023-162](#)
Hardware Upgrades and Maintenance to the Current AT&T
Phone System.

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

- 7.l** Award Contract #20230007 for Boundary and Annexation [2023-165](#)
Study to GAI Consultants, Inc.

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

Approval of the Consent Agenda

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo

seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-16, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 3.05 Acres of Land Zoned GU (General Use) to the CS (Service Commercial) Zoning District for Property Located at 3771 SE Jennings Road (P22-341).

[2023-084](#)

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

The City Attorney read the Quasi-Judicial Procedures into the record for Items 8 a.), 11 a.) and 11 b.). The Acting City Clerk administered the Oath of Testimony to staff and other interested parties & read Ordinance 23-16 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Vice Mayor Caraballo responded in the affirmative. Mayor Martin opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Planner III, stated that she had been sworn in. She explained that the request was to rezone a 3.05 acre parcel from General Use to Service Commercial and that the property had a concurrent Future Land Use Map Amendment application to change the designation from Utility to Service Commercial to allow for an enclosed assembly use. She showed a location map & an aerial and explained the Future Land Use as well as the existing Zoning. She informed the City Council that the applicant was requesting a change in zoning to allow an enclosed assembly use. She showed a location map & an aerial and explained the surrounding uses, the Future Land Use and Existing Zoning. She added that the Planning & Zoning Board had recommended approval.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one else to speak the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-16. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 8.b** Ordinance 23-17, Public Hearing, An Ordinance Amending Chapter 158 "Zoning Code", Article VIII - "Commercial Districts", Article IX - "Industrial Districts", Article XI - "Supplementary Use Regulations" and Chapter 153 "Definitions" (P22-307).

[2023-153](#)

The Acting City Clerk read Ordinance 23-17 aloud by title only. Mayor

Martin opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Grubbs explained that a customer was interested in opening a Cat Café, therefore the request was a City-initiated Text Amendment to Chapters 153 and 158 of the City's Code of Ordinance, which included defining a cat café. She explained that the use would be allowed in General Commercial and Service Commercial Zoning Districts but would require a Special Exception Use in the Industrial Zoning District as staff would need to review those types of locations because of parking, traffic circulation and challenges that may impede the industrial uses. She explained the 12 proposed supplementary use regulations that would protect the welfare and well-being of the surrounding properties as well as the resident cats. She stated that the Planning & Zoning Board had recommended approval. Mayor Martin voiced that an important piece was to have visibility of the cats from the café portion.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one else to speak the Public Hearing closed. There being no further discussion, Councilman Bonna moved to approve Ordinance 23-17 with the condition that the separation wall contain windows or glass. Councilwoman Pickett seconded the motion. The motion passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances

- 10.a** Ordinance 23-15, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Large-scale Amendment to the Future Land Use Map at the Request of Midway Glades Developers, LLC to Change the Future Land Use Designation of 140 Acres from Residential, Office, Institutional (ROI) to High Density Residential (RH) and to Realign the Road Right-of-Way for E/W #5 from Glades Cutoff Road to Wylder Parkway for a Parcel Legally Described as a Portion of Tract A, LTC Ranch West Phase 1 (P22-298).

[2023-213](#)

The Acting City Clerk read Ordinance 23-15 aloud by title only. Mayor Martin opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Senior Planner, explained that this was the transmittal hearing for a large-scale Future Land Use Map Amendment and the request was to change 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH) and to realign the adjacent segment of the proposed E/W # 5 roadway to flatten out the curve. She gave the background and explained the entitlements on LTC Ranch. She showed the location and an aerial. She added that it was consistent with the City's Comprehensive Plan and the Planning & Zoning Board had recommended approval. Vice Mayor Caraballo requested a meeting on the item prior to the Second Reading.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one else to speak the Public Hearing closed. There being no further discussion, Councilwoman Pickett moved to approve Ordinance 23-15. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-20, 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 0.69-acres from ROI (Residential, Office, Institutional) to RL (Low Density Residential) for a Parcel Legally Described as Port St. Lucie Section 33, Block 2325, Lots 2,3 and 4, and Generally Located on the Southeast Corner of SW Abraham Avenue and SW Port St. Lucie Boulevard (P23-003).

[2023-216](#)

The Acting City Clerk read Ordinance 23-20 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 23-20. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-21, An Ordinance Rezoning a 0.69-acre Property Owned by Donald F. Defenthaler and a 0.29-acre Property Owned by the City of Port St. Lucie, Located on the Southeast Corner of SW Abraham Avenue and SW Port St. Lucie Boulevard, from Limited Mixed-Use District (LMD) to Single Family Residential (RS-2) for Property Legally Described as Port St. Lucie Section Thirty-three, Block 2325, Lots 1, 2, 3 and 4 (P22-366).

[2023-215](#)

The Acting City Clerk read Ordinance 23-21 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-21. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 23-22, An Ordinance Providing for the Fourteenth Amendment of the Master Planned Unit Development Document for the Tradition Master Planned Unit Development (P22-097) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P22-097).

[2023-207](#)

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

The Acting City Clerk read Ordinance 23-22 aloud by title only. The City Attorney explained the rules of ordinances and stressed that this item was not a Public Hearing under Quasi-Judicial procedures. He advised that the City Council always pass quasi-judicial items under First Reading because items cannot be denied until the evidence is presented at the Public Hearing. He stated that public comment and presentations could be heard but would need to be heard under the Second Reading to be taken as evidence under sworn testimony. He informed the Public that the Second Reading, a Public Hearing, would take place on March 27, 2023. Councilwoman Morgan stated that she wanted to discuss hearing items on First Reading at the Strategic Plan Sessions. Vice Mayor Caraballo stated that the City Council would not give opinions on the item until the Public Hearing at the Second Reading was heard.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean gave background on the Tradition DRI and explained what is currently allowed in the Tradition Master Planned Unit Development (MPUD). She stated that the City received an application to amend the Tradition MPUD zoning regulation book and concept plan for 110 acres identified as parcels 17, 17a & 18 as well as an application for site plan approval and subdivision plat approval for the same parcels which would allow for 520 multi-family units for 17 & 17a (Project Slopeside) and 220 single-family residential lots on 18 (Project Brynlie). She added that the applicant was looking to revise the MPUD concept plan and development tables to change the sub-area designation for parcels 17 & 17A from the Town Center sub-district to the Residential sub-district to match the DRI, revise the setbacks for all three parcels & the

building height requirements for parcels 17 & 17a. She showed a location map, the subject area, an aerial and Tradition Map H. She added that these proposed changes would not affect the existing developed areas in Tradition. She explained the difference of building separation for horizontal and vertical buildings as well as the parking requirements. She said that this was the first proposal to increase the allowed height of the Residential sub-district in the Tradition MPUD which would set a precedent for future development in Tradition. She explained that the Site Plan was not before the City Council tonight and once the amendment was approved the details of the Site Plan could change. Mayor Martin added that the two items had to be kept separate. Ms. Kean explained the Planning & Zoning Board had recommended approval and explained the conditions.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates, stated that the request did not increase density/intensity on the site, it did not set a precedent across Tradition on height restriction, it did not create a burden on existing roads, it did not weaken the architectural specs nor did it compromise the character & quality of the community. He stated that it decreased the density/intensity on the site, it limited the zoning exclusively to residential on the site and it would set a higher level of restriction on the property. He showed a map and explained the surrounding developments. He explained that there were inconsistencies between the City's Comprehensive Plan/ Tradition DRI land use and the Tradition MPUD zoning. He explained the Tradition MPUD's current sub-districts as well as the currently approved MPUD allowable uses. He showed a comparison of plans for parcels 17, 17a and 18 and explained how it would eliminate all commercial properties since it would be exclusively residential consisting of luxury rentals and single-family homes. He showed different views and cross-sections of the site and explained that the parcels were about 510 feet away from Esplanade. He stated that they were requesting an increase in multi-family roof height to 46' for the two buildings in the presentation and to meet with staff to figure out the best method for the height. Councilman Pickett inquired as to what the distance from Vitalia to the apartments was, to which Mr. Garrett replied that it was half a mile, close to 3,000 feet away.

A break was called at 8:12 p.m., and the meeting resumed at 8:27 p.m.

Mayor Martin allowed for Public Comment at this time.

Michelle Huck inquired about several items including Mattamy's accountability, extra police, the town center, roof height, and CDD tax base.

(Clerk's Note: Randall Munske was called but no one came forward to speak.)

Linda Conte-Giannone spoke in opposition of the request because of increased traffic, increased patients to the medical field and inconsistencies in Mattamy's presentations.

Dr. Kathy Powers felt that the roof height would set a precedent in the area and spoke regarding controlled growth to maximize the beauty of the City.

Michael Falk spoke in favor of the request since there was a need for luxury rental properties.

Dan Congreve spoke in opposition of the request since he felt it would have an adverse effect on the quality of life.

Justine Kennedy spoke in opposition of the item and felt that Mattamy did not listen to homeowners.

Sandra Kent stated that the layout did not make the apartments to be an eyesore as previously thought but questioned the roof height.

Ria Muriello spoke in opposition of the request and felt that detailed plans should be in place before an approval.

Martin Beirne spoke in favor of the request.

Christina King questioned how all development in the area would fit together and felt that outreach and education for the homeowners was needed.

Drew Daniels spoke in opposition of the request since it would set a precedent and questioned if the parcels would contain gated communities.

Councilman Bonna stated that his vote tonight did not reflect his

judgment on the matter, his vote would only be moving the item forward to be heard at the Second Reading. Vice Mayor Caraballo stated that concurrencies had to be met and there were residential entitlements tied to the property. Mayor Martin stated that the Town Center issues had to be resolved prior to the Second Reading, she said that a police district was in the works for that area, a school site section would be worked out between the developer and the school board. She informed the Public that Cleveland Clinic bought land to construct a new hospital tower but felt that a shortage of doctors was a national problem. She requested that Mr. Garrett answer any unresolved Public questions/concerns. She stated that the Site Plan had to be kept as a separate item from the MPUD item. Mr. Garrett stated that two properties were in Site Plan reviewal now but he would address height concerns, he added that the communities were gated. He stated that they had conducted multiple public meetings and would conduct one more.

Councilwoman Morgan moved to approve Ordinance 23-22.
Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Mayor Martin informed the Public that she would be conducting a public meeting in Tradition to discuss multiple items and upcoming projects in the corridor.

11. Resolutions

- 11.a** Resolution 23-R17, Quasi-Judicial, Public Hearing, A
Resolution Granting a Special Exception to Allow an Enclosed
Assembly Area Over 3,000 Square Feet, in the General
Commercial (CG) Zoning District as per Section 158.124 (C)(1)
of the Zoning Code for a Project Known as Set'em Up
Children's Volleyball (P22-332).

[2023-226](#)

The Acting City Clerk read Resolution 23-R17 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative. Mayor Martin opened the Public Hearing.

(Clerk's Note: A PowerPoint was shown at this time.) Bianca Lee, Planner I, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the applicant was requesting a Special Exception Use to allow for an

enclosed assembly area over 3,000 square feet in the General Commercial Zoning District that would be used for a children's recreational facility which included volleyball, travel leagues and an open gym. She showed a location map, an aerial, the Zoning map & Site Plan and explained the surrounding uses. She explained the findings for the Special Exception Use and added that the Planning & Zoning Board had recommended approval. Vice Mayor Caraballo requested an update on the litter, pot holes and eye sores in the area.

Mayor Martin asked if there was anyone who wished to speak on the item. There being no one else to speak the Public Hearing closed. There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R17. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.b** Resolution 23-R18, Quasi-Judicial, Public Hearing, A
Resolution Granting a Special Exception Use Provided for in Section 158.124(c)(11) to Allow a Convenience Store with a Fuel Station to be Located in a General Commercial (CG) Zoning District and Provided for in Section 2.3.3.1.a of the Becker Road Overlay District Design Standards to Allow a Fueling Service Station to Have a Maximum of 10,000 Daily Trips in a General Commercial (CG) Zoning District Located in the Activity Center Subdistrict for Becker, LLC, for Property Legally Described as a Portion of Tract L, Port St. Lucie Section 33 (P22-006).

[2023-218](#)

The Acting City Clerk read Resolution 23-R18 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Mayor Martin, Vice Mayor Caraballo and Councilman Bonna responded in the affirmative. Mayor Martin opened the Public Hearing. The Acting City Clerk swore in Mary Savage Dunham, Planning & Zoning Director stated that she had been sworn in and requested that the file be entered into the record. She explained that the request was for Special Exception Use (SEU) in accordance with Section 158.124(C)(11) of the Zoning Code and Section 2.3.3.1.a of the Becker Road Overlay District (BROD) Design Standards to allow for a fueling station with 8 pumps as part of a Wawa Convenience Store consisting of 6,119 sq. ft., building and a 688 sq. ft., exterior dining area and a gas station. She added that the project does not satisfy all of the criteria identified in the code which indicates that this particular use may not be suitable for this particular location nor did all Public Works comments get addressed prior to the Planning & Zoning Board meeting. She explained the two

outstanding Public Works comments. She showed a Location Map, an aerial, a Land Use map and a Zoning Map. She gave general site context and gave the previous actions taken on the item at Site Plan Review Committee meetings as well as Planning & Zoning Board meetings. She showed a Concept Plan, a preliminary Landscape Plan and conceptual elevations. She added that the applicant did agree to install an opaque 6' fence but it was not added into the permitting system as a submittal.

(Clerk's Note: A PowerPoint was shown at this time.) Heath Stocton, Public Works Director, stated that he had been sworn in and explained the traffic analysis and impacts which did not comply with the City Code and Public Works Policy #19-01. He discussed that there would be a new development impact from Martin County called "Pineland Prairie" which would cause an influx of traffic. He stated that they cannot find a solution to the cut-through traffic and the driveway location. Ms. Savage Dunham explained the evaluations of SEU's and the findings for this project. Staff recommended that the Council approve the Special Exception Use with the following conditions: 1) The proposed mid-block access driveway located on Becker Road shall be removed or relocated from Becker Road and the conceptual site plan shall be updated accordingly; 2) If side street access to the subject site from Yacolt Drive is provided, a right-turn lane from Becker Road to Yacolt Drive shall be provided and Yacolt Drive shall be closed to thru traffic. These improvements shall be located in the area to the west of the subject site and shall be designed to the satisfaction of the City; 3) The Landscape Plan shall include a 6-foot-high opaque fence in the southern landscape buffer; 4) The west side of the site (Phase 2) shall not be cleared until development for Phase 2 is approved to ensure that the residential houses along Yacolt Drive are buffered.

Councilwoman Morgan inquired if the City had the right to tell an applicant not to clear their lot, to which Ms. Savage Dunham replied Holly Price had offered two recommendations either install extra buffering for the neighbors, which the applicant did not want to install landscaping which may have to be removed at a later date or do not clear the lot as there was no development planned at this time; she added that it was a condition of the SEU which was legal. Councilman Pickett inquired why a fence was required if they were being asked not to clear the lot, to which Ms. Savage Dunham replied that the fence was only being installed in one area on the south side behind the Wawa and the lot clearing was located in another area. Councilman Pickett stated he

was not in favor of closing Yacolt Drive. Mayor Martin replied that Pineland Prairie would impact the site and Yacolt Drive would turn into a massive cut-thru. Councilman Pickett inquired if the Fire District approved closing the street, to which Mr. Stocton replied that staff would work with the Fire Department if the street was closed. Mr. Stocton explained how staff believed traffic may flow to enter/exit the Wawa. Vice Mayor Caraballo voiced that staff could not anticipate how traffic will flow and preferred to see how traffic flowed first and make a decision at a later date. She also felt if there was an increase in traffic, it would be from Pineland Prairie and not Wawa. Mayor Martin gave examples of cut-thru streets and felt that it would happen on Yacolt Drive. Vice Mayor Caraballo felt that there were too many conditions imposed on the applicant, felt that it should be tabled and requested that the City Manager meet with staff and the applicant to discuss solutions. Councilman Bonna was not in favor of tabling the item, he stated that a variance was passed by the Planning & Zoning Board and he was open to giving the residents of Yacolt Drive options if the applicant was amenable to that. Mayor Martin requested that if the residents of Yacolt Drive & Abraham Avenue wanted it closed, it should be closed at the expense of the applicant. Councilman Pickett stated that he would support closing the road, if the residents approved doing so.

Brad Currie, Engineering, Design & Construction, stated that they would comply with the extension of the 50' turn lane, and the 6' fence along the south side but could not clear the lot until there was a proposal for it. He remembers being approved for two variances at the Planning & Zoning Board meeting. He informed the City Council that they held a Neighborhood meeting in which no one was present but had spoken to some at the Planning & Zoning Meeting; some voiced that they did not receive notice about the neighborhood meeting and others voiced that they were assured that there would be no commercial traffic entering/exiting onto Yacolt Drive. He believed that cut-thru traffic was a City issue that would have to be dealt with and felt that gas stations may be constructed in the Pineland Prairie area since it was not just a residential area. He said that there were discussions on installing a left turn lane on Port St. Lucie Boulevard before Becker Road which would minimize the cut-thru traffic. He said that the Chapman road closure with regard to Racetrack was different than Yacolt Drive and he was unsure of how the closure could work.

The City Attorney stated that as a quasi-judicial item, staff had to set

out the facts and make recommendations but should be discouraged from saying whether an item met/didn't meet certain criteria. Vice Mayor Caraballo voiced her concerns over the item and felt that it was not presented in the correct way. Vice Mayor Caraballo and Councilwoman Morgan requested that the City Council be filled in on the same discussions as they felt that Mayor Martin was informed about items and they were not told the same thing.

Cody Streveler, Yacolt Drive resident, stated that he had been sworn in and could not find any safe solution. He stated that he was not in support of closing Yacolt Drive unless it was the only way to ensure safety. Mayor Martin gave her personal opinion of how traffic calming in her neighborhood was not effective. Mr. Currie stated that they were agreeable to measuring the cut-through traffic on Yacolt Drive today and once again when Wawa was opened and if it increased, Wawa would finance the improvements.

The Acting City Clerk swore in Joseph Piechocki, Planning & Zoning Board Member, who stated that he has never seen a complicated project site such as this one and could not find a solution. He voiced that the entire intersection and overlay should be reviewed for better solutions. Mayor Martin voiced that procedures were being reviewed since certain aspects of this item should not have gone before the Planning & Zoning Board. There being no one else to speak, Mayor Martin closed the Public Hearing.

Councilwoman Morgan moved to approve Resolution 23-R18 with the Planning & Zoning Board recommendations which include an opaque fence at the rear of the property, as well as conducting a baseline traffic study on cut-thru traffic now and again six months after the CO; Wawa to pay up to \$50,000 in improvements if traffic study shows that it is needed. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote. Mr. Currie inquired if the Planning & Zoning Board recommendation regarding the extensions of the turn lane was included in the motion, to which Councilwoman Morgan responded in the affirmative.

Vice Mayor Caraballo moved to extend the meeting. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 23-R19, A Resolution Approving the Final Plat and Construction Plans for Heron Preserve at Tradition Phase 2B on the Request of Pulte Home Company, LLC (P22-292).

[2023-190](#)

The Acting City Clerk read Resolution 23-R19 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R19. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.d** Resolution 23-R20, a Limited Purpose Party Membership Agreement with the Florida Resiliency and Energy District; Authorizing a Commercial-Only Property Assessed Clean Energy (“C-PACE”) Program for Real Property Located at 8833 U.S. Highway 1, Port St. Lucie, Florida; Utilizing Voluntary Non-Ad Valorem Assessments to Finance Qualifying Improvements; and Authorizing the Mayor, or Designee, to Execute Said Agreement.

[2023-194](#)

(Clerk’s Note: This item was heard Item 7.)

The Acting City Clerk read Resolution 23-R20 aloud by title only. (Clerk’s Note: A PowerPoint was shown at this time.) Elijah Wooten, Business Navigator, explained that the item was a request from Project Gala to provide authorization authorizing a commercial-only property assessed clean energy (C-PACE) program. He explained that Project Gala was a provider of human breast milk for premature and at-risk infants and the facility would be located in the former Liberty Medical building. He explained that \$30 million out of \$70 million would come from the clean energy loan (C-PACE) to pay for improvements to the building. He requested that the City Council approve and authorize the commercial property assessed clean energy (C-PACE) program offered by the Florida Resiliency and Energy District. He added that C-PACE loans are repaid via a voluntary non-ad valorem tax assessment on the tax bill of the subject property.

Glen Snow, Co-Founder, stated that his business ensured that infants were provided with the milk that they needed and added that he was raising his family in Port St. Lucie. He stated that the facility would bring hundreds of jobs to the City.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 23-R20. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.

- 11.e** Resolution 23-R21, A Resolution Approving Artwork Submitted by Sansone Group, LLC, in Connection with the

[2023-170](#)

Approval of an Alternative Equivalent Proposal for Public Art for a Project known as "Tree of American Dreams" (P21-222).

The Acting City Clerk read Resolution 23-R21 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean explained that the request was for approval for Alternative Equivalent Proposal for Public Art for a project called "Tree of American Dreams" sculpture created by Geoffrey C. Smith to be erected at the intersection of SE side of Anthony F. Sansone Sr. Blvd and Becker Road (Legacy Park). She informed the City Council that a developer could combine several smaller public art requirements into one larger project as long as it was on City public right-of-way, on property owned by other public agencies, or on another property under the control or ownership of the developer; the developer also had to demonstrate that the cost of the alternative equivalent proposal equaled the cost of the public art assessment. She explained the criteria for approval for the proposal. She stated that the "Tree of American Dreams" had an estimated value of \$600,000. She informed the City Council that staff was requesting a Site Plan be submitted within 90 days of City Council approval and explained the recommended conditions of approval. Councilman Pickett clarified that it would be located on the southeast side, to which Ms. Kean agreed.

(Clerk's Note: A PowerPoint was shown at this time.) Dennis Murphy, Culpepper & Terpening, explained that the sculpture was in honor of Mr. Sansone as the branches represent his children and the eagle represents the American Dream. He stated that they were looking to install it on the northeast corner of Sansone Boulevard and Becker Road on the lake. He showed multiple views of the sculpture.

Peter Crane, Sansone Group, gave a brief background on the Sansone family.

Geoffrey Smith, Artist, voiced his excitement over the project and showed the 1/3 scale of the sculpture.

Mayor Martin and Vice Mayor Caraballo voiced excitement over being able to honor Mr. Sansone at his last project site.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 23-R21. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.f** Resolution 23-R22, Authorizing the Final Acceptance of [2023-212](#)
Public Roadway Improvements for SW Community Boulevard
at Riverland Parcel A Phase 2 (P19-193), Constructed by
Riverland Development Company, LLC

The Acting City Clerk read Resolution 23-R22 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 23-R22. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 11.g** Resolution 23-R23, A Resolution Approving and Accepting [2023-223](#)
the Cadence Phase II Final Plat and Construction Plans at the
Request of Mattamy Palm Beach, LLC (P22-221).

The Acting City Clerk read Resolution 23-R23 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 23-R23. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

There was nothing scheduled under this item.

14. City Manager's Report

No report.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan- No report.

Councilman Pickett- He inquired if there was support to promote the Zin Festival on the City's website, to which the City Council replied that the Arts Council needed to add an item to the agenda for approval.

Vice Mayor Caraballo- No report.

Councilman Bonna- He attended the Italian Festival and the Little League Opening Day.

Mayor Martin- No report.

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 11:07 p.m.

Bryan Pankhurst, Acting City Clerk

Shanna Donleavy, Deputy City Clerk