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

# City of Port St. Lucie City Council

# **Meeting Minutes - Final**

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, April 28, 2025

6:00 PM

**Council Chambers, City Hall** 

#### \*Request to Table Item 10A\*

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 on April 28, 2025, at 6:01 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

**Council Members Present:** 

Mayor Shannon Martin

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan

Councilman Dave Pickett (via Zoom)

Councilman Anthony Bonna, Sr.

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

**4.a** Proclamation: Haitian Heritage Month

**2025-260** 

Mayor Martin proclaimed May 2025 to be observed as Haitian Heritage Month, and Carole King and Carmel Vericain accepted the proclamation and informed of a festival to be held on May 18th at the MidFlorida Event Center.

**4.b** Announce the Winners of the 2025 Drop Savers Water Conservation Poster Contest with St. Lucie County Schools.

Jenny Tomes, Utilities Community Outreach Assistant Manager, recognized and awarded the winners.

#### 5. Public to be Heard

Resident Gregory Pressley II spoke on the Milner Dr sidewalks, stating that it has unnecessary restrictions, but not all areas have them, and that his area has the most space, but they're unable to use it and the police have been called on him for using the space. (Clerk's Note: Exhibits were provided.)

Resident Richard Bouchard spoke on right-of-way permits and having no mechanisms in place to protect culverts. He requested a follow-up from the City.

Resident Jeffrey Policar spoke on traffic issues and safety hazards on Selvitz Rd.

Resident Katie Whalen advocated for the allowance of backyard chickens and to have this topic added to the 2026 ballot.

Resident Jocelyn Ribeiro advocated for the allowance of backyard chickens and education.

Resident Lori Shields advocated for the allowance of backyard chickens.

Resident Kathy McElnose advocated for the allowance of backyard chickens and to have this topic added to the 2026 ballot.

Resident Lisa Parry advocated for the allowance of backyard chickens.

A representative of Olupta Services and Solutions, LLC spoke to the Council and provided an exhibit.

Resident Lisa Papandrea spoke in opposition to new roundabouts on City roads.

Mayor Martin requested City Manager Merejo to speak to Mr. Pressley, Mr. Bouchard, and Mr. Policar. City Attorney Berrios explained the Charter regarding backyard chickens being added to the ballot as a referendum, and Vice Mayor Caraballo requested that City Attorney Berrios provide the referendum section to the residents.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilman Bonna moved to approve the Agenda with Item 10.a being tabled. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 7. Approval of Consent Agenda
  - **7.a** Approval of the April 14, 2025 Regular City Council Meeting Minutes

Contract #032824 for Class 4-8 Chassis with Related

Equipment to Purchase a New Street Sweeper.

City Council	Meeting Minutes - Final	April 28, 2025			
	seconded the motion. The motion passed unanimosuly by voice vote.				
7.i	Award Contract #20240154 for the Vulnerability Assessment Study.	2025-249			
	seconded the motion. The motion passed unanimosuly by voice vote.				
7.j	Authorize the City Manager to Execute the First Amendment of the Grant Agreement for the Vulnerability Assessment for an extension of term.	2025-390			
	seconded the motion. The motion passed unanimosuly by voice vote.				
7.k	Approve a Preliminary and Final Plat for Tradition SG-8 Plat	<u>2025-395</u>			
	Planning & Zoning Director Mary Savage-Dunham read the approval conditions into the record and Mayor Martin confirmed that the plat had already been brought in and reviewed so that condition had been satisfied.				
	There being no discussion, Vice Mayor Caraballo moved to approve item 7.k with the following conditions:				
	1. The application for a minor site plan (P23-106 A-1) to amend the existing Tradition SG-8 Commercial site plan to add the northern drivew to the Home Improvement parcel and to remove the Wawa and the other outparcels from the Tradition SG-8 Commercial site plan shall be approximately be site Plan Review Committee prior to the submittal of a request for compliance for a building permit for the Lowe's Home Improvement Sto 2. A separate application for minor site plan approval for the Wawa convenience store and gas facility shall be submitted and approved by Site Plan Review Committee prior to the submittal of a request for compliance for a building permit for the Wawa Convenience Store and 6 facility.	mercial site plan to add the northern driveway recel and to remove the Wawa and the other SG-8 Commercial site plan shall be approved mittee prior to the submittal of a request for mit for the Lowe's Home Improvement Store. minor site plan approval for the Wawa acility shall be submitted and approved by the prior to the submittal of a request for			
	Councilman Bonna seconded the motion, which passed unanimously by voice vote.	y			
7.1	Approval of a Preliminary and Final Subdivision Plat for Southern Grove Plat No. 36 2nd Replat (P24-186).	<u>2025-401</u>			
	seconded the motion. The motion passed unanimosuly by voice vote.				
7.m	Approve a Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Two Replat (P24-177).	2025-406			
	seconded the motion. The motion passed unanimosuly by voice vote.				
7.n	Approve a Preliminary Plat with Construction Plans for	<u>2025-391</u>			

Wilson Groves Parcel A Plat 2 (P24-195).

seconded the motion. The motion passed unanimosuly by voice vote.

7.0 Approval to Participate in the OMNIA Partners Cooperative

2025-399

Contract #2024056-02 Issued by City of Mesa for Information

Technology Solutions Products and Services with CDW

Government LLC.

seconded the motion. The motion passed unanimosuly by voice vote.

7.p Authorize the City Council to Ratify the Signature of the

2025-349

Project Manager for a change order and City Manager for an

Amendment to Grant Agreement LPA0369 with the State of

Florida Department of Environmental Protection ("FDEP") for

the Design and Permitting of McCarty Ranch Water Quality

Restoration Area 7A.

seconded the motion. The motion passed unanimosuly by voice vote.

# Approval of the Consent Agenda

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

## 8. Second Reading of Ordinances

8.a Ordinance 25-18, Amending Title III, Chapter 37, Special

**2025-274** 

Magistrate, of the Code of Ordinances of the City of Port St.

Lucie; Providing for Conflicts; Providing for Severability;

Providing for Codification; and Providing an Effective Date.

The City Clerk read Ordinance 25-18 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-18. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**8.b** Ordinance 25-19, Abandoning a Portion of a Twenty (20)

**2025-275** 

Foot Wide Rear Utility and Drainage Easement Affecting Lot 19, Block 1720, Port St. Lucie Section Thirty-One as Recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 25-19 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve

Ordinance 25-19. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**8.c** Ordinance 25-20, Authorizing the Issuance of Not to Exceed

**2025-312** 

\$35,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida General Obligation Refunding Bonds, Series 2025; Authorizing the Levy of Ad Valorem Taxes Without Limit on all Taxable Property Within the City to Secure the Payment of the Principal of and Interest on Such Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date.

The City Clerk read Ordinance 25-20 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-20. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**8.d** Ordinance 25-21, an Ordinance of the City of Port St. Lucie,

2025-299

Florida, Amending Section 100.07. - Affordable Housing

Advisory Committee; Creation. - of the City's Code of

Ordinances; Providing for Codification; Providing for Conflict;

Providing for Severability; Providing an Effective Date

The City Clerk read Ordinance 25-21 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-21. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

The City Clerk swore in all applicants for Quasi-Judicial proceedings.

10.a Ordinance 25-17, 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 Designation for Approximately 3.72 Acres from Limited Commercial (CL) to Low Density Residential (RL) for a Parcel Legally Described as Port St. Lucie Section 47 Tract E (P25-010).

(Clerk's Note: This item was tabled during item 6.)

10.b

2025-365

Ordinance 25-22, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the First Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the America Walks-Becker Road MPUD Located South of the Intersection of SW Village Parkway and Becker Road, North of the C-23 Canal, East of a 170 Foot FPL Easement, and West of Interstate 95 (P24-149).

The City Clerk read Ordinance 25-22 aloud by title only.

Mayor Martin inquired if there was any ex-parte communication, to which the Council responded in the negative. (Clerk's Note: Mayor Martin later disclosed that she did have discussions with the applicant on this parcel.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Council and stated that the request was for a major amendment to the America Walks-Becker Road MPUD regulation book and concept plan. She discussed the project background, the proposed project, and land use consistency.

Steve Garrett, Lucido & Associates, represented the applicant. Vice Mayor Caraballo inquired about the intent of the parcel once it changed to industrial, to which Mr. Garrett replied that the residential component of the MPUD had already been fulfilled with America Walks project, and they had active applications with the City right now for commercial opportunities. Councilwoman Morgan inquired about the distance from signal to signal because it seemed too close, to which Clyde Cuffy, Public Works, replied that the intersection was always meant to have a signal. Councilwoman Morgan then inquired about a road connection with Martin County, to which Ms. Kean replied that she could not speak on discussions between the applicant and Martin County, but the road in the middle did not have access to go further south.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 25-22. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**10.c** Ordinance 25-23, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement

Affecting Lot 6, Block 313, Port St. Lucie Section Two, as Recorded in Plat Book 12, Pages 12, 12A through 12D, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 25-23 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-23. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

Ordinance 25-24, Public Hearing, an Ordinance Amending Title XV "Land Usage," Chapter 153, "Definitions," and Chapter 158 "Zoning Code," of the Code of Ordinances of the City of Port St. Lucie by Amending Sections 153.01, 158.110, 158.120, 158.135, 158.177 and 158.212 (P25-030).

The City Clerk read Ordinance 25-24 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Council and stated that the request was a City-initiated Zoning Code Amendment to define 'virtual auto sales dealers' and to establish regulations, revise rear setbacks in select districts, and correct a PUD conceptual plan submittal text error. She discussed the proposed amendments and definitions for 'virtual auto sales' in Section 153.01, the Industrial Zoning District for Section 158.110, Neighborhood Convenience Commercial for Section 158.120, Warehouse Industrial Zoning District for Section 158.135, Section 158.177 Changes in Conceptual Plans, and a new section for Virtual Auto Sales which was Section 158.212.

Councilwoman Morgan inquired as to where the staging would happen, to which Ms. Savage-Dunham clarified that this would be more of a specialty, and that people would not walk around to browse, and trucks would not unload. Vice Mayor Caraballo expressed that she was in favor.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-24. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**10.e** Ordinance 25-25, Public Hearing, Abandoning a Portion of a Fifteen (15) Foot Wide Rear Utility and Drainage Easement Affecting Lot 26, Block 543, Port St. Lucie Section Ten, as

2025-362

Recorded in Plat Book 12, Pages 49, 49A through 49G, of the Public Records of St. Lucie County, Florida.

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

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-25. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

#### 11. Resolutions

11.a Resolution 25-R12, Quasi-Judicial, Public Hearing, a
Resolution of the City Council of Port St. Lucie, Florida,
Amending and Restating the Development Order for the
Tradition Development of Regional Impact and Constituting
this Resolution as a Development Order by the City Of Port
St. Lucie in Compliance with Law; and Providing for an
Effective Date and a Termination Date (P22-093).

The City Clerk read Resolution 25-R12 aloud by title only.

Mayor Martin inquired if there was any ex-parte communication, to which the Council responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Council and stated that the request was for a 7th amendment to the Tradition DRI Development Order to amend the development entitlements, amend certain conditions of approval, revise the conversion matrix, and update the project phasing, buildout, and expiration dates per statutory extensions. She discussed the background of the project, future land use, existing location, the proposed amendment, proposed changes to entitlements and p.m. peak hour trips, and additional changes and revisions.

Mayor Martin inquired about what was different since it was currently two lanes and asked if they were planning to remove the delineators, to which Clyde Cuffy, Public Works, replied that the developer was going to do a study to determine any updates and/or if the delineators needed to be removed, and also that there would be bilinear reports done to determine if a traffic signal would be required in the future. Mayor Martin requested that the roundabouts be maintained properly through Mattamy or the

<u>2025-387</u>

Community Development District (CDD), and that the safety aspect of the delineators should remain while studies were being conducted. Mr. Cuffy stated that the delineators were always meant to be temporary and agreed that they were not being maintained properly, to which Mayor Martin stated that maybe they shouldn't be talking about keeping this 2-lane roundabout.

Vice Mayor Caraballo stated that she did not recall a discussion with Mattamy to increase the number of units or some of these changes being part of the discussion, and she inquired as to why they did not receive a one-on-one meeting. Ms. Kean stated that they had sent out a memo and would be happy to conduct one-on-one meetings. Vice Mayor Caraballo suggested that they table this item and requested a meeting with the applicant as well. Councilman Bonna expressed agreement with Vice Mayor Caraballo's statements and stated that he was not prepared to support this item tonight, so he recommended tabling the item.

Ms. Kean continued the presentation with discussion on the analysis, combined development totals for Tradition and Western Grove DRIs, and traffic studies. (Clerk's Note: She advised that the traffic consultant was present via Zoom.) City Attorney Berrios then clarified the process for the public hearing. Councilwoman Morgan and Ms. Kean discussed the total units allowed per policy.

Steve Garrett, Lucido & Associates, represented the applicant and elaborated on the discussion for the number of units, and he stated that they provided a response to resident Cathy Powers per her public comments prior to the meeting. He stated that for the conditions they suggested for the commitments to be date certain, and he clarified that they were not proposing any additional units anywhere that Council or staff hadn't seen before on other applications. Mayor Martin inquired if the additional units were going to be put where Slopeside was going to be, to which Mr. Garrett replied that this was just correcting the overall needs of the DRI and not a specific parcel, and that Slopeside was now called Lotus and had an active application with the City. Vice Mayor Caraballo stated that she wants to meet with staff to better understand the requests and impacts to the City, and Councilman Bonna and Councilman Pickett expressed agreement. Councilman Pickett also expressed frustration with the timing of receiving the memo and the position that they were being put in. Mayor Martin agreed with having the date certain added, but she had concerns about the roundabout.

Mayor Martin opened the Public Hearing. Resident Cathy Powers stated that there needed to be a finer look at Tradition because it was not viable, and that they needed to look at the intersection of Crosstown Pkwy and

Village Pkwy and include looking at the seconds/minutes of the traffic signals. She also suggested doing a speed analysis and reducing the speed to 35mph between Westcliff and Crosstown since there were 2 different speeds. Ms. Powers also expressed concerns about there not being any guard rails for safety. There being no further public to be heard, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilman Bonna moved to table Resolution 25-R12 to the May 27, 2025, City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11.b Resolution 25-R21, Authorizing the Issuance of Not to Exceed

**2025-398** 

\$35,000,000 in Aggregate Principal Amount of the City of Port St. Lucie's General Obligation Refunding Bonds, Series 2025 to Achieve Debt Service Savings for the City.

The City Clerk read Resolution 25-R21 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R21. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

Vice Mayor Caraballo noted that this was a \$1 million savings.

**11.c** Resolution 25-R22, Approving and Adopting Capital Asset Renewal and Replacement Policy 25-O1ccd.

**2025-407** 

The City Clerk read Resolution 25-R22 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R22. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11.d Resolution 25-R23, a Resolution Allowing the Execution of an Interlocal Agreement with River Place on the St. Lucie Community Development District to Provide Funds from the Letter of Credit Draw Down to Complete Infrastructure for River Place on the St. Lucie No. 10 1st Replat.

**2025-392** 

The City Clerk read Resolution 25-R23 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R23. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**11.e** Resolution 25-R24, Authorizing the Acquisition of Real Property Described as Lot 5, Block 689, Port St. Lucie Section

Eighteen, as Recorded in Plat Book 13, Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida, for the Future Expansion of the City's Police Department Complex.

The City Clerk read Resolution 25-R24 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R24. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11.f Resolution 25-R25, a Resolution Supporting Government
Efforts in Identifying Unnecessary Local Government
Spending, Creating Efficiencies, and Saving Taxpayer Dollars.

**2025-429** 

The City Clerk read Resolution 25-R25 aloud by title only.

Resident Cathy Powers inquired as to how often DOGE would be reporting to the public and who the experts of the investigations/examinations would be.

Councilman Bonna stated that this was different than what he had proposed and what other cities had implemented, and he discussed the goals of this Resolution. He stated that Section 3 – 'Commitment to a Good Faith Partnership' was removed and he would like it added back into the Resolution. Vice Mayor Caraballo discussed local government transparency, and that Port St. Lucie does well with transparency to the residents, and Councilman Pickett stated that they had been doing it all along, but he would be in support of this Resolution if it gives more comfort. Mayor Martin stated that she was fine with the current draft. Councilwoman Morgan stated that she was fine with readding Section 3 and inquired as to why it was removed, to which City Attorney Berrios replied that the Whereas Clause had captured the commitment therein the Resolution, but he could amend this upon discretion of the Council. Councilman Bonna stated that it wouldn't hurt to add it, and if it wasn't added there could be a lot of negative implications in the media.

There being no further discussion, Councilman Bonna moved to approve Resolution 25-R25 with the addition of the language, "Whereas the State of Florida has set the example of operating efficiently for the sake of being good stewards of the taxpayer dollars." Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## 12. Unfinished Business

Councilman Bonna addressed the memorandum from City Attorney Berrios, and

City Attorney Berrios explained this and stated that the conclusion was that there was no legally binding agreement declaring the city of Port St. Lucie as a sister city.

#### 13. New Business

There was nothing to be heard under this item.

## 14. City Manager's Report

There was nothing heard under this item.

# 15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Transportation Planning Organization, Breakfast with a Lifesaver event, Amazon warehouse tour, Fire Board meeting, and the Tourist Development Council. She discussed the Ordinance that stated, "North of Midway", and informed that it was passed unanimously to remove that vocabulary. She also mentioned that Port St. Lucie just turned 64 years old, and informed of the NW Bayshore Blvd corridor public meeting.

Councilman Pickett – He attended the Transportation Planning Organization, the Fifth Third Bank ribbon cutting, and Port St. Lucie's birthday celebration. He also informed of the Tree Giveaway.

Councilman Bonna - He attended the Amazon Warehouse tour, breakfast for Port St. Lucie's Police Officer of the month, FDOT construction team's Coffee with a Contractor, IRSC press conference, Take Your Child to Work day, Fort annual scholarship ceremony, Valencia Grove's Central Remembrance Day event, Treasure Coast Regional Planning Leadership Florida, and the Port St. Lucie's birthday celebration. He informed of the Keep Port St. Lucie Beautiful Appreciation Night at the St. Lucie Mets field.

Vice Mayor Caraballo – She attended the groundbreaking for the new Police Facility, Transportation Planning Organization, Amazon tour, Southbend HOA meeting, FDOT construction team's Coffee with a Contractor, Governor DeSantis' announcement for workforce education funding, Take Your Child to Work day, GraceWay Village Volunteer Appreciation event, Port St. Lucie's birthday celebration, and the Sandpiper annual picnic. She requested an update from staff for the Southbend expansion, and she informed that Port St. Lucie received both the national and international recognition as a tree city.

Mayor Martin – She attended the Transportation Planning Organization, Valencia Cay Men's Club meeting, Mornings with the Mayor, Police Training Facility event, Amazon Warehouse tour, and the Biz Now event. Per Mayor Martin's suggestion, it was the consensus of the Council to create a landing page for PSL

Blvd on the City's website. She also informed of the Love Your Block grant winners.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

There was nothing heard under this item.

17. Adjourn

here being no	further husiness	the meeting was	adjourned at 8:52 p.m.

Sally Walsh, City Clerk				
•				
Jasmin De Freese, Deputy City Clerk				