

# City of Port St. Lucie

## City Council

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

### 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, Councilman, District III

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**Tuesday, May 28, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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#### **\*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 May 28, 2024, at 6:08p.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  
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

There was nothing to be heard under this item.

5. Public to be Heard

Resident Kimberly Gon inquired if there would be plans to utilize the Treasure Coast International Airport for commercial flights, and Mayor Martin and Councilwoman Morgan informed that the airport was looking into the addition of commercial and had already started runway expansions and upgrades.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin advised that city staff had requested that item 10.a be tabled to provide time for the applicant to meet with residents and to begin work on the associated PUD amendment, as well as provide a revised traffic analysis for review. She also advised that if the item was tabled, it would come back as a continuation of the first hearing, therefore any resident that opted to speak at this hearing would not be able to speak at the next hearing.

There being no further discussion, Vice Mayor Caraballo moved to approve the Agenda with item 10.a being tabled. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## 7. Approval of Consent Agenda

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

**7.a** Approval of the April 18, 2024 and April 19, 2024 Strategic Planning Session Meeting Minutes [2024-509](#)

This Consent item was Approved.

**7.b** Approve 2024 Freedomfest Event License Agreement [2024-488](#)

This Consent item was Approved.

**7.c** Approve a Preliminary and Final Plat for Riverland Parcel D, Plat One Replat (P23-198). [2024-512](#)

This Consent item was Approved.

**7.d** Award Contract #20240035 for the Replacement of Existing Sewer Force Main on Mariposa Avenue with Eastern Pipeline Construction, Inc. [2024-479](#)

This Consent item was Approved.

**7.e** Approval to Participate in Martin County Board of County Commissioners Contract #RFB2021-3289 for Safety Boots & Supplies. [2024-487](#)

This Consent item was Approved.

**7.f** Approve Amendment #4 to Contract #20210081 for Design Services for the Southport 24-inch Force Main to Glades Booster Pump Station. [2024-511](#)

This Consent item was Approved.

**7.g** Approval of Contract #20230007 Amendment 4 to the Planning and Instructure Study Contract to Develop a Fiscal [2024-490](#)

Impact Evaluation Tool

This Consent item was Approved.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-21, Amending the Name of Title V; Creating [2024-352](#)  
Title VIII, Office of Solid Waste; Reenacting and Renumbering  
Article I., Solid Waste Collection, Under Title VIII; Reenacting  
and Renumbering Article II., Solid Waste Service  
Assessments, Under Title VIII

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

The City Clerk read Ordinance 24-21 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-21. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-22, Authorizing the Partial Abandonment and [2024-374](#)  
Termination of a Blanket Flowage Easement Recorded in  
Official Records Book 2902, Page 1220, of the Public Records  
of St. Lucie County, Florida.

The City Clerk read Ordinance 24-22 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-22. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 24-23, Abandoning a Portion of a Twenty (20) [2024-378](#)  
Foot Wide Utility Easement Affecting Lots 13, 14, 15, 16, 17  
and 18, Block 1706, 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 24-23 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-23. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 24-24, Adoption of an Ordinance Approving the [2024-426](#)  
Economic Development Ad Valorem Tax Exemption for Accel  
International.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 24-24. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 24-25, Adoption of an Ordinance Approving the Economic Development Ad Valorem Tax Exemption for Cheney Brothers, Inc.

[2024-427](#)

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-25. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 24-26, Public Hearing, Petition to Establish the Sundance Community Development District.

[2024-431](#)

The City Clerk read Ordinance 24-26 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-26. Vice Mayor Caraballo 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

- 10.a** Ordinance 24-27, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of 7.11 Acres from Limited Commercial (CL), General Commercial (CG), and Low Density Residential (RL) to Medium Density Residential/(Institutional (RM/I) for a Parcel Generally Located North of SE Morningside Boulevard And West of SE Westmoreland Boulevard.

[2024-502](#)

(Clerk's Note: This item was heard before item 8.a.)

The City Clerk read Ordinance 24-27 aloud by title only.

Mayor Martin advised that the existing Planned Unit Development (PUD) allowed for an assisted living facility and child daycare center including

voluntary pre-kindergarten, and she stated that there are multiple reviews done through the Planning & Zoning process, and then goes forward to the City Council, as well as the Site Plans. Vice Mayor Caraballo noted that staff made a recommendation to table the item to ensure that existing questions are answered, and impacts are discussed, and she also requested that staff conduct a resident notice outreach larger than 750ft. Mayor Martin then reiterated that the public was able to speak either at this meeting or the next meeting.

The following residents expressed various concerns and spoke in opposition of the item; Richard Lawton, Maria Watson, Lorrie Goss, Abigail Levy, Karen Jawitz, Jack Randall, Celeste Brou, and Charlie D'Agata.

Vice Mayor Caraballo stated that some of the Trip Generation Codes were the State of Florida standard, and also that they could not force the developers to make a wildlife preserve in a developed area due to property rights, but environmental impacts have to be assessed when property has begun to be developed. She stated that the City has a Comprehensive Plan for Sandpiper, but private property worked differently due to the property owner(s) having the right to ask for changes. She also stated that she had been told that the developer was planning to have both assisted living units and independent living components, and she explained the legal process of this item.

Councilman Pickett stated that most of the resident's questions could be answered by the developer, and Councilman Bonna expressed that he would be reserving his comments for the continuation of the first hearing. Mayor Martin noted that amendments are often made to PUDs, and that there was already a conservation track in existence, and it would not be changed as part of this item. She discussed that there are city-wide design standards in place for architecture, and that assisted living and community residential homes were not the same.

Mayor Martin inquired with staff if there was anything further to be discussed for clarification and transparency, to which Planning & Zoning Director Mary Savage-Dunham replied that the residents would be renoticed, and that there was no standard for the posting of the sign, but staff would look into this further. Mayor Martin also stated that they spoke to the developer about ensuring that the next neighbor meeting was scheduled outside of a holiday. Ms. Savage-Dunham also noted that regarding Impact Fees, they would be paid when building permits have been pulled, and no permits had yet been pulled for this item.

Vice Mayor Caraballo inquired as to when in the process the impacts were

looked at, to which Ms. Savage-Dunham replied that they would get the full traffic analysis with the PUD, at which time staff would review it, and they were required at the Site Plan stage. Vice Mayor Caraballo inquired if they could condition the PUD based on the impact, to which City Attorney Berrios responded in the affirmative.

There being no further discussion, Councilwoman Morgan moved to table Ordinance 24-27 to a date uncertain. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

A break was called at 7:02 p.m., and the meeting resumed at 7:15 p.m.

- 10.b** Ordinance 24-28, Public Hearing, Authorizing the [2024-451](#)  
Conveyance of a Utility Easement to Florida Power & Light  
Company as part of the Storm Secure Underground Program  
for 204 SW Tulip Boulevard.

The City Clerk read Ordinance 24-28 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 24-28. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-29, Quasi-Judicial, Public Hearing, an [2024-505](#)  
Ordinance Rezoning a 0.24-acre Parcel Located South of SW  
Gatlin Boulevard, on the West Side of SW Casella Street,  
from Single-Family Residential (RS-2) to Service Commercial  
(CS), for Property Legally Described as Port St. Lucie Section  
31, Block 1706, Lot 12 (P24-026).

The City Clerk swore in all staff and applicants for Quasi-Judicial hearings.

The City Clerk read Ordinance 24-29 aloud by title only.

Mayor Martin inquired if the Council had any ex-parte communications, to which they responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated that the request was for a rezoning of approximately 0.24 acres from Single-Family residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan. She exhibited surrounding uses, compliance conversion area requirements, and discussed the justification.

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Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 24-29. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 24-30, Quasi-Judicial, Public Hearing, an Ordinance Adopting the Seventh Amendment to the Master Sign Program Amendment for Tradition (P16-042-A2).

[2024-499](#)

The City Clerk read Ordinance 24-30 aloud by title only.

Mayor Martin inquired if the Council had any ex-parte communications, to which Vice Mayor Caraballo responded in the affirmative, and the remaining Councilmembers responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, presented to the Council and stated that the proposed amendment was to provide a comprehensive update of all signs within the Tradition, Southern Grove, and Western Grove communities, and to provide a content neutral Master Sign Program. He exhibited the subject property, land use, zoning area, and a list of changes from Amendment 6 to Amendment 7.

Councilwoman Morgan inquired as to why this area could not have their own Master Sign Program like St. Lucie West has, to which Senior City Attorney Elizabeth Hertz clarified that the intent of this amendment was to comply with the state of the current law and that item 10.e would be utilizing the same amendment for St. Lucie West. Vice Mayor Caraballo inquired if this was to deal with Reed v. Town of Gilbert, to which Mr. Robinson responded in the affirmative.

Mayor Martin opened the Public Hearing and Resident Cathy Powers spoke on the potential burden of the communities to upkeep the signs. Mayor Martin stated that upkeep and maintenance were part of the Community Development District (CDD), but the Council could not control this. Vice Mayor Caraballo added that residents could attend the CDD Public Meetings.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-30. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 24-31, Quasi-Judicial, Public Hearing, an Ordinance Adopting the Fifth Amendment to the Master Sign Program Amendment for St. Lucie West. (P00-221-A1)

[2024-497](#)

The City Clerk read Ordinance 24-31 aloud by title only.

Mayor Martin inquired if the Council had any ex-parte communications, to which they responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, presented to the Council and stated that the proposed amendment was to bring the program in line with modern signage standards, and noted that many types of signs were removed from the Master Sign Program either because they no longer existed, or they had been condensed into a single sign regulation that is not content based. He exhibited the locations and detailed the main changes.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 24-31. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 24-32, Quasi-Judicial, Public Hearing, an Ordinance Rezoning 658.21 Acres for Land Located North of Marshal Parkway, South of Discovery Way, East of Range Line Road, and West of N/S A, from St. Lucie County AG-5 Zoning to a Master Planned Unit Development (MPUD) (P22-311).

[2024-500](#)

The City Clerk read Ordinance 24-32 aloud by title only.

Mayor Martin inquired if the Council had any ex-parte communications, to which they responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, presented to the Council and stated that the request was for a rezoning to allow for 2,061 age-restricted dwelling units, which may be single-family, duplexes, or townhomes. He exhibited the subject property, future land use, zoning, land use consistency, concept plan, and traffic impact analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Azlina Goldstein, GL Homes, presented to the Council and exhibited the development, entries, landscaping, amenities, and concept plan. Bryan Kelley, P.E., Simmons & White, discussed the trip report. Ms. Goldstein then discussed the advancement of roads with Parcel E and stated that there had not been one day that a road was not being built in Riverland.

Councilman Pickett asked Ms. Goldstein to speak on why finishing Community Blvd to Becker Rd was not addressed, to which Ms. Goldstein replied that they build their roads as they build their projects, and that road was not triggered under the Development Order (DO). Councilman Bonna expressed that he was uncomfortable with this item and he spoke on the application of age-restricted networks, and he stated that if this item was approved, they would be behind. Councilwoman Morgan stated that they need to have the two-lane network for the community's connection and the residents of Port St. Lucie. She stated that Riverland was the only development that had age-restriction in their DRI and she was against age-restricted methodology and didn't agree with how the traffic counts were done. She also stated that in order for this to be fair, they needed to get rid of the age-restricted and/or make it so that either everybody gets it or nobody gets it. Councilwoman Morgan then noted that letters/documents for this item were not received until that previous Friday, and the City Hall was closed Monday, so she was informed that staff did not have time to review that documentation prior to the Council Meeting, but that she would like to provide staff with that additional time for review.

Deputy City Manager Teresa Lamar-Sarno provided clarification on age-restriction and confirmed that her staff received the letter at 9:01 a.m. and did not have the time to review it, but the Public Works Director was also present and available to answer any high-level questions. Councilman Bonna inquired if the letter conceived the possibility for the particular developer to use age-restriction for a two-lane network, or for anything beyond the two-lane network, to which Planning & Zoning Director Mary Savage-Dunham read an excerpt from the letter, stating, "to be consistent and fair with the other DRI's in the area, the City would require Wilson Grove to add the ability to use age-restricted housing into their DRI as well." She clarified that it meant if they wanted the benefits of the age-restrictions, they would need to open their DRI and the City would enter into discussions with them. Mayor Martin asked if they had previously had that opportunity, to which Ms. Savage-Dunham responded in the affirmative.

Councilman Bonna stated that he was referring to a portion of the letter that was omitted, and read the following excerpt: "As you are aware, the City's current position is that the DRI in its existing form does not allow the use of age-restricted ITE trip generation calculations, and that the DRI would need to be amended to utilize age-restricted ITE trip generation calculations for the buildout of the DRI roadway network beyond the initial two-lane roadway network." He then stated that he believed that the only way to read this letter was to answer his question and say, "This letter does not conceive a developer opening up their DRI and using

age-restricted as a two-lane network.” Ms. Lamar-Sarno clarified that they had communicated consistently to Akel Homes, even as of that morning, that when they open their DRI, that would be the time to have a conversation about age-restricted.

Vice Mayor Caraballo stated concerns that they were veering into a topic that did not relate to this particular item and it could put the City in legal jeopardy, and she requested the City Attorney to make a statement as to whether he believed this was an appropriate discussion to have under legal procedure, to which City Attorney Berrios replied that the scope of the discussion should revolve around Ms. Goldstein’s statements that this was an amendment to an approved DO. He also stated that he understood Councilman Bonna’s point about the absence of certain definitions in the amended DO, but the application would not be before the Council if staff had not thought that through to this point. Councilman Bonna inquired if the City Manager had negotiated the conditions of this parcel and if the Council was able to have a discussion as to whether they agree that this was a fair negotiation to the City.

A break was called at 8:07 p.m., and the meeting resumed at 8:20 p.m.

Kevin Ratterree, GL Homes Vice President, spoke to the Council and stated that both the Riverland DRI and Tradition DRI had amended their Development Order to permit and authorize the use of adult-restricted traffic generation rights, and Akel Homes had not. He discussed the studies done and commitment to the projects, and he stated that they will submit all reports, and that while they want to work with the City, they had a valid DO and should be able to rely on it. He recommended that the Council take into consideration that if their neighbor wants to utilize the adult rate, he could amend his DO just as they did. He also stated that they had proven to the City that they were building roads ahead of their DO.

Councilwoman Morgan inquired as to when Discovery Way would be advanced to Range Line Rd with two-lanes, to which Mr. Kelley replied that it would be done by the 680th residential building permit for Parcel E (33%). Councilwoman Morgan inquired if they would still go by the age-restricted numbers when Range Line Rd increased in trip counts and needed to be widened, and also inquired as to how they could get rid of the age-restrictions. Mr. Kelley replied that a number of studies had demonstrated that age restrictions generated a significantly less number of trips, and there was still a trigger to widen Range Line and the City would also monitor this. Mayor Martin inquired with the City Attorney on if they should be discussing getting rid of age-restrictions, to which City Attorney Berrios replied that this would be a discussion for an informal meeting after

the quasi-judicial hearing. Vice Mayor Caraballo inquired if it would be discriminatory for them to not allow age-restricted development, to which Senior City Attorney Hertz replied that there was a distinction between disallowing the use versus allowing the ITE trip generation rate. Public Works Director Colt Schwerdt added that when referencing a number study in the ITE manual they needed to keep context on this due to the manual saying to use it cautiously, but it was a topic for a different time.

Vice Mayor Caraballo inquired if they were ever going to trigger the purple portion of Discovery according to the current DO based on their schedule, to which Mr. Ratterree replied that it was questionable, but it was possible that there were severable roads that would not be triggered pursuant to an adult rate, but the City Manager negotiated with each developer. He noted that the link was not being triggered by the approval before the Council utilizing the existing DO.

Vice Mayor Caraballo stated that she would like to pass this through to the second reading and allow time for Council to discuss further with staff and expressed concern for jeopardizing the City. Councilman Bonna clarified that he was not asking to remove the age-restriction and stated that he did not believe that the DO required them to use the age-restricted methodology for the two-lane network, and believed that the two-lane network was different than widenings.

Mayor Martin opened the Public Hearing, and Kathryn Rossmell, Attorney at Lewis, Longman, & Walker, represented ACR Acquisition, LLC, and stated that they had asked for age-restricted uses but were permitted to use those ITE codes, and that had the effect of forcing their clients to falsify their development records to accelerate road construction in a way that was not applied to other developers. She stated that they did not object to the use of age-restricted methodology, but they strongly objected to the notion that it was not used evenly and they were denied that right.

Vice Mayor Caraballo stated that Attorney Rossmell's entire statement should be stricken from the record because it did not relate to the quasi-judicial item being heard. Attorney Berrios responded in agreement with Vice Mayor Caraballo, and she further expressed concerns over the statements. There being no further public comment, Mayor Martin closed the Public Hearing. Mayor Martin expressed agreement with Vice Mayor Caraballo. Attorney Berrios and Attorney Hertz clarified the procedures for the first and second readings.

The Councilmembers discussed reviewing further information and holding a quasi-judicial public hearing. City Clerk Walsh advised that she would

need to reach out to the newspaper the following morning to meet the 10-day window for advertising. Councilman Bonna clarified that he addressed the letter due to earlier comments made by staff.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-32 with the addition of the item being advertised as a Quasi-Judicial item and Public Hearing. Councilman Pickett seconded the motion, which passed unanimously by roll call vote.

## 11. Resolutions

- 11.a** Resolution 23-R125, Quasi-Judicial, Public Hearing, a [2023-1204](#)  
Resolution Granting a Special Exception Use to Allow a 150  
Foot Monopole Tower in the Master Planned Unit  
Development (MPUD) Zoning District per Section 2.C.1 of the  
Southern Grove MPUD Regulation Book and Section 158.213  
of the Code of Ordinances for a Project Known as Southern  
Grove Baron Shoppes Tradition Cell Tower (P23-194).

The City Clerk read Resolution 24-R125 aloud by title only.

Mayor Martin inquired if the Council had any ex-parte communications, to which they responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated that the request was for approval of a Special Exception Use (SEU) to allow a 150 ft. tall monopole tower in the Master Planned Development (MPUD) Zoning District within a Mixed-Use Area designation per Section 2.c.1 of the Southern Grove MPUD Regulation Book, and section 158.213 of the Zoning Code. She exhibited the surrounding areas, a conceptual plan, a color rendering, photo simulations, and evaluation of SEU criteria. She also noted that the approval will be with 2 conditions.

Tod Mowery, Redtail Design Group, stated that a neighborhood meeting had been held, and he showcased the other towers in the surrounding areas, as well as the location of the proposed tower. Councilman Pickett inquired as to what guarantees they could provide if their client opted to add more footage to the pole per the provision, to which Mr. Mowery replied that as this was an SEU, the Council would get to approve the height.

Mayor Martin opened the Public Hearing. Resident Brenda Arthur spoke in opposition and cited concerns for health safety, to which Mayor Martin advised that under the Federal Law, they were prohibited from taking any

consideration in regard to health, so it could not be part of their determinations. Resident Michael Dragone spoke in opposition of the tower due to health and home values. Resident Pete Pascucci expressed concerns for the location and stated that he would not be opposed if the location changed and if the tower was a nice design.

There being no further public to be heard, Mayor Martin closed the Public Hearing. Deputy City Attorney Carly Fabien advised that per the Telecommunications Act of 1996, it was not only health concerns that could not be considered by the Council, but environmental concerns as well. Vice Mayor Caraballo noted that they do not get to select where the towers can go due to zoning, and that many residents in the area have expressed concerns about the lack of cellular service in the area. She also stated that Smart & Connected Cities had a large role in determining home value. Councilman Bonna expressed that this was a necessity for the area, and acknowledged the resident's statements for health concerns, but reiterated that he could not take it into consideration. Councilwoman Morgan expressed opposition of the notion that home values could go down and Councilman Pickett stated that public safety was his deciding factor. Mayor Martin stated that she attends various meetings in the area, of which many residents express the desire to have a tower.

There being no further discussion, Councilman Pickett moved to approve Resolution 24-R125. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R35, Quasi-Judicial, Public Hearing, a  
Resolution Granting a Special Exception Use to Allow an  
Enclosed Assembly Area Over 3,000 Square Feet, in the  
General Commercial (CG) Zoning District per Section  
158.124(C)(1) of the Code of Ordinances for a Project Known  
as Crunch Fitness (P24-040).

[2024-514](#)

The City Clerk read Resolution 24-R35 aloud by title only.

Mayor Martin inquired if the Council had any ex-parte communications, to which Councilwoman Morgan, Councilman Pickett, Councilman Bonna, and Mayor Martin responded in the negative, and Vice Mayor Caraballo responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated that the request was for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) zoning district per section 158.124(c)(1) of the Code of Ordinances. She

provided a background of the item and exhibited the surrounding areas, site plan, a conceptual floor plan, typical interior, and evaluation of SEU criteria. (Clerk's Note: A PowerPoint presentation was shown at this time.) Tod Mowery, Redtail Design Group, highlighted the main access and cross access to the site, project area, surroundings.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. Vice Mayor Caraballo expressed her excitement for having the project in her district and stated that she wanted to have discussions of future development for the plaza. Councilman Bonna, Councilman Pickett, Councilwoman Morgan, and Mayor Martin expressed approval of the project.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 24-R35. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

**13.a** City Manager's Annual Review

[2024-483](#)

HR Director Natalie Cabrera presented City Manager Merejo's annual evaluation to the City Council, and the Councilmembers unanimously expressed approval of the evaluation.

14. City Manager's Report

City Manager Merejo spoke on the joint meeting to be held on June 13, 2024 with the City of Port St. Lucie and St. Lucie. The Council and Mr. Merejo discussed the topics that they would like definitively added to the agenda, with the consensus being to add traffic, Glades/Range Line Mobility, solid waste energy, and Tourist Development Tax.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Fire Board meeting.

Councilman Pickett – He attended the Building Department's Real Estate class and had a Washington D.C. trip with his Veteran's group.

Councilman Bonna – He attended a N.I.C.E meeting, was sworn in as Chairman of the Education Foundation, attended Tradition Prep's graduation ceremony, a staff member's retirement party, Regional Planning Council, Affordable Housing Advisory Committee, Homeless Advisory Committee, Port St. Lucie Police Department Remembrance Ceremony, Memorial Day Ceremony, and a Rotary Club meeting.

Vice Mayor Caraballo – She attended a Treasure Coast Regional League of Cities luncheon, a trip to Washington D.C., National League of Cities Homelessness Task Force meeting, and hosted a Memorial Day service.

Mayor Martin – She attended the Port St. Lucie Police Week ceremony, Coffee with the Council, spoke at Valencia Grove, met with the U.S. Department of Housing and Urban Development, and would be speaking to the Del Webb community.

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

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 10:09 p.m.

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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk