

# 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, April 22, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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#### **Meeting to follow the 5:30 PM CRA Meeting\***

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 22, 2024 at 6:00 pm, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Mayor Martin

Vice Mayor Caraballo

Councilwoman Morgan

Councilman Bonna

Councilman Pickett

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

- 4.a** Presentation of Drop Savers Water Conservation Poster Contest Winners.

[2024-271](#)

Jenny Tomes, Utility Outreach Assistant Manager, presented the 8th Annual Drop Savers Water Conservation Poster Contest Winners.

- 4.b** Awards Presentation - Neighborhood Improvement Community Engagement (NICE Awards)

[2024-191](#)

Alessandra Tasca, Neighborhood Services Deputy Director, presented the Neighborhood Improvement Community Engagement/NICE Awards.

- 4.c** Recognition of the Boys & Girls Clubs of St. Lucie County's "Mobile" Club Winning the Southeast Region's Prestigious 2023 Roxanne Spillett Program Excellence Award [2024-366](#)

Neighborhood Services Deputy Director Tasca recognized the Boys & Girls Club of St. Lucie County's "Mobile" Club for Winning the Southeast Region's Prestigious 2023 Roxanne Spillett Program Excellence Award.

William Armstead, CEO of the Boys & Girls Club, thanked the Council for the City's recognition for the award.

- 4.d** Announcement of Enrique Rosario as the Winner of the Boys & Girls Clubs of St. Lucie County 2024 Youth of the Year. [2024-388](#)

Mr. Armstead recognized Enrique Rosario as the Winner of the Boys & Girls Club of St. Lucie County 2024 Youth of the Year.

Enrique Rosario gave a speech and the City Council provided supporting comments to Mr. Rosario.

5. Public to be Heard

Chris Peterson, FortiFi Financial, asked the City Council for their support regarding SP70.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no additions or deletions to the Agenda, Councilman Pickett moved to approve the Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote

7. Approval of Consent Agenda

Councilman Bonna moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. Under discussion, regarding Item 7.d, Councilwoman Morgan stated she did not agree with the location of the facility. She advised she was supportive of the facility; however, did not agree where it would be located. Vice Mayor Caraballo discussed the color of the building. Mayor Martin indicated that she would not like the building of the new facility to be yellow. Assistant Police Chief Leo Niemczyk advised that the color of the building had not been finalized. Vice Mayor Caraballo raised concern over the paint clashing with the other building colors. Assistant Police Chief Leon Niemczyk advised the City Council that he would make sure that they reviewed the color of the building before they make a final decision. Vice Mayor Caraballo stated she was looking forward to the final update involving the internal design and education that would be coming forward with this new training facility.

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There being no further discussion, the motion passed unanimously by voice vote.

- 7.a** Approval of the March 25, 2024 Regular City Council Meeting Minutes [2024-403](#)
- 7.b** Approve a Grant Agreement between City of Port St. Lucie and National Arbor Day Foundation (“Arbor Day Foundation”) for the Purpose of Planting Trees to Enhance the Urban Forestry. [2024-328](#)
- 7.c** Approve Contract #20240070 for the Law Enforcement Workflow Management System Software with Smartforce Technologies, Inc. [2024-390](#)
- 7.d** Approve a Major Site Plan Amendment for City Hall Police Training Facility (P22-339-A1). [2024-395](#)
- 7.e** Approve Contract #20240084 for the Immediate Need to Install a New Pedestrian Bridge at Veterans Park at Rivergate. [2024-396](#)
- 7.f** Approve a Major Site Plan for LTC Ranch-Wylder POD 7 - Third Lake (P23-235) [2024-383](#)
- 7.g** Approve a Major Site Plan For Project Suburban (P23-122) [2024-399](#)
- 7.h** Award Contract # 20240019 for Information Technology Modernization Consulting Services. [2024-347](#)
- 7.i** Approve the Interlocal Agreement between the City of Port St. Lucie and the District Board of Trustees of Indian River State College to provide small business consulting services through the Florida Small Business Development Center (SBDC) at Indian River State College. [2024-387](#)
- 7.j** Approve a Major Site Plan for SG 8 Shoppes in Southern Grove Site Plan (P23-106) [2024-400](#)
- 7.k** Boundary Plat for LTC Ranch-West POD 7 (P24-001) [2024-331](#)

#### Approval of the Consent Agenda

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 24-16, an Ordinance Adopting a Master Sign Program for Wylder (P23-057). [2024-311](#)

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The City Clerk read Ordinance 24-16 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-16. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled for this item.

10. First Reading of Ordinances, Public Hearing

Mayor Martin advised that Items 10 a), 10 c), 10 d), and 11 a) were Quasi-Judicial. The City Clerk administered the Oath of Testimony to staff and other interested parties.

- 10.a** Ordinance 24-17, Quasi-Judicial, Public Hearing, an [2024-293](#)  
Ordinance to Rezone Approximately 15 Acres of Property  
Located in the Northwest Quadrant of the Intersection of SW  
Marshall Parkway and SW Village Parkway from the Zoning  
Designation of AG-5 (SLC Agriculture-5) to the City's MPUD  
(Master Planned Unit Development) Zoning District for a  
Project known as Southern Grove 11 MPUD (P23-181)

The City Clerk read Ordinance 24-17 aloud by title only. Mayor Martin asked the City Council Members if they had any ex-parte communication, to which they responded in the negative.

Bridget Kean, Deputy Director of the Planning and Zoning Department, who was previously sworn, presented the Ordinance Adopting the Master Sign Program for Wylder, P23-057. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

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

Vice Mayor Caraballo moved to approve Ordinance 24-17. Councilwoman Morgan seconded the motion. Under discussion, Vice Mayor Caraballo added that these were entitlements that were previously entitled. She stated these were not new developments or MPUD. Mayor Martin noted that the Rezoning did not need to be changed until the Developer was ready to develop the land. There being no further discussion, the motion passed unanimously by voice vote.

- 10.b** Ordinance 24-18, Public Hearing, an Ordinance Amending [2024-377](#)  
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 13.244

Acres From ROI (Residential, Office, Institutional) to I (Institutional) for a Parcel Legally Described as St. Andrews Park Commercial (PB 59-9) - Parcel C, Located North of NW St. James Boulevard and West of NW St. James Drive (P24-021).

The City Clerk read Ordinance 24-18 aloud by title only.

Noel Comeaux, Senior Planner, Planning and Zoning Department, who was previously sworn, presented the Application for an Amendment of the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of 13.244 Acres From ROI (Residential, Office, Institutional) to I (Institutional) for a Parcel Legally Described as St. Andrews Park Commercial (PB 59-9) - Parcel C, Located North of NW St. James Boulevard and West of NW St. James Drive (P24-021).

Vice Mayor Caraballo welcomed Mr. Comeaux to the City. Mayor Martin opened the Public Hearing. There being no one, Mayor Martin closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 24-18. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-19, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 14.751 Acres Owned by Calvary PSL Ministries, Inc./St. Andrews Park Commercial, LLC, Located North of NW St. James Boulevard on the West Side of NW St. James Drive, from a PUD Zoning District to the Institutional (I) And Open Space Conservation (OSC) Zoning Districts for Property Legally Described as St. Andrews Park Commercial (Pb 59-9) - Parcels C (13.244 Acres) and B (1.507 Acres) (P23-230).

[2024-380](#)

The City Clerk read Ordinance 24-19 aloud by title only.

Mayor Martin inquired if there was any ex-parte communication on Item 10 c) and 10 d), to which City Council Members responded in the negative.

Mr. Comeaux presented the City Council with the Application for the Rezoning 14.751 Acres Owned by Calvary PSL Ministries, Inc./St. Andrews Park Commercial, LLC, Located North of NW St. James Boulevard on the West Side of NW St. James Drive, from a PUD Zoning District to the Institutional (I) And Open Space Conservation (OSC) Zoning Districts for Property Legally Described as St. Andrews Park Commercial

(Pb 59-9) - Parcels C (13.244 Acres) and B (1.507 Acres) (P23-230).

George Missimer, Cotleur & Hearing, represented the Applicant. He was previously sworn and provided the City Council with the Applicant's PowerPoint Presentation.

Councilwoman Morgan inquired about the proposed Future Land Use Plan. She expressed concern over the Site Plan and asked to meet with the Applicant. The Applicant stated they met with the HOA adjacent to their property.

Mayor Martin opened the Public Hearing. There being no one, Mayor Martin closed the Public Hearing. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 24-19. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 24-20, Quasi-Judicial, Public Hearing, An Ordinance Providing for the Amendment of the Planned Unit Development (PUD) Document For the St. Andrews Park Phase II PUD, Located Northwest of NW St. James Boulevard and West of NW St. James Drive (P23-219).

[2024-381](#)

The City Clerk read Ordinance 24-20 aloud by title only.

Mayor Martin stated she previously asked about ex-parte communications under Item 10 c) and confirmed the City Council did not have ex-parte communication on this matter.

Mr. Comeaux provided the City Council with a PowerPoint Presentation overview of the Application for the Amendment of the Planned Unit Development (PUD) Document For the St. Andrews Park Phase II PUD, Located Northwest of NW St. James Boulevard and West of NW St. James Drive (P23-219).

George Missimer, Cotleur & Hearing, represented the Applicant. He provided a summary of his request to the City Council.

Mayor Martin opened the Public Hearing. There being no one, Mayor Martin closed the Public Hearing. Councilman Pickett moved to approve Ordinance 24-20. Vice Mayor Caraballo seconded the motion. Under discussion, Vice Mayor Caraballo thanked the Applicant. The motion passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 24-R24, Quasi-Judicial, Public Hearing, a

[2024-402](#)

Resolution Granting a Special Exception Use to Allow a Drive-Through, Associated with a Restaurant, in the General Commercial (CG) Zoning District Per Section 158.124(C)(13) of the Code of Ordinances for a Project Known as Starbucks Cashmere (P23-188).

The City Clerk read Resolution 24-R24 aloud by title only.

Bethany Grubbs, Planner II, Planning and Zoning, presented the Special Exception Use to allow a Drive-Through, Associated with a Restaurant, in the General Commercial (CG) Zoning District Per Section 158.124(C)(13) of the Code of Ordinances for a Project Known as Starbucks Cashmere (P23-188).

Mayor Martin inquired if there was any ex-parte communication on this item, to which City Council Members responded in the negative.

Councilwoman Morgan inquired if there would be a turn lane entrance on Cashmere from St. Lucie West Boulevard, to which Ms. Grubbs stated there was adequate queuing and no thresholds were triggered to require off-site improvements.

Sara Battles, Kimley-Horn and Associates discussed the five entrance and egress locations at the shopping center.

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

Councilwoman Morgan asked if a turn lane could be required of the Applicant. Colt Schwerdt, Public Works Director and City Engineer stated that the full traffic analysis had not yet been completed. He added this was a Special Exception Use to allow the Drive-Through and explained that the full traffic analysis would be during the Site Plan Review. Director Schwerdt stated that the Applicant would have to consider the entrances and exits of all vehicles during the Site Plan Review process. Councilwoman Morgan advised that it would be in the best interest of the owner to include decel lane and turn lane. She noted that she would continue to keep an eye on this project and added that she had no issue with the Drive-Through, but she was concerned about that certain entrance.

Councilman Pickett advised that he would be paying very close attention to the Traffic Study during Site Plan Review process for this project. He stated he had no issues with the Drive-Through or Starbucks. Councilman

Pickett noted that the corner was very congested.

Vice Mayor Caraballo explained she would not be in support of this application. She stated she did not think it was a good place for a Drive-Through or the Shopping Plaza. Vice Mayor Caraballo noted that if it passed, she would have Site Plan concerns with the ingress and egress. She reiterated that she did not agree with this Shopping Plaza having a Drive-Through in it.

Councilman Bonna stated that he would support the item and that he would be paying close attention to the Site Plan.

Mayor Martin noted that she agreed with Councilwoman Morgan, Councilman Pickett and Councilman Bonna.

Mary Savage-Dunham, Director of Planning and Zoning, advised that this project was not a Major Site Plan but rather a Minor Site Plan. She noted that typically Minor Site Plans are not brought before the City Council; however, if that was the City Council direction they would make the exception.

Mayor Martin asked that the Site Plan come back before the City Council. Vice Mayor Caraballo noted that there would only be additional traffic issues at the Cashmere corner and expressed many concerns about that intersection.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 24-R24 with the comment that it come back before the City Council for approval of the Site Plan and the condition as stated by the Planning and Zoning Board. Councilman Pickett seconded the motion, which passed by voice vote with Mayor Martin, Councilwoman Morgan, Councilman Bonna and Councilman Pickett voting in favor and Vice Mayor Caraballo dissenting.

- 11.b** Resolution 24-R26, a Resolution Approving and Authorizing the Settlement of Litigation known as Matter of City of Port St. Lucie and Community Redevelopment Agency of the City of Port St. Lucie v. Suffolk Construction Company, Inc., Case No. 2018-CA-001895.

[2024-393](#)

The City Clerk read Resolution 24-R26 aloud by title only. Mayor Martin noted the Council previously discussed this item during the CRA Meeting.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R26. Councilwoman Morgan seconded, which passed



unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled for this item.

13. New Business

- 13.a** Hear a Presentation from the Port St. Lucie Youth Council  
and Review the Feedback on the Proposed Youth Council  
Application Process

[2024-336](#)

Stephanie Vernot, Community Engagement Manager, lead the Youth Council Members to provide their presentation to the City Council.

The City of Port St. Lucie Youth Council Members presented the City Council with an overview of the activities they have participated in and the proposed Youth Council Application Process. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin stated she would like to see the Youth Council be involved in next year's Strategic Planning Session.

Vice Mayor Caraballo added that the National League of Cities would be hosting the Annual Conference in Tampa Bay, Florida. She stated that Youth Council's attend these meetings. Vice Mayor Caraballo asked if it would be possible to have them attend the Annual Conference this year to allow participation.

Ms. Vernot and Mayor Martin thanked the parents for their continued support.

There being no further discussion, Vice Mayor Caraballo moved to approve the Recommendation made by the City's Youth Council. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 13.b** FY 2024-2025 Community Development Block Grant (CDBG)  
Project Discussion

[2024-365](#)

Deputy Director Tasca stated that she would not be requesting formal actions to be taken by the City Council for this item and discussed the draft proposal for Fiscal Year 2024-2025 Community Development Block Grant Projects.

Councilman Pickett inquired if there was a list of applicants that have applied for the Water/Sewer conversion, to which Deputy Director Tasca advised the applicants were being taken on an on-going basis but they

have noticed an increase in these types of requests.

Vice Mayor Caraballo stated she agreed with the list except for the staff positions placed on the list. She noted that she would prefer to see more project-based funding rather than staff positions. Deputy Director Tasca stated they would take her suggestion and possibly phase out the staff positions into the General Fund.

The City Manager inquired if it was the consensus of the City Council to bring the staffing positions back into the General Fund, to which Vice Mayor Caraballo stated she would like to see that in the future. Mayor Martin stated she did not have an issue either way if they were meeting the utilization aspect of the grant. Councilman Bonna suggested that the City Council provide the City Manager the flexibility to be creative. The City Manager stated they could also review the process in the event the grant funds are lowered throughout the year.

#### 14. City Manager's Report

The City Manager provided an update on Wastewater Treatment Facilities. He advised that there would be a large pour of concrete occurring soon for the electrical building. The City Manager noted that the neighboring HOA had been notified of this occurring so that residents were aware of the possible truck traffic and noise from the project.

He provided an update on McCarty Ranch stating that Area 5 was in the clearing stages and piping was being installed between Area 4 & 5 along with the berm.

The City Manager commented on Item 7 e), Pedestrian Bridge at Floresta and advised that the bridge should be relocated to Veteran's Park and Rivergate with an anticipation completion date within 60 days.

#### 15. Councilmembers Report on Committee Assignments

Councilwoman Morgan stated she had no report to provide.

Councilman Pickett advised he attended the dedication Iraq/Afghanistan Veteran's Memorial. Thanked everyone for attending and their work. Mayor Martin commended Councilman Pickett for spearheading the event.

Vice Mayor Caraballo added that she attended a tour of The Port District with Commissioner Jamie Fowler. She advised that she also attended the Strategic Planning Workshop.

Councilman Bonna stated he attended the Regional Affordable Housing Advisory Committee. He also participated in the Keep Port St. Lucie Beautiful Community Clean-Up. Councilman Bonna reported he attended the ribbon cutting of the

Augusta Tesoro Club and Cam's Pizzeria. He also attended the Cleveland Clinic Tradition opening of the new Endovascular Operating Room and Suites and the Economic Development Council Dinner. Councilman Bonna noted that he was the Keynote Speaker for Gulfstream Council and Boys Scouts of America. He stated that he would be bringing his kids to work and encouraged the City to participate.

Mayor Martin reported that she attended the Veteran's event. She explained she had a sneak peak of The Port District at Pioneer Park. Mayor Martin attended the Economic Development Leadership Dinner. She stated that she attended the Fire Board Meeting and attended a breakfast honoring a lifesaver, Nick Curry. Mayor Martin added that she participated in the City's Strategic Planning Workshop. She stated she was looking forward to Day 3 of the workshop to provide the City Manager and the City Team with additional direction. Mayor Martin wished everyone who celebrates a Happy Passover.

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

No one signed up to speak during this portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 8:02 p.m.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk