

City of Port St. Lucie

City Council

Meeting Minutes

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

Shannon M. Martin, Mayor

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

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Monday, November 27, 2023

6:30 PM

Council Chambers, City Hall

Meeting to follow the 5:00 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 November 27, 2023, at 6:30 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
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 Mr. Ekin spoke on an inquiry regarding a service fee that would be added to the Utility Bill. City Manager Merejo advised that the convenience fee could be avoided by providing a check. Vice Mayor Caraballo advised that any fee/payments made throughout the City by card had a convenience fee, and Mayor Martin noted that the City did not profit from the fee.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

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

- 7.a** Approval to Participate in the State of Florida Contract #43230000-NASPO-16-ACS for Cloud Solutions with Carahsoft Technology Corp. [2023-1052](#)

This Consent item was Approved.

- 7.b** Approve Amendment #5 to Contract #20210103 for the Design Services for the Hegener Drive Extension Phase 3 Project. [2023-1070](#)

This Consent item was Approved.

- 7.c** Approve a Major Site Plan for Riverland Center (P23-069) [2023-1112](#)

This Consent item was Approved.

- 7.d** Approve a Major Site Plan for Arcadia at Veranda Falls (P23-004). [2023-1134](#)

This Consent item was Approved.

- 7.e** Approve the Agreement with Presidio Network Solutions for the CrowdStrike Falcon Complete w/ Threat Graph Standard +300. [2023-1110](#)

This Consent item was Approved.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-52, Public Hearing, An Ordinance Amending the City of Port St. Lucie Code of Ordinances Title XV, "Land Usage", Chapter 156 "Subdivision Regulations", Article VI "Design and Improvement; Model Standards; Principles and Guidelines"; Sec. 156.094 "Subdivision and Lot Access" in Order to Set the Minimum Number of Access Points for Residential Developments. [2023-706](#)

The City Clerk read Ordinance 23-52 aloud by title only.

Councilwoman Morgan inquired as to when the second reading of the Ordinances for items 8a and 8b were done, to which Planner Bethany Grubbs advised that this meeting would be the second readings. Councilwoman Morgan inquired as to when they were advertised, to which the City Clerk advised that it was November 11th. Councilwoman Morgan then inquired if any significant changes had been made, to which Ms. Grubbs informed that there had been no changes to the header of the Ordinances, which is what was advertised, but there had been changes to the body in terms of unit counts, which is not advertised.

(Clerk's Note: A revised version of the presentation was provided to Council at this time.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ms. Grubbs provided a summary to the Council and stated that the request was for an amendment to establish standards for the minimum number of access points for all residential developments including those located within the Planned Unit Development (PUD) and Master Planned Unit Development (MPUD) zoning districts. She noted that this amendment was mainly for increased public health, safety, and welfare. She provided a background of the Ordinance and discussed both existing and previously proposed city access requirements.

Vice Mayor Caraballo noted that secondary access points were not based on the number of units being at 101, to which City Manager Merejo confirmed, and stated that shifts for the lots may be made which then determines where the secondary access will be. Vice Mayor Caraballo advised that she did not have an issue with redacting the redundancy in the language that stated that they could call for a study along with the Fire Marshalls, but that City Manager Merejo had informed her that he would like the language to stand so that city staff could be on the same page when they look up the Ordinance. Councilman Bonna, Councilman Pickett, and Mayor Martin announced that they were in favor of approval for this item. Councilwoman Morgan discussed Wildland Rule & Suburban Areas and stated that she did not think the redundancy of the language was needed.

Mayor Martin opened the Public Hearing. Steve Garrett, Lucido & Associates, clarified the letter that was submitted that morning that included a request to table the item, not that the request was not based on the thresholds, but based on the parts of the Ordinance that state "shall" as it regarded to the secondary access. Shawn Mackenzie, Mackenzie Engineering & Planning, stated that there was still uncertainty for when the accesses were needed and when they would be required, and this would

not be applicable per the Code. Tara Dewey, attorney on behalf of ACR Acquisitions, expressed concern with the language as written and requested to table the item.

There being no one further, Mayor Martin closed the Public Hearing. There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-52. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 23-53, Public Hearing, An Ordinance Amending the City of Port St. Lucie Code of Ordinances Title XV, "Land Usage", Chapter 158, Entitled "Zoning Code", Article X "Planned Unit Development (PUD) Zoning District", Section 158.172 "Standards for District Establishment" to Set the Minimum Number of Access Points for Residential Developments, Amending Title XV, "Land Usage", Chapter 158, Entitled "Zoning Code", Article X.5 "Master Planned Unit Development (MPUD) Zoning District", Section 158.187 "Standards for District Establishment" to Set the Minimum Number of Access Points for Residential Developments, and Amending Title XV, "Land Usage", Chapter 158, Entitled "Zoning Code", Article XI "Supplementary Use Regulations", Section 158.222 "Access Standards; Sidewalks and Bikepaths" to Set the Minimum Number of Access Points for Residential Developments (P23-113). [2023-711](#)

The City Clerk read Ordinance 23-53 aloud by title only.

Planner Bethany Grubbs requested that the presentation for item 8a be entered into the record for this item. Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-53. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-75, Public Hearing, An Ordinance Amending Title XI, "Business Regulations", Chapter 110 "Alcoholic Beverages; Sale of Drug Paraphernalia", Article II - "General Provisions", Sec. 110.02- "Proximity to Religious Institution or School" (P23-187). [2023-1049](#)

The City Clerk read Ordinance 23-75 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)

Planning & Zoning Director Mary Savage-Dunham provided a summary and presentation to the Council and stated that the request was to clarify how the required separation between establishments in multi-use commercial buildings/shopping plaza and religious institutions/schools is determined, and to distinguish between the measurement for single-use properties/structures.

Vice Mayor Caraballo inquired on the procedure for when a liquor store is already in place and a religious institution wished to come afterward, and if they would be denied the Special Exemption, to which Ms. Savage-Dunham replied that they would call out the conflict with the code and speak to the Legal Department, and that they would not reject them, they would speak to the applicant to make them aware that the liquor store was there.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-75. 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

- 10.a** Ordinance 23-76, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Transportation Element by Deleting Policy 2.4.1.5 and Adding Goal 2.7, Objectives 2.7.1 and 2.7.2, Policies 2.7.1.1 to 2.7.1.5 and Policies 2.7.2.1 to 2.7.2.4 (P23-182)

[2023-1109](#)

The City Clerk read Ordinance 23-76 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean provided a summary to the Council and stated that the application was the transmittal hearing for a large-scale Comprehensive Plan text amendment to the Transportation Element of the City's Comprehensive Plan, and that it was a City initiated text amendment to add a new goal, objectives, and associated policies to the Transportation Element to reflect the City's adoption of a Mobility Plan and Mobility Fee. She noted that if approved, it would be transmitted to the Florida Department of Commerce for review and comment. She then provided a project background, a 2045 Mobility Plan overview, description of the

proposed amendment, implementation, and analysis.

Mayor Martin discussed the importance of this item as it assists with addressing future infrastructure, and Vice Mayor Caraballo noted that it would be updated every 5 years.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-76. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 23-79, An Ordinance Rezoning a 1.46-Acre Parcel, [2023-1108](#)
Located on the Northwest Corner of the Intersection of SE Rivergate Parkway and SE Veterans Memorial PKWY., from Planned Unit Development (PUD) to General Commercial (CG), for Property Legally Described as Rivergate Office Plaza- First Replat, Lot 1 (P23-177).

The City Clerk read Ordinance 23-79 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 23-79. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 23-80, An Ordinance Rezoning a 1.16-Acre Parcel, [2023-1111](#)
Located East of SW Port St. Lucie Boulevard, between SW Aster Road and SW Greco Lane, from Institutional (I) to Professional (P), for Property Legally Described as Port St. Lucie, Section 5, Block 1662, (PB 12-15), Lots 9, 10, 11, 15, and 16 (P23-149).

The City Clerk read Ordinance 23-80 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 23-80. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 23-R126, Authorizing the City Manager to Enter into a Locally Funded Agreement and a Three-Party Escrow Agreement between the State of Florida Department of Transportation and the City of Port St. Lucie, Necessary for Construction of PSL Boulevard from South of Paar Drive to South of Alcantarra Boulevard. [2023-1068](#)

The City Clerk read Resolution 23-R126 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 23-R126. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Merejo spoke on opening of the lanes on Gatlin Blvd and I-95 and he discussed trash seen throughout the City. He announced that they were focused on keeping the City clean.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Fire District Board meeting.

Councilman Pickett – He attended the Treasure Coast Regional League of Councils, Boys & Girls Club, and MidFlorida Event Center concert.

Councilman Bonna – There was nothing to report at this time.

Vice Mayor Caraballo – She attended the National League of Cities Summit and Presidential Election Task Force. She also noted her concern regarding recreational vehicles parked on residential lots. Mayor Martin expressed agreeance and recommended looking at further enforcement. They expressed additional concerns regarding the trash piles at residential homes.

Mayor Martin – She attended the National League of Cities Summit and Coffee with the Council.

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 7:40 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk