

# 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, December 5, 2022**

**6:30 PM**

**Council Chambers, City Hall**

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**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 December 5, 2022, at 6:30 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

**2. Roll Call**

Council Members Present:

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

**3. Invocation & Pledge of Allegiance**

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

**4. Proclamations and Special Presentations**

**4.a** Approve the Proposed 2023 Port St. Lucie State Legislative Program

[2022-1014](#)

Senior Deputy City Attorney Ella Gilbert provided a PowerPoint presentation on the City's proposed 2023 State Legislative priorities as well as noted the important dates for the 2023 State Legislature. She stated City staff has been working with the Senators and Representatives of the State Delegation and Contract Lobbyist Gray

Robinson on the City's Legislative Program, which aligns with the City's Strategic Plan and complements the Federal Legislative Program. She also reviewed and explained the City's appropriation and state funding requests along with the City's State Policy Statements for 2023.

Councilwoman Morgan expressed her thoughts regarding the City's legislative priorities, specifically the Public Records Exemption for Elected Officials and Streamlined Permitting for Railroad Crossing. City Manager Russ Blackburn explained the City would be showing their support of the crossing at Glades Cutoff as well as the County and Municipal Code Enforcement.

Vice Mayor Caraballo agreed with the protection of addresses for Elected Officials and suggested submitting this initiative to the Florida League of Cities (FLC) to take the lead. She explained the legislative policy process and how broad support around the state works to everyone's advantage. She stated she would like to capture how many people are not utilizing City services because they have to provide personal information. She asked that Council consider including the FLC's recently adopted legislative priorities in their motion for the City's Legislative Program.

Mayor Martin indicated complaints are received in the Council Office and City Manager's office as well, so tracking that data might be helpful. She stated she had no issues with the list of legislative priorities and indicated that Sovereign Immunity and the Code issues were top priority.

Senior Deputy City Attorney Gilbert requested that the motion allow staff to make the revision to the program based on the adoption of the current FLC's legislative policies. She stated the City was also supporting St. Lucie County's Legislative Program in areas of mutual collaboration.

There being no further discussion, Councilman Picket moved to approve the Proposed 2023 Port St. Lucie State Legislative Program with the inclusion of the updated Florida League of Cities legislative priorities. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## **5. Public to be Heard**

Allen Rosenberg spoke to the autonomous Beep bus in Tradition causing safety issues when cars pass it. He requested that the Council evaluate this bus and

remove it from the roadway if appropriate.

Vice Mayor Caraballo requested an update on the ridership/utilization and future program of the Beep bus. She explained the speed of an autonomous vehicle and stated she was not ready to remove the Beep bus from service at this time.

Mayor Martin stated dedicated paths are going in and the Beep bus is for the future buildout of Tradition.

Chief Bolduc spoke to the recent incident involving the Beep bus and stated that people are impatient and go around it. He indicated he was a proponent of the Beep bus having its own trail.

Councilwoman Morgan stated she thinks the Beep bus will be great once the dedicated lanes and trails are implemented.

**6. Additions or Deletions to Agenda and Approval of Agenda**

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

**7. Approval of Consent Agenda**

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

**7.a** November 21, 2022 Special City Council Meeting Minutes [2022-678](#)

This Consent item was Approved the Consent Agenda.

**7.b** Approve a Grant Agreement between the City and the [2022-953](#)

Recreational Trails Program (RTP), a Federal Grant Program  
Funded by the Federal Highway Administration (FHWA) and  
Florida Department of Environmental Protection.

This Consent item was Approved the Consent Agenda.

**7.c** Approve Contract #20220052 with In Depth Inc. for Tank [2022-1027](#)  
Cleaning and Diving Services

This Consent item was Approved the Consent Agenda.

**7.d** Appointment of New Alternate Member to Serve on the [2022-1030](#)  
Public Art Advisory Board

This Consent item was Approved the Consent Agenda.

**8. Second Reading of Ordinances, Public Hearings**

**9. Other Public Hearings****10. First Reading of Ordinances**

- 10.a** Ordinance 22-103, An Ordinance Renaming the Paar Drive Right-of-Way to Hegener Drive and Renaming the Existing Hegener Drive Right-of-Way to Tom Mackie Boulevard in the Southwest Annexation Area. [2022-918](#)

The City Clerk read Ordinance 22-103 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 22-103. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 22-R123, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use for Gatlin Pointe Phase II to Allow Drive-Through Service in the CG (General Commercial) Zoning District (P21-237). [2022-1016](#)

The City Clerk read Resolution 22-R123 aloud by title only.

City Attorney James Stokes reviewed the process and procedures for a quasi-judicial hearing. The City Clerk swore in those individuals who wished to speak on this item.

Mayor Martin asked Council for ex-parte communications. Vice Mayor Caraballo disclosed she had met with the applicant about the project, but did not discuss the drive-thru.

Bethany Grubbs, Planner III, stated she had been sworn in and the official file was entered into the record at least five days prior to this hearing. She clarified this was an application for P21-237 rather than P22-237 as shown in the PowerPoint presentation. She reviewed the applicant's request for a Special Exception Use for the drive-thru's. She indicated the applicant /owner is Gatlin Pointe 18, LLC, and the agent is Jose Chavez, P.E., Story Book Holdings, LLC.

Planner Grubbs presented maps showing the location of the subject property, surrounding uses, future land use, and zoning. She also presented the conceptual site plan, conceptual elevations, and color rendering. Planner Grubbs discussed the traffic impact statement,

drive-thru queuing analysis, and special exception use criteria. She explained the applicant will not be providing menu boards, as the drive thru's will be for picking up pre-orders and will allow for ten vehicle spaces for queuing.

Planner Grubbs indicated that on November 1, 2022, the Planning and Zoning Board recommended approval of the special exception use application with the staff's condition of approval: Construction of the right turn lane on Gatlin Boulevard is required as part of the site/construction plan submittal.

Vice Mayor Caraballo requested that staff consider addressing mobile ordering in the Ordinance if it is anticipated to be a future trend. Mayor Martin agreed.

Councilwoman Morgan inquired about the drive-thru lanes being pick-up only as well as the queuing. (Clerk's Note: The City Clerk swore in Heath Stocton at this time.) Heath Stocton, Director of Public Works, reviewed the conceptual site plan and explained vehicle stacking. Jose Chavez with Storybook Holdings indicated the restaurant spaces were not finalized and that it would be a multi-tenant building. He stated they wanted to provide the tenants the space to have a pick-up window, as there has been a demand for drive-thru's for mobile ordering. He noted there was plenty of room outside of the stacking lane to circulate around the building.

Vice Mayor Caraballo requested that Council approve the special exception use, but that it be tied to the use in case it changes in the future. She stated it would need to come back before Council, as the traffic and request would have to be reevaluated. She said the special exception use carries with the property in perpetuity.

(Clerk's Note: The City Clerk Swore in Freddy Boulton at this time.) Via Zoom, Freddy Boulton with B&B Capital Group stated he agreed to the condition.

Mayor Martin opened the Public Hearing. There being no comments from the public, she closed the Public Hearing.

City Attorney Stokes suggested that Council's motion for the drive-thru be conditioned on remote/mobile ordering or pick-up only.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 22-R123 with the condition that the drive-thru windows only operate for pick-up or mobile ordering and have no menu boards, otherwise the applicant will have to come back before Council for approval, and with the condition the right turn lane is constructed on Gatlin Boulevard. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**12. Unfinished Business**

**13. New Business**

**14. City Manager's Report**

City Manager Blackburn thanked all those involved with planning, preparing, and participating in the Festival of Lights and Botanical Gardens events.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan and Councilman Pickett indicated they had no report.

Vice Mayor Caraballo reported that she attended the Annual Legislative Conference for the Florida League of Cities and the Festival of Lights.

Councilman Bonna reported he went to Santa's Christmas Tree Village for his tree and enjoyed being a part of the Festival of Lights parade.

Mayor Martin stated the Festival of Lights was awesome.

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

**17. Adjourn**

There being no further business, the meeting adjourned at 7:21 PM.

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Sally Walsh, City Clerk

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Traci Mehl, Deputy City Clerk