

# 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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**Monday, August 12, 2024**

**1:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Item 13B\***

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 August 12, 2024, at 1:00 p.m., at Port St. Lucie 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

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

4. Proclamations and Special Presentations

(Clerk's Note: There were no items scheduled under this portion of the Agenda.)

5. Public to be Heard

There were no members of the public who signed up to speak.

6. Additions or Deletions to Agenda and Approval of Agenda

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

by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the June 13, 2024 Joint Session Meeting and July 8, 2024 Regular City Council Meeting Minutes [2024-769](#)
- 7.b** Award Contract #20240086 for Water & Wastewater Repairs For Emergency & Non-Emergency Work. [2024-551](#)
- 7.c** Motion: Termination of Restrictive Covenant Executed by Edward T. Kenney and Linda M. Kenney with Respect to Lots 1 and 2, Block 756, Port St. Lucie Section Eighteen, and Recorded in Official Records Book 1177, Page 1457, of the Public Records of St. Lucie County, Florida. [2024-730](#)
- 7.d** Motion: Termination of Restrictive Covenant Executed by Floyd C. Davis and Mary M. Davis with Respect to Lots 17, 18 and 19, Block 755, Port St. Lucie Section Eighteen, and Recorded in Official Records Book 1177, Page 1557, of the Public Records of St. Lucie County, Florida. [2024-733](#)
- 7.e** Approval to Participate in the New Smyrna Beach Utilities RFP# 22-22 for Motor and Pump Repair Services. [2024-734](#)
- 7.f** Motion: Termination of Declaration of Restrictive Covenants Executed by Reimer C. Nielsen and Hermine E. Nielsen with Respect to Lots 39, 40 and 41, Block 1073, Port St. Lucie Section Nine, and Recorded in Official Records Book 1382, Page 2644, of the Public Records of St. Lucie County, Florida. [2024-737](#)
- 7.g** Motion: Termination of Restrictive Covenant Executed by Nancy R. Vance with Respect to Lots 5 and 26, Block 2224, Port St. Lucie Section Thirty-Three, and Recorded in Official Records Book 1459, Page 63, of the Public Records of St. Lucie County, Florida. [2024-740](#)
- 7.h** Approve Amendment #10 & #11 to Contract #20160056 for the Riverwalk and Westmoreland Park Design Plan. [2024-748](#)
- 7.i** Educational Facilities Impact Fee Agreement Mattamy and St. Lucie County School District for Western Grove [2024-762](#)
- 7.j** Approve a Final Plat with Construction Plans for a Project Known as Verano South PUD 1 - POD D - Plat No. 4 - Replat [2024-741](#)
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- No. 2 (P24-005).
- 7.k** Approve Sponsorship Request from weVENTURE (Women’s Business Center) for the Strong Coffee, Strong Women Event [2024-790](#)
- 7.l** Approval to Execute the Agency Cost-Share Agreement #2024-04 with the IRL Council for the Septic to Sewer Conversion along the Monterrey Waterway. [2024-753](#)
- 7.m** Appointment of Public Art Advisory Board Members [2024-775](#)
- 7.n** Approve Amendment #3 to Contract #20190044 between the City of Port St. Lucie and TCMA Care, LLC. for On-Site Employee Medical Clinic. [2024-760](#)
- 7.o** Approve the Sole Source Contract #20240108 with Parkson Corporation for the Purchase and Replacement of Filter Media at the Westport Wastewater Treatment Facility. [2024-759](#)
- 7.p** Award Contract #20240053 for Consulting Services for Comprehensive Planning and the 2026 Evaluation & Appraisal Report (EAR). [2024-729](#)
- 7.q** Approve a Preliminary Plat and Construction Plans for Seville Phase 6B (P22-156). [2024-776](#)

#### Approval of the Consent Agenda

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

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 24-39, Authorizing the Conveyance of Five Vacant Residential Lots Owned by the City to Holiday Builders, Inc., in Accordance with an Agreement for Exchange of Property. [2024-650](#)

The City Clerk read Ordinance 24-39 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-39. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

#### 9. Other Public Hearings

(Clerk’s Note: There were no items scheduled under this portion of the Agenda.)

#### 10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-40, Public Hearing, Abandoning a Portion of a [2024-724](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement  
Affecting Lot 3, Block 2388, Port St. Lucie Section Thirty-Four,  
as Recorded in Plat Book 15, Pages 9, 9A through 9W, of the  
Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 24-40 aloud by title only.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 24-40. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-41, Public Hearing, Abandoning a Portion of a [2024-725](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement  
Affecting Lot 15, Block 314, Port St. Lucie Section Two, as  
Recorded in Plat Book 12, Pages 12A through 12D, of the  
Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 24-41 aloud by title only.

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-41. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-42, Quasi-Judicial, Public Hearing, an [2024-738](#)  
Ordinance Rezoning Approximately 23 Acres of Land,  
Located West of the Intersection of Northeast Airoso  
Boulevard and Northeast St. James Drive, from Institutional  
(I) Zoning District to Utility (U) for Property Legally Described  
as Port St. Lucie Section Twenty-Five, Tract M and a Portion  
of Section 20, Township 36, South, Range 40 (P24-011).

At this time Mayor Martin noted that items 10.c and 10.d were Quasi-Judicial Public Hearings. The City Clerk administered the Oath of Testimony to those individuals present, who wished to speak on these items.

The City Clerk read Ordinance 24-42 aloud by title only.

The Council Members confirmed that they did not have any ex-parte communications.

Sofia Trail, Planning and Zoning, stated she was previously sworn and presented the Application for the Rezoning of 23 acres from Institutional (I) Zoning District to Utility (U). (Clerk's Note: A PowerPoint Presentation was shown at this time.)

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-42. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 24-43, Quasi-Judicial, Public Hearing, an Ordinance Adopting the First Amendment to The Shoppes at Veranda Falls Master Sign Program (P07-092-A1).

[2024-757](#)

The City Clerk read Ordinance 24-43 aloud by title only.

The Council Members confirmed that they did not have any ex-parte communications.

Daniel Robinson, Planning and Zoning, stated he was previously sworn and presented the Application for the Adoption of the First Amendment to The Shoppes at Veranda Falls Master Sign Program. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Matthew Yates, Lucido & Associates, previously sworn, represented the Applicant.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 24-43. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 24-44, Public Hearing, Approving to Dispose of Surplus City-Owned Real Property Described as Lot 2, Block 242, of South Port St. Lucie Unit 17, a Subdivision According to the Plat thereof, Recorded in Plat Book 19, Page 23, of the Public Records of St. Lucie County, Florida, as per Policy #18-01ccd and Authorizing the Conveyance of Said

[2024-750](#)

City-Owned Real Property to Ishrat Khurshid with Metro Realty.

The City Clerk read Ordinance 24-44 aloud by title only.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 24-44. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 24-45, Public Hearing, an Ordinance Amending Title III - "Administration," Chapter 35. Finance; Purchasing, of the Ordinances of the City of Port St. Lucie, Florida, by Specifically Amending Section 35.07, Formal Bidding Procedures; Amending Section 35.08, Formal Bidding Required for Certain Purchases; Exception; Amending Section 35.18, Public-Private Partnerships; Adding Section 35.21, Professional Services as Defined in F.S. 287.055, as Amended from Time to Time; Award of Professional Agreements by City Council; Providing for Severability; Providing for Codification; and Providing an Effective Date. [2024-772](#)

The City Clerk read Ordinance 24-45 aloud by title only.

Caroline Sturgis, Director of the Office of Management and Budget, presented the Amendment to the City Council. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

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

Councilman Bonna thanked City Staff. There being no further discussion, Councilman Bonna moved to approve Ordinance 24-45. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 24-R43, Authorizing Participation in Pooled Commercial Paper Loan Program of not to Exceed \$50,000,000 to Fund Various Capital Improvements within the City. [2024-525](#)

The City Clerk read Resolution 24-R43 aloud by title only.

Stephen Okiye, Finance Director, provided a brief overview of the authorization to the City Council. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Vice Mayor Caraballo discussed the benefits of this authorization.

Mayor Martin asked how the City would be able to repay the loans, to which Director Okiye advised they would be repaid by way of the City's Mobility Fees.

There being no additional discussion, Vice Mayor Caraballo moved to approve Resolution 24-R43. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R44, Approve Acceptance of Utility Easement from Oculus Surgical, Inc.

[2024-694](#)

The City Clerk read Resolution 24-R44 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R44. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R45, a Resolution of the City of Port St. Lucie, Florida, Relating to Residential Street Lighting within the Residential Street Lighting Assessment Areas in Port St. Lucie, Florida; Establishing the Assessment Rate for Residential Street Lighting Services Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2024; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-766](#)

The City Clerk read Resolution 24-R45 aloud by title only.

Under discussion Councilman Pickett suggested removing the Petition process and for it to go into a ballot process. He suggested moving towards creating a 10-year master plan for residential streetlighting throughout the City. It was the consensus of the City Council to have this discussion at a future City Workshop. Vice Mayor Caraballo moved to approve Resolution 24-R45. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 24-R46, a Resolution of the City of Port St. Lucie,

[2024-767](#)

Florida, Relating to the Provision of Stormwater Management Services in the City of Port St Lucie; Reimposing and Increasing Stormwater Service Fees Against Commercial and Residential Developed and Undeveloped Property Located within the City of Port St. Lucie for the Fiscal Year Beginning October 1, 2024 and Continuing Thereafter Until Amended; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

The City Clerk read Resolution 24-R46 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R46. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 24-R47, a Resolution of the City Council of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste and Recyclable Materials in the City; Establishing the Assessment Rate for Solid Waste Service Assessments Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2024; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-768](#)

The City Clerk read Resolution 24-R47 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R47. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 24-R48, Authorizing the Final Acceptance of Public Roadway Improvements for SW Discovery Way at Riverland Parcel C Phase 1 (P21-014), Constructed by Riverland Development Company, LLC.

[2024-770](#)

The City Clerk read Resolution 24-R48 aloud by title only.

Under discussion Councilwoman Morgan inquired about the timeline of the connection, to which Diana Spriggs, Public Works confirmed that there would be various phases of the roadway. Councilman Bonna moved to



approve Resolution 24-R48. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 24-R49, Authorizing the Final Acceptance of Public Roadway Improvements for SW Community Boulevard at Riverland Parcel B (P21-067), Constructed by Riverland Development Company, LLC.

[2024-771](#)

The City Clerk read Resolution 24-R49 aloud by title only.

Under discussion Councilwoman Morgan inquired if there were standard procedures regarding the segments under Chapter 156, to which Deputy City Attorney Elizabeth Hertz explained the process. Councilman Pickett moved to approve Resolution 24-R49. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.h** Resolution 24-R50, a Resolution of the City Council of the City Of Port St. Lucie, Florida, Relating to the Utility, Roadway, and Stormwater Improvements for the City Center Special Assessment District; Changing the Methodology for Calculating the Assessment; Reallocating the City Center Special Assessments Among the Benefitted Real Property Parcels within the District Based Upon the Changed Methodology; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-794](#)

The City Clerk read Resolution 24-R50 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R50. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

(Clerk's Note: There were no items scheduled under this portion of the Agenda.)

13. New Business

- 13.a** Request Council Support to Amend the City of Port St. Lucie Youth Council's Bylaws and Structure; Amend Keep Port St. Lucie Beautiful Bylaws Housekeeping Changes to the City's Boards and Committees Rules and Procedures

[2024-792](#)

Stephanie Vernot, Communications, presented a PowerPoint Presentation to the City Council regarding the request to Amend the City's Youth Council Bylaws and Structure.

Vice Mayor Caraballo requested to Amend the Bylaw draft to include that all members must be actively enrolled in school grades 9-12.

Councilwoman Morgan advised she would prefer to not see members have 2- year term limits. She inquired if all members were able to participate in all the events listed, to which Ms. Vernot indicated the events are open for all members. Councilwoman Morgan asked what the limit was for those attending the out-of-town conferences, to which Melissa Yunas, Communications, advised that the Youth Council did have a budget but could not afford to have all members attend. She explained that the Youth Council Board would be tasked with selecting the two members that get to attend those conferences.

Vice Mayor Caraballo suggested that only the elected officers be the ones able to travel out-of-state and officers and a few additional members could participate in any in-state or local events.

Mayor Martin suggested using sponsorships to allow more members to attend out-of-town events.

Councilman Bonna also discussed the possibility to have the members pay their way to attend or possibly have the members fundraise money.

City Attorney Berrios advised that Staff consult with the City Risk Management Department to make sure all the proper documents are completed. He confirmed that the Youth Council had a 2-year term but had no cap on how long they can participate in the Council. City Attorney Berrios indicated that each officer position term would be one year.

There being no additional discussion, Councilwoman Morgan moved to approve as amended to include and allow all high school students actively enrolled in grades 9-12. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**13.b** Discuss Update on August 6, 2024 St. Lucie County Board of  
County Commissioner's Meeting Items

[2024-811](#)

Acting City Manager Teresa Lamar-Sarno provided an update regarding the Transmittal Hearing for Two Comprehensive Plan Amendments.

Vice Mayor Caraballo read a statement regarding her attendance at the August 6, 2024 St. Lucie County Board of County Commissioner's Meeting. (Clerk's Note: Vice Mayor Caraballo's statement was made part of the record.)

The Council Members provided their remarks regarding the August 6, 2024 St. Lucie County Board of County Commissioner's Meeting.

There being no further discussion, Vice Mayor Caraballo moved to approve Mayor Martin to write a letter to City Residents regarding the Transmittals from the August 6, 2024 St. Lucie County Board of County Commissioner's Meeting. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

Acting City Manager Lamar-Sarno recognized Nate Rubel and Keith Stewart for earning the Design-Build Institute of America Certification. She also reported a successful attendance at the Brick Universe Lego Show at the Mid-Florida Event Center and at the City's Human Resources Annual Health Fair.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan advised she attended the following: the City Council Summer Workshop; the Fire District Board Meeting; the Paseo Park Grand Opening; the Groundbreaking of the Police Department Training Facility; the Transportation Planning Organization Executive Board Meeting; tour of the Underwater Engineering Services Inc; the Community Engagement Networking Event; the United Against Poverty Luncheon; the Economic Development Council; and the Transportation Planning Organization Board Meeting.

Councilman Pickett stated he attended the following: the City Council Summer Workshop; the Paseo Park Grand Opening; the Groundbreaking of the Police Department Training Facility; the Roundtable of St. Lucie County; and the Economic Development Council Luncheon.

Vice Mayor Caraballo advised she attended the following: the City Council Summer Workshop; the Paseo Park Grand Opening; the Groundbreaking of the Police Department Training Facility; the Lake Charles Homeowners Association Meeting; the St. Lucie County Board of County Commissioners Meeting; the Transportation Planning Organization Board Meeting; and toured the Indian River State College Crime Lab Facility.

Councilman Bonna reported that he attended the following: the City Council Summer Workshop; the Paseo Park Grand Opening; and the Groundbreaking of the Police Department Training Facility.

Mayor Martin stated she attended the following: the City Council Summer Workshop; the Transportation Planning Organization Board Meeting; appeared at the PSL Talks Podcast; the Groundbreaking of the Police Department Training Facility; and the Paseo Park Grand Opening. She noted that she attended Gilda

Weaver's 100th Birthday Celebration.

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

There were no members of the public who signed up to speak.

17. Adjourn

There being no further business, the meeting adjourned at 2:40 p.m.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk