

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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Tuesday, November 12, 2024

1:00 PM

Council Chambers, City Hall

Addition of Items 7P, 7Q, and 11B

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 at 1:00 PM on November 12, 2024, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Shannon M. Martin
Vice Mayor Jolien Caraballo (via Zoom)
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

There were no Proclamations or Special Presentations.

5. Public to be Heard

Mayor Martin opened Public to be Heard. There being no comments, she closed Public to be Heard.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin indicated the Council has been asked to add Item 13.a, which is a

Developers Agreement with Palermo Estates. Teresa Lamar-Sarno stated the Staff has been negotiating these agreements with the developers and received this agreement on Friday. She explained Staff reviewed it this weekend and recommends that Council approve the agreement.

There being no further discussion, Councilman Bonna moved to approve the addition of Item 13.a, Approve a Developers Agreement for the Project Known as Palermo Estates. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Mayor Martin indicated that Item 7.q needed to be pulled, so that the conditions can be read into the record.

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda with Item 7.q being pulled for conditions to be read into the record. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.a Approval of the October 14, 2024 Regular City Council and [2024-712](#)
October 14, 2024 Board of Zoning Appeals Meeting Minutes

This Consent item was Approved the Consent Agenda.

7.b Award Contract #20240137 for Mowing & Upland [2024-1046](#)
Maintenance of the Eastern Watershed Improvement Project
(EWIP) Sites

This Consent item was Approved the Consent Agenda.

7.c Approve the Annual Expenditure for Contract #9531218 for [2024-1059](#)
Crime Laboratory Services at Indian River State College.

This Consent item was Approved the Consent Agenda.

7.d Award Contract #20240115 for City Hall Lobby, Restrooms, [2024-1086](#)
Storefronts and Added Parking.

This Consent item was Approved the Consent Agenda.

7.e 2024 Festival of Lights Event License Agreement [2024-1111](#)

This Consent item was Approved the Consent Agenda.

7.f Award Contract #20240136 for Water & Sewer Improvement [2024-1092](#)
Becker Road Corridor- Phase II with Sunshine Land Design
Inc.

This Consent item was Approved the Consent Agenda.

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- 7.g** Award Contract #20230113 for the Tom Mackie Blvd. Extension Project Phase 4. [2024-1105](#)
This Consent item was Approved the Consent Agenda.
- 7.h** Approval to Participate in the Florida Sheriffs Associations Cooperative Contract # FSA24-VEL32.0 to Purchase Pursuit, Administrative, & Other Vehicles, City Contract # 20250001. [2024-1121](#)
This Consent item was Approved the Consent Agenda.
- 7.i** Approval to Participate in the Florida Sheriffs Association's Cooperative Contract # FSA23-VEH21.1 to Purchase Heavy Trucks and Buses, Renewal of City Contract # 20240002. [2024-482](#)
This Consent item was Approved the Consent Agenda.
- 7.j** Approve Additional Funds for Contract #20230034 for Acrylic Coating for Sports Surfaces. [2024-1122](#)
This Consent item was Approved the Consent Agenda.
- 7.k** Award Contract #20240106 Construction Services for St Lucie West Blvd Intersection Improvement Project [2024-1087](#)
This Consent item was Approved the Consent Agenda.
- 7.l** Approve Sole Source Contract #20240174 for Lease of Equipment, Chemicals and Services for the Odor Scrubbers with Source Technologies LLC. [2024-1127](#)
This Consent item was Approved the Consent Agenda.
- 7.m** Approve the Selection of a Temporary Public Art Sculpture at the Botanical Gardens to be Leased for Eighteen (18) Months. [2024-1128](#)
This Consent item was Approved the Consent Agenda.
- 7.n** Amended Employment Agreement for Richard Del Toro, Acting Chief of Police [2024-899](#)
This Consent item was Approved the Consent Agenda.
- 7.o** Award Contract #20240112 for Construction Manager at Risk (CMAR) Services for Torino Regional Park Phase 1 [2024-1114](#)
This Consent item was Approved the Consent Agenda.
- 7.p** Approve FY 2024-2025 Expenditure of Police Forfeiture Funds [2024-1079](#)
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This Consent item was Approved the Consent Agenda.

- 7.q** Approve a Preliminary and Final Plat with Construction Plans for a Project Known as Verano South - POD G- Plat No. 7 (P24-047). [2024-1027](#)

Mary Savage-Dunham indicated that Staff recommends approval of this plat with conditions, which she read into the record.

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

8. Second Reading of Ordinances

- 8.a** Ordinance 24-61, Public Hearing, Abandoning a Ten (10) Foot Wide Public Utility Easement Affecting Lot 6, Southern Grove Plat 46, as Recorded in Plat Book 61, Page 17 of the Public Records of St. Lucie County, Florida. [2024-978](#)

The City Clerk read Ordinance 24-61 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-61. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-65, Public Hearing, Authorizing the Conveyance of Two (2) City-Owned Real Property Parcels Totaling 150.37 Acres Generally Located North of NW Glades Cut-Off Road, West of McCarty Road, to SBR Land Development, LLC. [2024-1029](#)

The City Clerk read Ordinance 24-65 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-65. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 24-66, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie to Rezone Approximately 10 Acres of Property Located West of Interstate 95, East of Southwest Village Parkway, and Immediately South of the Marshall Parkway Road Right-Of-Way for a Parcel of Land Legally Described in Section 7 of the Attached Composite Exhibit "A" from the Zoning Designation of AG-5 (SLC Agriculture-5) to the City's [2024-1078](#)

MPUD (Master Planned Unit Development) Zoning District; to Include the 10 Acres in the Legacy Park North @ Southern Grove MPUD and to Amend the MPUD Conceptual Master Plan and Regulation Book for a Project Known as Legacy Park North @ Southern Grove MPUD Amendment No. 2 (P24-137).

The City Clerk read Ordinance 24-66 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 24-66. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 24-67, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Second Amendment to the Site Lease Agreement Between the City of Port St. Lucie and STC Five LLC, a Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Tower Located at 281 NW St. James Blvd.; Providing for Conflict; Providing for Severability; and Providing an Effective Date [2024-1056](#)

The City Clerk read Ordinance 24-67 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-67. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 24-68, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Fourth Amendment to the Site Lease Agreement Between the City of Port St. Lucie and STC Five LLC, a Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Tower Located at 2760 SE Overhill Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2024-1057](#)

The City Clerk read Ordinance 24-68 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-68. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 24-69, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to [2024-1069](#)

Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 1.86 Acres from Service Commercial (CS) to Heavy Industrial (HI) for a Parcel Legally Described as Go Team Industrial Park-Unit Three- Block B, Lot 14 (PB 26, PG 2), Located at 2134 NW Commerce Lakes Drive (P24-135).

The City Clerk read Ordinance 24-69 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-69. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.g** Ordinance 24-70, Quasi-Judicial, Public Hearing, an [2024-1071](#)
Ordinance Rezoning Approximately 1.86 acres of Property Located at 2134 NW Commerce Lakes Drive from Service Commercial (CS) to Industrial (IN) Zoning District for a Project Known as Decorative Concrete Specialists of South Florida (P24-136).

The City Clerk read Ordinance 24-70 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-70. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.h** Ordinance 24-71, Public Hearing, Approve the First Budget Amendment to Fiscal Year (FY) 2023-24. [2024-1072](#)

The City Clerk read Ordinance 24-71 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 24-71. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There were no items scheduled to be heard.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-72, Public Hearing, Abandoning a Portion of a [2024-1131](#)
Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 41, Block 1415, Port St. Lucie Section

Seventeen, as Recorded in Plat Book 13, Pages 8, 8A through 8D, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 24-72 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 24-72. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 24-R85, Approve Utility Easement Agreement with Midway Glades Developers, LLC for Access to the Future Floridan Wells F37, F38 and F39. [2024-1022](#)

The City Clerk read Resolution 24-R85 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 24-R85. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R87, Authorizing the Final Acceptance of Public Roadway Improvements for Becker Road at Wilson Grove Phase 2 (P23-067), Constructed by ACR Acquisition, LLC [2024-1163](#)

The City Clerk read Resolution 24-R87 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 24-R87. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was no Unfinished Business to be heard.

13. New Business

The motion passed unanimously by roll call vote.

- 13.a** Approve a Developers Agreement for the Project Known as Palermo Estates [2024-1090](#)

There being no discussion, Vice Mayor Caraballo moved to approve a Developers Agreement for the Project Known as Palermo Estates. Councilman Bonna seconded the motion.

Under discussion, Vice Mayor Caraballo thanked Staff and the Applicant for coming forward with the agreement prior to the County Commission meeting. She also thanked Commissioner Fowler for spearheading this initiative and getting it done. Mayor Martin stated she would be attending the meeting with the County this evening. Vice Mayor Caraballo expressed her thanks for Commissioner Fowler as well and was glad some of the Council members would be attending the meeting this evening.

Teresa Lamar-Sarno stated Staff worked hard on the agreement, thanked Palermo for their assistance, and that she appreciated Council's support. She explained the agreement obligates the City to negotiate in good faith with the County regarding the language of the agreement.

Mayor Martin thanked Staff for working over the weekend. She stated she emailed the revision requests to Commissioner Fowler and spoke with her this morning.

The Council voted and the motion passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo reported on the status of Becker Road and the receipt of approximately \$23.4 million from FDEP, which in part will be utilized to expand the Westport Wastewater Treatment Facility and enhance the quality of the water being discharged by the golf course.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported she attended the groundbreaking for Drive and Fly Investments, City University graduation, ribbon cutting of St. Andrew Lutheran Church digital sign, Economic Development Council Partner Luncheon meeting, and Chief of Police Niemczyk swearing in. Councilwoman Morgan announced the following: River Nights at the Port District, KPSLB Household Hazardous Waste Collection event results, and FDOT Keep America Beautiful awarded the City a \$15,000 grant for its litter prevention education programs.

Councilman Picket reported he attended the Treasure Coast Council of Local Governments, Chief of Police Niemczyk swearing in, FLC Committee Meetings, MC'd Back to the 90's hip hop concert at the MidFlorida Event Center, and had breakfast at the White House with the President and laid a wreath at the Tomb of the Unknown Soldier. Councilman Pickett also noted that he sent a letter to the Postmaster General and to some elected officials regarding the consideration of adding a post office in Tradition. Councilman Picket announced the following: Port St. Lucie International Fest at the MidFlorida Event Center and winners of the Spooktacular House & Yard Decorating Contest.

Vice Mayor Caraballo reported she attended the Chief of Police Niemczyk

swearing in and is currently in D.C. for the National League of Cities meetings. She also announced the City received a grant for Veteran's Park and Rivergate Boat Ramp parking lot and that Public Works completed two City sidewalk projects. Vice Mayor Caraballo inquired about the Christmas lights, to which City Manager Merejo stated he would get an answer and respond to Council. Teresa Lamar-Sarno indicated the hearts/shells will be taken down and replaced.

Councilman Bonna reported he attended the swearing in for Chief of Police Niemczyk, AHAC Regional Elected Officials meeting, Education Foundation Gala which netted over \$100,000 to support teachers and students in the community, Magnolia Lakes Halloween Pumpkin Carving Contest, Economic Development Council Partner Luncheon meeting, and Veterans Day Ceremony. He also announced that the Police Department's blood hounds have completed their training.

Mayor Martin reported she attended the Magnolia Lakes Halloween Pumpkin Carving Contest, spoke to the Vitalia Development in Tradition, attended the swearing in for Chief of Police Niemczyk, and is working on the State of the City address. She announced that the design and permitting for the Hogpen Slough stormwater treatment area is underway and that Kelly Boatwright and Nikki Zheng provided a High Performing Public Spaces presentation at the Public Works Association meeting.

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 was adjourned at 1:31 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk