

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, November 25, 2024

6:00 PM

Council Chambers, City Hall

Meeting to follow the 5:30 PM CRA Meeting* *Addition of Item 7H

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 25, 2024, at 6:34 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 Martin

Councilman Bonna

Vice Mayor Caraballo

Councilwoman Morgan

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 Award Presentation - Spooktacular House & Yard Decorating Contest

[2024-1136](#)

Makenzie Spittler & Melissa Yunis presented the winners of the contest.

5. Public to be Heard

(Clerk's Note: This was heard after Item 6).

Dodi Spence spoke regarding the national survey, heavy trash cans and rebranding costs.

(Clerk's Note: Mayor Martin called multiple names to no avail).

Jeffrey McHugh spoke in opposition to Item 10 c.

Charlie D'Agata spoke in opposition to Items 10 c.) & 10 d.) and inquired as to why the City Council disregarded the Public opinion on the items.

The City Council and the City Attorney responded to the public comment.

6. Additions or Deletions to Agenda and Approval of Agenda

(Clerk's Note: This was heard after Item 4 a.)

Vice Mayor Caraballo moved to approve the Agenda with the addition of Item 7 h, the removal of Item 7e (added to the December 2, 2024, meeting) and the removal of Items 10c & 10d (added to the January 27, 2025, meeting). Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda with Items 7 b.), c.), and f.) pulled for separate discussions. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.a** Approval of the October 23, 2024 Strategic Planning Session,
November 5, 2024 Regular City Council Meeting and
November 18, 2024 Special City Council Meeting Minutes

[2024-936](#)

This item was approved.

- 7.b** Approve Sponsorship of the Senior Forum Hosted by Area
Agency on Aging.

[2024-1145](#)

Dwight Chenette, CEO Area Agency on Aging, requested the City's support to post the December 4, 2024, Senior Forum on the City's website.

Councilman Bonna moved to approve Item 7b. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.c** Authorize the City Council to Ratify the Signature of the City
Manager on an Amendment of the State of Florida
Department of Environmental Protection Grant Agreement
WG115 for the Westport Wastewater Treatment Facility
Nutrient Reduction Improvement Project.

[2024-1149](#)

(Clerk's Note: This item was heard after Item 7f.)

Mr. Matyjaszek informed the City Council that they received additional funds, which totaled \$32 million in grant funding for projects. Vice Mayor Caraballo discussed conducting ribbon cuttings for projects, specifically wastewater projects. Mayor Martin added that other cities brand their projects to increase resident connection.

Vice Mayor Caraballo moved to approve Item 7c. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.d** Authorize the City Council to Ratify the Signature of the City Manager for an Amendment to Grant Agreement 23FRP13 with the Florida Department of Environmental Protection. [2024-1108](#)

This item was approved.

- 7.e** Approve a Major Preliminary and Final Subdivision Plat for Southern Grove Plat No. 47 (P24-153) [2024-1184](#)

This Consent item was Withdrawn.

- 7.f** Approve Cooperative Agreement between the City of Port St. Lucie and CityBase Inc. for Leasing Payment Kiosks - Software and Services. [2024-1165](#)

(Clerk's Note: This item was heard after Item 7b.) This item was tabled.

(Clerk's Note: This item was heard after Item 7b.)

Kevin Matyjaszek, Utility Systems Director, stated that there was an increase in users & cash payments for utilities and explained the kiosk pilot program. The City Council and staff discussed different kiosk locations which may include partnership with County offices such as the Tax Collector. Vice Mayor Caraballo moved to approve the pilot program with one machine (staff to decide on location). Councilwoman Morgan seconded the motion. Under discussion, the City Council & staff discussed reviewing the program and its success after six months. They also discussed the issue of the fee residents would need to pay if they paid by check, since they do not pay that fee now. They also discussed that a location other than City Hall would be beneficial. Vice Mayor Caraballo suggested that a question be added to the Citizen Survey regarding the kiosk and utility payment. Councilman Bonna stated that in the future he would need a definite definition on success when it came to pilot programs.

Vice Mayor Caraballo withdrew her first motion. Councilwoman Morgan seconded the withdrawal. Vice Mayor Caraballo moved to table Item 7f, to

a date uncertain, to allow staff to rework the pilot program. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.g** Award Contract #20240082 for the Floresta Drive Improvement Project Phase 3. [2024-1170](#)

This item was approved.

- 7.h** Approve a Preliminary and Final Plat for Verano South PUD 1- POD D- Plat 5 Replat (P24-025). [2024-746](#)

This Consent item was Approved.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-72, Public Hearing, Abandoning a Portion of a 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. [2024-1131](#)

The City Clerk read Ordinance 24-72 aloud by title only.

Councilwoman Morgan moved to approve Ordinance 24-72. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-73, Public Hearing, Authorizing the Conveyance of an Easement to Florida Power and Light Company for the City Owned Property Located at 3721 SW Darwin Boulevard. [2024-1106](#)

The City Clerk read Ordinance 24-73 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 24-73. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-74, Quasi-Judicial, Public Hearing, an Ordinance to Approve an Amended Conceptual Plan for Approximately 1.01 Acres of Property Located Southwest of the Intersection of Port St. Lucie Boulevard and Southwest Haas Avenue Within the LMD (Limited Mixed Use) Zoning [2024-1174](#)

District for a Project known as Hass Townhomes (P24-116).

The City Clerk administered the Oath of Testimony to staff and other interested parties. The City Clerk read Ordinance 24-74 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner II, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and provided a brief presentation. He informed the City Council that since the Planning & Zoning Board meeting, the applicant agreed to provide an increase in landscaping & buffering to mitigate the impact to neighboring residents.

(Clerk's Note: A PowerPoint was shown at this time.) Abraham Chabab, Abrahma Chabab, Inc., provided a brief presentation & showed a Conceptual Site Plan.

Mayor Martin opened the Public Hearing. Cassie Barlett stated that she was against a multi-family building being built as opposed to a commercial building.

William Barlett spoke in opposition to the project as it would add traffic and cause safety issues on the side street.

There being no one else to speak, Mayor Martin closed the Public Hearing.

Vice Mayor Caraballo, Mayor Martin and Councilman Bonna did not feel that a multi-family residence was compatible with the neighborhood and Councilman Pickett added that he had a concern over the added traffic to the area. Councilwoman Morgan questioned whether the conceptual plan could be denied as the applicant was entitled, under the zoning, to build a multi-family residence.

Deputy City Attorney Hertz informed the City Council of the specifics, she stated that if a conceptual plan was changed or expired, the applicant would need to follow the same process as the initial rezoning, and it would be analyzed as such.

Vice Mayor Caraballo moved to deny Ordinance 24-74. Councilman Pickett seconded the motion, which passed by roll call vote with Mayor Martin, Vice Mayor Caraballo, Councilman Bonna, & Councilman Pickett voting in favor and Councilwoman Morgan voting against.

- 10.c** Ordinance 24-76, Public Hearing, an Ordinance of the City Of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City Of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation for approximately Seven (7) Acres from Limited Commercial (CL), General Commercial (CG), And Low Density Residential (RL) to Institutional (I) for a Parcel Legally Described as Tract A, Tesoro Preserve Plat No. 4, and Generally Located North of SE Morningside Blvd and West of SE Westmoreland Blvd (P24-033) [2024-1182](#)

(Clerk's Note: This item was previously removed and added to the January 27, 2025, meeting.)

- 10.d** Ordinance 24-75, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the 10th Amendment of the Planned Unit Development Document and Concept Plan for the Ravello PUD for Property Located East of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive and Morningside Boulevard (P24-070) [2024-1183](#)

(Clerk's Note: This item was previously removed and added to the January 27, 2025, meeting.)

11. Resolutions

- 11.a** Resolution 24-R86, Quasi-Judicial, Public Hearing, a Resolution of the City Council of the City of Port St. Lucie, Florida, Granting a Special Exception Use to Allow a Bar to be Located in the General Commercial (Cg) Zoning District Per Section 158.124(C)(6) of the Code of Ordinances for a Project Known as Bogey Bay LLC (P24-161); Providing for Conflicts; Providing for Severability; and Providing an Effective Date [2024-1164](#)

The City Clerk read Resolution 24-R86 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Daniel Robinson, Planner III, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and provided a brief presentation. He explained that Bogey Bay was a golf

simulator facility, and their food service was an ancillary use.

Mary Savage Dunham, Planning & Zoning Director, explained that the Planning & Zoning Board had recommended that the approval of the condition does not stay with the land but with the business itself; the approval of a bar is conditioned to be permitted for the type of business proposed.

Aaron Livingston, Bogey Bay LLC., informed the City Council that they only had a beer & wine license, and no hard alcohol would be served and addressed underage drinking and drunk drivers. The City Council added that law enforcement was there to enforce certain issues.

Mayor Martin opened the Public Hearing and there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Resolution 24-R86. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R88, Approval of Professional Services [2024-1139](#)
Agreements to Re-Appoint Special Magistrates for the City of
Port St. Lucie.

The City Clerk read Resolution 24-R88 aloud by title only.

Councilwoman Morgan moved to approve Resolution 24-R88. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R89, Authorizing the Acquisition of Real [2024-1156](#)
Property Described as a Portion of Lots 1 and 50, Block 45,
River Park - Unit Five, as Recorded in Plat Book 11, Page 31,
of the Public Records of St. Lucie County, Florida, for the
Floresta Drive Improvement Project from Southbend
Boulevard to Prima Vista Boulevard.

The City Clerk read Resolution 24-R89 aloud by title only.

Councilman Pickett moved to approve Resolution 24-R89. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** To Formally Inform City Council that the Port St. Lucie Police [2024-1077](#)
Department will be Awarded a Law Enforcement Mental

Health and Wellness Act (LEMHWA) Implementation Projects Grant for the 2024-2026 Funding Cycle in the Amount of \$200,000.

Vice Mayor Caraballo moved to approve Item 13 a). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 13.b** To Formally Inform City Council that the City of Port St. Lucie/Port St. Lucie Police Department has been Awarded a Victims of Crime Act (VOCA) Grant for the 2024-2025 Funding Cycle in the Amount of \$230,108. [2024-1088](#)

Councilman Pickett moved to approve Item 13 b). Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 13.c** Finalize the Annual National Community Survey [2024-1142](#)

Kate Parmelee, Deputy City Manager, gave a summary of the questions that will be on the survey. Under the proposed Half-Cent Sales Tax, Mayor Martin suggested using the word “reauthorized” instead of the word “approval”. Councilman Bonna suggested refining & prioritizing the questions. Under proposed questions #2-#4 remove and place in the Citizen Summit. The City Council suggested adding in a budget piece for the event question; remove proposed question #5. Under the modification question the City Council suggested changing it to “top three priorities other than taxes and traffic”.

Vice Mayor Caraballo suggested adding in a question regarding in person customer service at the Citizen Summit. The City Council discussed the option of having a satellite location at the Tradition Tax Collectors office to assist residents in person. The City Council suggested adding in language that thanks the residents for filling out the survey as well as language that explains that it is a unique opportunity to receive the survey.

Vice Mayor Caraballo moved to authorize staff to work with the National Research Center to review the survey. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Deputy City Manager informed the Public that the Citizen Summit would take place at the Community Center on February 1, 2025.

- 13.d** Approve the Proposed 2025 Port St. Lucie State Legislative Program [2024-1171](#)

It was the consensus of the City to communicate with the delegation on their interests, to prioritize the list, and to ask for letters of support. Vice

Mayor Caraballo suggested that staff clean up the policies.

Vice Mayor Caraballo moved to approve the 2025 Port St. Lucie State Legislative Program. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 13.e** Approve the Proposed 2025 City of Port St. Lucie Federal Program

[2024-1202](#)

It was the consensus of the City to communicate with the delegation on their interests, to prioritize the list, and to ask for letters of support.

Councilman Pickett moved to approve the 2025 City of Port St. Lucie Federal Program. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager informed the City Council that Phase 2 of the Floresta Drive project was completed and Phase 3 would be beginning in the new year. He stated that staff would celebrate new projects with ribbon cuttings, hopefully, monthly.

Deputy City Attorney Berrios clarified that Vice Mayor Caraballo motioned to approve the Consent Agenda subject to the removal of items 7 b.), 7 c.) and 7 f.), for separate discussions, to which Vice Mayor Caraballo replied in the affirmative.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: City Council, County Commissioners & School Board Members Swearing in, Fire Board meeting, invited the public to the Skate Park forums. She requested a discussion on the City's Fence Ordinance.

Councilman Pickett: County Commissioner Swearing in, Police award ceremony, International Fest, MidFlorida Event Center Concert Event Series tickets available.

Vice Mayor Caraballo: National League of Cities, Coffee with Council, County Commissioners Swearing In, Treasure Coast Regional League of Cities, PSL in Lights event.

Councilman Bonna: National League of Cities, City Council & County Commissioners Swearing In, Leadership Florida, invited the public to the School of Continuing Education at IRSC Networking Event.

Mayor Martin: National League of Cities, City Council & County Commissioners Swearing In, Police Award Ceremony, promoted the Artisan Market store.

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 9:20 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk