

# 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, September 9, 2024**

**1:00 PM**

**Council Chambers, City Hall**

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#### **\*Request to Table Item 10B\***

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 September 9, 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

Councilman Dave Pickett

Councilman Anthony Bonna

Council Member Not Present:

Councilwoman Stephanie Morgan

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

Mayor Martin acknowledged Councilman Bonna's son, Anthony Bonna Jr. with a first birthday special presentation.

5. Public to be Heard

No one signed up to speak on this item.

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

Mayor Martin indicated the Council received a request to table Items 10.b, 10.c, and 10.d. Councilman Bonna moved to approve the Agenda with Items 10.b, 10.c, and 10.d tabled to a date uncertain. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**7. Approval of Consent Agenda**

- 7.a** Approval of the July 24, 2024 Summer Workshop (Day 1), July 25, 2024 Summer Workshop (Day 2), and the August 12, 2024 Regular City Council Meeting Minutes [2024-877](#)
- 7.b** Approve Sponsorship Request from the Sunlight Community Church Fall Festival. [2024-852](#)
- 7.c** Award Contract #20240120 for Preventive Pump and Maintenance Services. [2024-834](#)
- 7.d** Approve a Major Site Plan Amendment for St. Lucie HCA Hospital (P13-008-A2). [2024-905](#)
- 7.e** Approve a Preliminary and Final Plat with Construction Plans for a Project Known as Wilson Groves Parcel A Plat 1 (P24-008). [2024-788](#)
- 7.f** Award Contract #20240054 for the Direct Purchase of Materials for the McCarty Ranch Preserve Potable Water Main Extension. [2024-831](#)
- 7.g** Approve Amendment #8 to Contract #20170132 for the Design Services for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2024-879](#)
- 7.h** 2024 Oktoberfest Event License Agreement [2024-894](#)
- 7.i** Approve Stop Loss Insurance Policy with Florida Blue for Fiscal Year 2024/2025 [2024-881](#)
- 7.j** Award Contract #20230046 for Disaster Debris Removal Services. [2024-903](#)
- 7.k** Approve Amendment #4 to Contract #20220053 between the City of Port St. Lucie and Life Scan Wellness Center for Health Screening Physicals for All City Employees and Ratify Approval of Amendments #1-3. [2024-907](#)

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- 7.l** Approve Contract #20240131 with ABB Inc. [2024-896](#)
  - 7.m** Award Contract #20230118 for the Design, Permitting, and Final Plan Services for Bayshore Blvd Multimodal Corridor Improvements Project [2024-891](#)
  - 7.n** Award Contract #20230114 for Professional CEI & GEO Services for Tom Mackie Blvd. Extension Project. [2024-876](#)
  - 7.o** Ratify Contract # 20240164 for Emergency Elevator Modernization to Schindler Elevator Corporation. [2024-897](#)
  - 7.p** Award Contract #20230045 for Debris Monitoring Services. [2024-739](#)

#### Approval of the 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.

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 24-38, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Future Land Use Element by Amending Figure 1-4 as Requested by the Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC (P24-065). [2024-699](#)

(Clerk's Note: This Item was heard after 11.d.)

The City Clerk read Ordinance 24-38 aloud by title only.

Bridget Kean, Deputy Director of the Planning and Zoning Department, provided the City Council with a PowerPoint Presentation of the Application for the Ordinance Amending the Comprehensive Plan.

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-38. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-46, an Ordinance Amending Title XV "Land Usage," Chapter 158, "Zoning Code," Article XI, [2024-829](#)

“Supplementary Use Regulations,” Section 158.213,  
“Wireless Communication Antennas and Towers,” of the City  
of Port St Lucie Code of Ordinances (P24-103).

The City Clerk read Ordinance 24-46 aloud by title only.

There being no discussion, Councilman Bonna moved to approve  
Ordinance 24-46. Vice Mayor Caraballo seconded the motion, which  
passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled for this portion of the Agenda.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-47, Public Hearing, an Ordinance Adopting  
Rate Adjustments to Certain Utility Systems Department  
Rates, Fees, and Charges.

[2024-701](#)

The City Clerk read Ordinance 24-47 aloud by title only.

Kevin Matyjaszek, Director of Utilities, advised the presentation had been  
provided to the City Council during the Summer Workshop and was  
available to answer any questions.

There being no discussion, Councilman Pickett moved to approve  
Ordinance 24-47. Vice Mayor Caraballo seconded the motion, which  
passed unanimously by voice vote.

- 10.b** Ordinance 24-48, Public Hearing, Amending Title VI - Public  
Utilities, Chapter 60 “Definitions” and Chapter 64  
“Wastewater System User Rules” of the City of Port St. Lucie  
Code of Ordinances.

[2024-199](#)

(Clerk’s Note: This item was tabled to a date uncertain during Item 6 of the  
Agenda.)

- 10.c** Ordinance 24-49, Public Hearing, an Ordinance of the City of  
Port St. Lucie, Florida, Authorizing the Lease of a Portion of  
Property Located at 281-TW St. James Drive (Northport Cell  
Tower) to DISH Wireless, LLC For Use of a Monopole  
Communications Tower; and Authorizing the City Manager  
to Execute and Enter into a Cell Tower Lease Agreement;  
Providing for Conflict; Providing for Severability; and  
Providing an Effective Date.

[2024-853](#)

(Clerk’s Note: This item was tabled to a date uncertain during Item 6 of the

Agenda.)

- 10.d** Ordinance 24-50, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing a Lease Amendment Between the City of Port St. Lucie, Florida, and Sprint Spectrum Realty Company, LLC, Related to a Portion of Property Located at 121 SW Port St. Lucie Blvd. for Relocation of Power Utility Service and Easement and Continued Use of a Monopole Communications Tower; and Authorizing the City Manager To Execute and Enter into a Cell Tower Lease Agreement; Providing for Conflict; Providing for Severability; and Providing an Effective Date

[2024-854](#)

(Clerk's Note: This item was tabled to a date uncertain during Item 6 of the Agenda.)

11. Resolutions

- 11.a** Resolution 24-R55, Quasi-Judicial, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Amending the Development Order for the Southern Grove Development of Regional Impact by Amending Map H, the Master Development Plan, and Map H-2, Tradition Trail and Multi-Use Plan, to Reflect Changes to the Land Use Sub-Districts for Approximately 528 Acres of Land Located on the East Side of SW Village Parkway and Between E/W 2 (Destination Way) and SW Hegener Drive from the Employment Center Sub-District, the Neighborhood/Village Commercial Sub-District, and the Mixed Use Sub-District to the Regional Business Center Sub-District and to Provide for the Realignment of Marshall Parkway, the Extension of E/W2 Roadway (Destination Way) East of SW Village Parkway, the Realignment of Tradition Trail, and other Minor Changes (P24-086).

[2024-902](#)

The City Clerk read Resolution 24-R55 aloud by title only.

The City Clerk administered the Oath of Testimony to those individuals present, who wished to speak on Quasi-Judicial Item 11.a.

Deputy Director Kean provided the City Council with a PowerPoint Presentation of the Application to Amend the Development Order for the Southern Grove Development of Regional Impact.

The City Council confirmed that they did have Ex-Parte Communication on this item.

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

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R55. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R63, Public Hearing, 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; Re-Imposing Residential Street Lighting Assessments Against Assessed Property Located within Port St. Lucie, Florida for the Fiscal Year Beginning October 1, 2024; Approving the Assessment Rate; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-871](#)

The City Clerk read Resolution 24-R63 aloud by title only.

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

There being no discussion, Councilman Pickett moved to approve Resolution 24-R63. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R64, Public Hearing, 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; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-875](#)

The City Clerk read Resolution 24-R64 aloud by title only.

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

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R64. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: At this time, Item 11.f was heard.)

- 11.d** Resolution 24-R65, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Relating to the Provision of Stormwater Management Services in the City Of Port St. Lucie; Re-Imposing 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; Specifying the Unit of Measurement for the Stormwater User Fees; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-872](#)

The City Clerk read Resolution 24-R65 aloud by title only.

Mayor Martin explained this was a \$5 increase for the Stormwater Assessment. She opened the Public Hearing. The following residents spoke during the Public Hearing:

Frank Ryno, 3449 SE Hart Cir., spoke in opposition of the item.

Eslin McFarlane, 658 SW College Park, spoke in opposition of the item.

James Sikora, 5803 NW Zinna St., spoke in opposition of the item.

Myrna James, 463 SW Log Dr., spoke in opposition of the item.

Anthony Rubino, 385 SW Majestic Ter., spoke in opposition of the item.

Francklin Mathe, 233 S Christmas Ter., spoke in opposition of the item.

James Bracone, 4633 SW Savona Blvd., spoke in opposition of the item.

Felicia Porter, 1042 SW Haleyberry Ave., spoke in opposition of the item.

Trevor Miller, 3243 & 3242 SW Constellation Rd., spoke in opposition of the item.

Ann Dorcely, 3749 SW Janus St., spoke in opposition of the item.

Mayor Martin closed the Public Hearing.

The City Council and City Manager Merejo addressed the concerns that were discussed by residents during the Public Hearing.

Louis Johnson, Assistant Director of Public Works, explained the way swales operate.

The City Council discussed the swale liner program.

There being no further discussion, Councilman Pickett moved to approve Resolution 24-R65. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 24-R66, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste within the City of Port St. Lucie; Re-Imposing Solid Waste Service Assessments Against Assessed Property Located within Port St. Lucie, Florida, for the Fiscal Year Beginning October 1, 2024; Approving the Rate of Assessment; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-878](#)

The City Clerk read Resolution 24-R66 aloud by title only.

Mayor Martin indicated this item was related to the CPI rate increase for the City's Solid Waste Assessment and provided the historical background regarding the City's Solid Waste problems. She explained that the City was currently undergoing a Solid Waste feasibility study. Mayor Martin opened the Public Hearing. The following residents spoke during the Public Hearing:

James Bracone, 4633 SW Savona Blvd., spoke in opposition of the item.

Paul Connop, address not provided, advised he was happy with his service. He suggested using one side of the road for garbage pickup and the opposite side for recycling.

Myrna James, 463 SW Log Dr., spoke in opposition of the item.

Trevor Miller, 3243 & 3242 SW Constellation Rd., spoke in opposition of the item.



Francklin Mathe, 233 S Christmas Ter., spoke in opposition of the item.

Mayor Martin closed the Public Hearing.

The City Council addressed the concerns that were discussed by residents during the Public Hearing.

There being no further discussion, Councilman Pickett moved to approve Resolution 24-R66. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

A recess was called at 2:48 p.m., the meeting resumed at 3:00 p.m.

(Clerk's Note: At this time, Item 8.a was heard.)

- 11.f** Resolution 24-R67, a Resolution of the City of Port St. Lucie, Florida, Relating to the Levy of Special Assessments Against the Lands and Real Estate within the City that are Specially Benefitted by Certain Stormwater, Roadway, Water and Wastewater Improvements and Which are in an Area Known as the Southwest Annexation Special Assessment District No. 1; Adopting and Approving the Revised and Updated Assessment Roll with Respect to Such Special Assessments; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-874](#)

(Clerk's Note: This item was heard after 11.c.)

The City Clerk read Resolution 24-R67 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R67. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 24-R68, a Resolution Allowing the Execution of an Interlocal Agreement with LTC Ranch West Residential Community Development District to Provide for the Operation and Maintenance of the Stormwater Management System for Wylder Parkway.

[2024-906](#)

The City Clerk read Resolution 24-R68 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R68. Vice Mayor Caraballo seconded the motion, which

passed unanimously by voice vote.

- 11.h** Resolution 24-R69, a Resolution Approving Artwork [2024-904](#)  
Submitted by Harbor Village 18 LLC, in Connection with a  
Major Site Plan known as Gatlin Pointe (P20-239-A4).

The City Clerk read Resolution 24-R69 aloud by title only.

Under discussion, Vice Mayor Caraballo applauded the project.  
Councilman Bonna moved to approve Resolution 24-R69. Vice Mayor  
Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this portion of the Agenda.

13. New Business

- 13.a** Request for an Attorney/Client Session with the City Council [2024-909](#)  
to Discuss Pending Litigation in the Matter of City of Port St.  
Lucie v. Waste Pro of Florida, Inc., Case No. 2021-CA-001628.

City Attorney Richard Berrios advised this was a request for an  
Attorney/Client Session with the City Council regarding the pending Waste  
Pro litigation case.

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

14. City Manager's Report

City Manager Merejo discussed the importance of the following items: fees for  
water and wastewater, the water main extension for the McCarty Ranch, and the  
design permitting services for the Bayshore Blvd. Multimodal Corridor  
Improvement Project.

15. Councilmembers Report on Committee Assignments

Councilman Pickett advised that the Pedestrian Bridge was installed and  
connected at Veteran's Park. He reminded folks about the Remembrance  
Ceremony of 9/11. Councilman Pickett noted that he attended the St. Lucie  
Roundtable, Ruck March, Caribbean American Cultural Group Banquet, and the  
installation of the Heart in the Park. He shared the news that he would be a  
grandfather.

Vice Mayor Caraballo indicated she attended City University. She advised that  
the City launched a new electronic bidding platform, OpenGov. Vice Mayor  
Caraballo stated she attended ISCS and the Budget Town Hall on behalf of

Mayor Martin.

Councilman Bonna advised he attended the Heart in the Park and recognized his son's first birthday. He congratulated the City for being the first municipality to complete the Florida Human Trafficking Training. Councilman Bonna thanked State Representative Toby Overdorf. He commended the Human Resources Department for hosting a job fair in August with 800 participants and introduced a new initiative to support job seekers.

Mayor Martin advised that she attended the Heart in the Park ceremony today and the Budget Town Hall at the Botanical Gardens. She announced the two new Police Bloodhounds. Mayor Martin reminded folks about the Remembrance Ceremony of 9/11.

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

No one signed up to speak under this portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 3:30 p.m.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk