

# 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 23, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Meeting to follow the 5:30 PM Budget Hearing\* \*Addition of Item 7I\***

1. Meeting Called to Order

A Regular & Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on September 23, 2024 at 6:00 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Council Members

Present:

Mayor Martin

Councilman Bonna (via Zoom & left the meeting at 7:30 p.m.)

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

Vice Mayor Caraballo moved to approve agenda item [FILE\_NR]. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: to approve [FILE\_NR]. The motion passed unanimously by roll call vote.

- 4.a** Special Presentation: Certificate of Achievement to James A. Dailey Jr.

[2024-987](#)

The Mayor presented the certificate to James Dailey.

- 4.b** Special Presentation: Certificate of Achievement to PSL Little League Softball 2024 Florida Senior League State Champions [2024-988](#)

The Mayor presented the certificate to the State Champions.

- 4.c** Accept the Fiscal Year (FY) 2022-23 Annual Comprehensive Financial Report (ACFR) and Popular Annual Financial Report (PAFR). [2024-932](#)

Stephen Okiye, Finance Director, provided a presentation. Vice Mayor Caraballo moved to approve the FY22/23 ACFR & PAFR. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 4.d** Insurance Services Office (ISO) Rating for the City of Port St. Lucie [2024-980](#)

Joel Dramis, Building Official, provided a presentation.

There was City Council consensus to vet and provide the insurance provider marketplace website to residents via the City's homepage.

5. Public to be Heard

Steve Carroll spoke regarding increases in taxes, City Council re-elections, and Police Department issues.

Bonnie Liddy spoke regarding flooding in her area.

April Espana spoke regarding streetlights.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Pickett moved to approve the Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the August 26, 2024 Regular City Council Meeting Minutes [2024-935](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.b** Award Contract # 20240066 for Janitorial Services. [2024-862](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Approve the Service Agreement between the City of Port St. Lucie and the St. Lucie County Chamber of Commerce, Inc. and Authorize the City Manager to Execute and Enter into the Agreement [2024-941](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.d** Approve Amendment #2 to Contract #20220038, for Design & Permitting Services for the Hogpen Slough Trail Boardwalk & Shared Paths. [2024-940](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.e** Award Contract #20240046 for Professional Design Services for a New Public Works Administration Building. [2024-944](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Authorize the City Manager to Execute an Agency Cost-Share Agreement by and between the Indian River Lagoon Council and City of Port St. Lucie for the Reconstruction of the A-14 Water Control Structure in Port St. Lucie, FL. [2024-923](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Approve the Agreement between the City of Port St. Lucie and the Economic Development Council of St. Lucie County, Inc. and Authorize the City Manager to Execute and Enter into the Agreement [2024-938](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.h** Approval to Participate in the Palm Beach County Agreement #23-047/SS for Card Access Security System Parts, Supplies, Accessories, Software, Support Plans, Purchase and Delivery. [2024-926](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice

vote.

- 7.i** Ratify a Memorandum of Understanding with the Bloomberg Harvard City Leadership Initiative to engage the work of Bloomberg Harvard City Fellows [2024-995](#)

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

#### Approval of the Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 24-47, 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.

Councilman Pickett moved to approve Ordinance 24-47. 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 24-49, 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](#)

The City Clerk read Ordinance 24-49 aloud by title only. Mayor Martin opened the Public Hearing and there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan moved to approve Ordinance 24-49. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-50, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing a Lease Amendment [2024-854](#)

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

The City Clerk read Ordinance 24-50 aloud by title only. Mayor Martin opened the Public Hearing and there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 24-50. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-53, Quasi-Judicial, Public Hearing, an [2024-945](#)  
Ordinance to Rezone Approximately 0.56 Acres of Property Located on the Northeast Corner of SW Whitmore Drive and Southwest Macedo Boulevard from the Zoning Designation of Professional (P) to Service Commercial (CS) Zoning District for Property Legally Described as Lots 5 and 6, Block 621, Port St. Lucie Section Thirteen (P24-115).

The City Clerk administered the Oath of Testimony to staff and other interested parties. The City Clerk read Ordinance 24-53 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.) Cody Sisk, 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.

Tod Mowery, RedTail DG, stated that he was available for questions.

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

Vice Mayor Caraballo moved to approve Ordinance 24-53. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 24-54, Quasi-Judicial, Public Hearing, an [2024-954](#)  
Ordinance of the City of Port St. Lucie, Florida, Rezoning

Approximately 0.74-Acres of Land, Located South of SW Gatlin Boulevard, on the East Side of SW Campana Street, from Single Family Residential (RS-2) Zoning District to Warehouse Industrial (WI) for Property Legally Described as Port St. Lucie Section Thirty-One, Block 1708, Lots 3, 4, And 5 (P24-080).

The City Clerk read Ordinance 24-54 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.) Sofia Trail, Planner I, stated that she had been sworn in and cadded that the official file was submitted to the City Clerk's Office 5 days before the meeting and provided a brief presentation.

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

Councilman Pickett moved to approve Ordinance 24-54. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 24-55, Public Hearing, an Ordinance Amending [2024-956](#)  
the Comprehensive Plan of the City of Port St. Lucie to  
Provide a Large-Scale Amendment consisting of Text  
Amendments to the Infrastructure Element by Amending  
Policy 4.D.2.1.1 of the Infrastructure Element and Adopting  
by Reference an Updated Water Supply Plan as Required by  
Section 163.3177 (6)(C), Florida Statutes (P24-124).

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

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director provided a brief presentation for the transmittal hearing.

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

Councilman Pickett moved to approve Ordinance 24-55. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 24-56, Quasi-Judicial, Public Hearing, an [2024-957](#)  
Ordinance to Rezone Approximately 4.89 Acres of Property

Located in the Northeast Quadrant of the Intersection of SW Tradition Parkway and the North-South "A" Road Right-of-Way for a Parcel of Land Legally Described in Exhibit 6 of the Attached Composite Exhibit "A" from the Zoning Designation of AG-5 (SLC Agriculture-5) to the City's MPUD (Master Planned Unit Development) Zoning District for a Project Known as Western Grove 4 MPUD; Providing for the Approval and Adoption of a MPUD Conceptual Master Plan and Regulation Book (P24-054).

The City Clerk read Ordinance 24-56 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean stated that she 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.

Matt Yates, Lucido & Associates, stated that he was available for questions.

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

Councilwoman Morgan moved to approve Ordinance 24-56. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 24-57, Quasi-Judicial, Public Hearing, an Ordinance Providing for the Fourth Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the Tradition Commerce Park North MPUD Located West of Interstate 95, South of SW Discovery Way, East of SW Village Parkway and North of Marshall Parkway (P24-100).

[2024-961](#)

The City Clerk read Ordinance 24-57 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean provided a brief presentation on the amendment and added that the GFC was the applicant.

Dennis Murphy, Culpepper & Terpening, stated that he was available for questions.

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

Councilwoman Morgan moved to approve Ordinance 24-57. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 24-58, Quasi-Judicial, Public Hearing, an [2024-963](#)  
Ordinance to Rezone Approximately 217 Acres of Property  
Generally Located West of Interstate 95, East of SW Village  
Parkway and between Destination Way and Marshall  
Parkway for a Parcel of Land Legally Described in Section 6 of  
the Attached Composite Exhibit "A" from the Zoning  
Designation of Tradition Commerce Park North MPUD  
(Master Planned Unit Development) to the Zoning  
Designation of Destination at Tradition MPUD for a Project  
Known as Destination at Tradition MPUD; Providing for the  
Approval and Adoption of an MPUD Conceptual Master Plan  
and Regulation Book (P24-099).

The City Clerk read Ordinance 24-58 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean stated that she 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.

Dennis Murphy, Culpepper & Terpening, stated that he was available for questions.

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

Councilman Pickett moved to approve Ordinance 24-58. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote. (Councilman Bonna left the meeting and was not present for voting for the rest of the meeting.)

## 11. Resolutions

- 11.a** Resolution 24-R70, Quasi-Judicial, Public Hearing, a [2024-967](#)



Resolution Granting a Special Exception Use to Allow a Drive-thru Associated with a Restaurant in a Commercial General (CG) Zoning District per Section 158.124(C)(13) of the Code of Ordinances (P24-017).

The City Clerk read Resolution 24-R70 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Marissa Da Breo-Latchman, Planner II, stated that she 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.

Dan Sorrow, Coteleur & Hearing, stated that they were excited for the development in the area & added that he was available for questions.

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-R70. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R71, Authorizing the Acceptance of a Donation of Real Property Described as Tract C, Southern Grove Plat 39, as Recorded in Plat Book 109, Page 30, of the Public Records of St. Lucie County, Florida, by the Port St. Lucie Governmental Finance Corporation. [2024-924](#)

The City Clerk read Resolution 24-R71 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 24-R71. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R72, Quasi-Judicial, Public Hearing, a Resolution to Support Renaming a Duplicate Street Name, SW Pietra Way Road Right-of-Way in the Verano South PUD 1-POD G-Plat No. 1 Plat, Legally Described within Exhibit "A" and Depicted on Page Three (3) of Exhibit "A", Verano South PUD 1-POD G-Plat No. 1 Plat; Providing for Conflict; Providing for Severability; and Providing an Effective Date. (P24-102) [2024-939](#)

The City Clerk read Resolution 24-R72 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.) Dan 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.

Mr. Sorrow stated that he was available for questions.

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

Councilman Pickett moved to approve Resolution 24-R72. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 24-R73, a Resolution of the City Council of the [2024-910](#)  
City of Port St. Lucie Approving an Economic Development  
Incentive Package for Project Four PSL; Providing for Conflict;  
Providing for Severability; and Providing an Effective Date.

The City Clerk read Resolution 24-R73 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Elijah Wooten, Economic Development Administrator, provided a presentation for Project Four PSL. Pete Tesch, President of the Economic Development Council of St. Lucie County, thanked City staff & Mr. Tambone for their partnership and highlighted the economic output for the project. The City Council discussed that Southern Grove was built out in five years and added that this was the last major parcel in the area.

Vice Mayor Caraballo moved to approve Resolution 24-R73. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 24-R74, a Resolution Allowing the Execution of a [2024-880](#)  
Settlement and Release Agreement and Maintenance  
Agreement with ABC Liquors Inc. to Provide a Settlement  
and Agreement for the Maintenance of an Easement.

The City Clerk read Resolution 24-R74 aloud by title only. Richard Berrios, City Attorney, advised that the settlement agreement clarified the responsibility of the culvert pipe as well as the payor.

Councilman Pickett moved to approve Resolution 24-R74. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 24-R75, Public Hearing, Creating New [2024-942](#)

Ballot-Successful Port St. Lucie Residential Street Lighting  
Assessment Area Boundaries

The City Clerk read Resolution 24-R75 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Resolution 24-R75.  
Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 24-R76, Authorizing the City Manager to Enter into and Execute a Local Agency Program Agreement with the State of Florida Department of Transportation for Federal Funds Concerning the Construction of Sidewalk on the North and East Side of Southwest Kestor Drive from Southwest Darwin Boulevard to Southwest Becker Road; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2024-698](#)

The City Clerk read Resolution 24-R76 aloud by title only.

Councilwoman Morgan moved to approve Resolution 24-R76. Councilman Pickett seconded the motion The motion passed unanimously by voice vote.

- 11.h** Resolution 24-R77, a Resolution of the City of Port St. Lucie, Florida, Authorizing a Renewal Agreement and First Amendment to Interlocal Agreement by and between St. Lucie County, Florida, and the City of Port Saint Lucie for the Hogpen Slough STA Project [2024-873](#)

The City Clerk read Resolution 24-R77 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 24-R77.  
Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

A break was called at 7:58 p.m., and the meeting resumed at 8:04 p.m.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approve Acceptance of Sewer Main Construction Agreement [2024-964](#)

from Warehomes at Tradition, LLC.

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

**13.b** Discuss St. Lucie County Response Letter to Port St. Lucie Residents

[2024-983](#)

Mayor Martin explained the timeline of events to clarify the facts that led to the response letter. The City Council voiced their concerns over the upcoming projects within the County that will affect the City. They discussed how disheartened they were over the County's response/comments & their unwillingness to work together; they questioned where/how the County spent taxpayer money. They discussed how the County had threatened to forgo the gas tax money if the City did not pay more to them. They discussed how the County separated the City from the County which disregarded City residents even though they were County residents and paid taxes to the County.

There was City Council consensus to keep residents up to date on the issues via the portal.

14. City Manager's Report

The City Manager informed the City Council that staff were reviewing the intersection at Savona and California Blvd to mitigate flooding after heavy rains and design services for the Public Works building was approved and would be moving forward.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Savannah Club-Tourist Development presentation, EDC meeting, Life-Saver breakfast, St. Lucie County Fire Board meeting, Florida League of Cities meeting, City Parks tour, Port St. Lucie Express, Port St. Lucie History Museum opening on September 25, 2024.

Councilman Pickett: Signing of the Heart, POWMIA event. He discussed SHIP funding.

Vice Mayor Caraballo: Coffee with the Council, EDC meeting, Florida League of Cities, announced Councilman Bonna's Town Hall, Signing of the Heart.

Mayor Martin: Signing of the Heart, St. Lucie County Fire Board meeting, 9/11 event, Boy Scouts Pack 402 event, Love Your Block event, Youth Summit, Police Department grant supporting mental health, Rollerblading event.

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 9:06 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk