

# 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, August 26, 2024**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Item 11J\***

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 August 26, 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

Councilwoman Morgan

Councilman Pickett

Council Members Not Present:

Vice Mayor Caraballo

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** Proclamation: Hunger Action Month

[2024-774](#)

Alexander Lord & Maureen Pringle, Treasure Coast Food Bank/Hunger Action Month Committee, accepted the Proclamation.

**5. Public to be Heard**

Steve Carroll discussed issues with the City's Police Department.

Myrtise Losier discussed solid waste issues.

**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**

Councilman Bonna moved to approve the Consent Agenda with Items 7 j.) & 7i.), pulled for separate discussions. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**7.a** Approval of the July 22, 2024 Regular City Council Meeting Minutes [2024-810](#)

This Consent item was approved.

**7.b** Termination, Partial Release and Modification of Restrictive Covenants Executed by Daniel W. Burris and Lorraine D. Burris with Respect to Lots 9 and 10, Block 1320, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1408, Page 2126, of the Public Records of St. Lucie County, Florida, and with Respect to Lots 9, 10, 25 and 26, Block 1320, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1458, Page 2693, of the Public Records of St. Lucie County, Florida. [2024-803](#)

This Consent item was approved.

**7.c** Approve Sponsorship Request from the Minority Business Development Agency Business Center (MBDA) Business Center for Treasure Coast MED Week 2024 [2024-809](#)

This Consent item was approved.

**7.d** Award Contract #20230086 for Continuing Contract for Construction Manager at Risk (CMAR) Services [2024-789](#)

This Consent item was approved.

**7.e** Award Contract #20240039 for Professional Design Service for a New Diesel Generator at Prineville Water Treatment Facility. [2024-808](#)

This Consent item was approved.

This Consent item was approved.

- 7.f** Approve Brothers' Construction, Inc. to Construct the Replacement of the Damaged Section of the Riverwalk Boardwalk North, Per Chapter 35.08(c), Good Cause Shown. [2024-830](#)

This Consent item was approved.

- 7.g** Approve Contract #20240146 with NUE Urban Concepts, LLC to Update the Mobility Plan and Mobility Fee Study. [2024-827](#)

This Consent item was approved.

- 7.h** Award Contract #20240059 for Public Art Conservation for the Planning and Zoning Department. [2024-821](#)

This Consent item was approved.

- 7.i** Recommendation for Appointment to Serve on the City of Port St. Lucie Youth Council. [2024-835](#)

(Clerk's Item: This item was heard after Item 11 h.)

Councilman Bonna moved to approve Item 7 i.). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.j** Approve a Preliminary and Final Plat with Construction Plans for a Project Known as Riverland Parcel D - Plat Six (P23-166). [2024-842](#)

Mary Savage-Dunham, Planning & Zoning Director, read into record the conditions of approval for the plat. Councilman Pickett moved to approve Item 7 j.), with the conditions stated by staff. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 7.k** Approve a Preliminary and Final Plat with Construction Plans for Cadence WG5D Phase 1 (P23-112). [2024-798](#)

This Consent item was approved.

## 8. Second Reading of Ordinances

- 8.a** Ordinance 24-40, Abandoning a Portion of a 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. [2024-724](#)

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

Councilman Bonna moved to approve Ordinance 24-40. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-41, Abandoning a Portion of a Twenty (20) [2024-725](#)  
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.
- Councilwoman Morgan moved to approve Ordinance 24-41. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 8.c** Ordinance 24-42, an Ordinance Rezoning Approximately 23 [2024-738](#)  
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).
- The City Clerk read Ordinance 24-42 aloud by title only.
- Councilman Pickett moved to approve Ordinance 24-42. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 8.d** Ordinance 24-43, an Ordinance Adopting the First [2024-757](#)  
Amendment to The Shoppes at Veranda Falls Master Sign Program (P07-092-A1).
- The City Clerk read Ordinance 24-43 aloud by title only.
- Councilman Bonna moved to approve Ordinance 24-43. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 8.e** Ordinance 24-44, Approving to Dispose of Surplus [2024-750](#)  
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 City-Owned Real Property to Ishrat Khurshid with Metro Realty.
- The City Clerk read Ordinance 24-44 aloud by title only.
- Councilman Pickett moved to approve Ordinance 24-44. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 24-45, an Ordinance Amending Title III - [2024-772](#)  
“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.

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

Councilman Bonna moved to approve Ordinance 24-45. Councilman Pickett seconded the motion. Under discussion Councilman Bonna thanked staff for their hard work. The motion 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 24-46, Public Hearing, an Ordinance Amending [2024-829](#)  
Title XV “Land Usage,” Chapter 158, “Zoning Code,” Article XI, “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 Resolution 24-R46 aloud by title only.

(Clerk’s Note: A PowerPoint was shown at this time.) Sofia Trail, Planner I, provided a brief presentation and stated that the City initiated text amendment would add Regional Business Center subdistrict into the code, allowing for wireless communication and antennas & towers as a Special Exception Use. She added that the Planning & Zoning Board had recommended approval.

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

Councilwoman Morgan moved to approve Ordinance 24-46. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

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## 11. Resolutions

- 11.a** Resolution 24-R51, Quasi-Judicial, Public Hearing, a [2024-843](#)  
Resolution Granting a Special Exception Use to Allow a  
Drive-Through, Associated with a Restaurant, in the General  
Commercial (CG) Zoning District Per Section 158.124(C)(13)  
of the Code of Ordinances for a Project Known as 7 Brew  
Drive-Thru Coffee (P24-043).

The City Clerk administered the Oath of Testimony to staff and other interested parties. The City Clerk read Resolution 24-R51 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.) Bethany Grubbs, Planner III, stated that she had been sworn in. She provided a brief presentation and informed the City Council that Seven Brew had applied for a Special Exception Use (SEU) to allow for a drive-through. She added that the Planning & Zoning Board had recommended approval with the condition that the SEU was granted solely for the proposed conceptual plan, should any changes be made to the Conceptual Plan, the Special Exception Use would be automatically voided.

Mark Gottlieb Metro Group Development II, LLC, 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 Bonna moved to approve Resolution 24-R51. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote. (Mary Savage-Dunham, Planning & Zoning Director clarified that the motion included the condition.)

- 11.b** Resolution 24-R52, Quasi-Judicial, Public Hearing, a [2024-832](#)  
Resolution Granting a Special Exception Use to Allow a  
Vehicle Repair and Maintenance Facility, in the General  
Commercial (CG) Zoning District as per Section 158.124(C)  
(10) of the Zoning Code for a Project Known as Mavis Tire  
(P23-238).

The City Clerk read Resolution 24-R52 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 requested that it be entered into the record. He gave a brief presentation and informed the City Council that the SEU was proposing to allow a vehicle repair and maintenance facility in the General Commercial (CG) Zoning District. He added that the Planning & Zoning Board had recommended approval.

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

Councilwoman Morgan moved to approve Resolution 24-R52. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R53, Quasi-Judicial, Public Hearing, a [2024-828](#)  
Resolution Granting a Special Exception to Allow an Enclosed  
Assembly Area Over 3,000 Square Feet, in the Warehouse  
Industrial (WI) Zoning District per Section 158.135(C)(5) of  
the Zoning Code for a Project Known as Set'em Up Volleyball  
(P24-098).

The City Clerk read Resolution 24-R53 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.) Mr. Foreman 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 requested that it be entered into the record. He provided a brief presentation and informed the City Council that the SEU was proposing to allow an enclosed assembly area over 3,000 square feet (8,500 square feet) in the Warehouse Industrial (WI) zoning district. He added that the Planning & Zoning Board had recommended approval. Councilman Pickett inquired about parking for the whole building, to which Mr. Foreman replied that if the applicant expanded, they would need to amend the Site Plan to address parking & code requirements. He added that the applicants were tenants but were in discussions with the owner for their approval, if needed for future expansion.

Patricia Sandoval, Set'em Up! Volleyball, informed the City Council that they provided a safe space for children to become athletes and always gave back to the community.

Mayor Martin opened the Public Hearing.

Timothy Rouch spoke in opposition, as the facility had inadequate parking.

Nyla Pipes spoke in favor, as the club provided a safe place for her child.

Mayor Martin informed the Public that the City Council reviewed the information that was provided and reviewed by the Planning Department. Ms. Savage-Dunham clarified that staff would verify that the applicant was operating within the parameters of the approval & inspections would be completed. Councilman Pickett moved to approve Resolution 24-R53. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 24-R54, Quasi-Judicial, Public Hearing, a [2024-823](#)  
Resolution Granting a Special Exception Use to Allow an  
Enclosed Assembly Area over 3,000 square feet in the  
Neighborhood Commercial (CN) Zoning District per Section  
158.120(C)(1) of the Code of Ordinances (P24-028).

The City Clerk read Resolution 24-R54 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 requested that it be entered into the record. He provided a brief presentation and informed the City Council that the SEU was proposing to allow an enclosed assembly area over 3,000 square feet in the Neighborhood Commercial (NC) zoning district. He added that the Planning & Zoning Board had recommended approval. Councilwoman Morgan stated that she would be inquiring about a turn lane during the Site Plan approval.

Dennis Murphy, Culpepper & Terpening, stated that he would address traffic concerns for the Site Plan.

Councilman Pickett moved to approve Resolution 24-R54. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 24-R56, a Resolution of the City Council of the [2024-657](#)  
City of Port St. Lucie approving an Economic Development  
Impact Mitigation Agreement for Costco Wholesale  
Corporation, a Washington-based Corporation, and  
Authorizing the City Manager or his Designee to Execute an  
Impact Fee Mitigation Agreement by and Among the City of



Port St. Lucie and Costco Wholesale Corporation; Providing for Severability; and Providing an Effective Date.

The City Clerk read Resolution 24-R56 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Carly Fabien, Deputy City Attorney, provided a brief presentation on the impact & mobility fee mitigation agreement for Costco Wholesale Corporation.

Councilman Bonna moved to approve Resolution 24-R56. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 24-R57, Authorizing the City Manager to Enter and Execute a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant with the Federal Highway Administration Concerning the Design of Roadway Improvements for Village Green Drive from U.S. Highway #1 to Tiffany Avenue; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2024-791](#)

The City Clerk read Resolution 24-R57 aloud by title only.

Councilman Pickett moved to approve Resolution 24-R57. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 24-R58, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Incentive Package for Project King; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2024-812](#)

The City Clerk read Resolution 24-R58 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Wes McCurry, St. Lucie County Economic Development Council provided a brief presentation on Project King. Mayor Martin stated that economic development brought higher paying jobs to the City.

Councilwoman Morgan moved to approve Resolution 24-R58. Councilman Bonna seconded the motion. Under discussion, Mayor Martin and Councilman Pickett discussed the requirements for economic packages. It was the consensus of the City Council to discuss, at a future City Council Workshop, economic packages moving forward. The motion passed unanimously by voice vote.

- 11.h** Resolution 24-R59, Resolution to Amend to the City of Port St. Lucie Youth Council Bylaws; Amend Keep Port St. Lucie [2024-833](#)

Bylaws; Amend other Housekeeping Changes to the City's Boards and Committees General Rules and Procedures

The City Clerk read Resolution 24-R59 aloud by title only.

Carly Fabien, Deputy City Attorney, gave a brief presentation on the changes to the Resolution and the Youth Council. Mayor Martin thanked the students for applying to the Youth Council.

Councilwoman Morgan moved to approve Resolution 24-R59. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.i** Resolution 24-R60, Authorizing the Final Acceptance of [2024-837](#)  
Public Roadway Improvements for Becker Road at Riverland  
(P23-073), Constructed by Riverland Development Company,  
LLC

The City Clerk read Resolution 24-R60 aloud by title only.

Councilman Bonna moved to approve Resolution 24-R60. Councilman Pickett seconded the motion. Councilwoman Morgan questioned why the street, if it wasn't complete, was being accepted by the City & inquired about destruction of the landscaping, etc., with the street lights. Colt Schwerdt, Public Works Director, explained that since the street met the Becker Road Construction Agreement the FPL street light installation was not a reason for a delay, therefore any destruction due to the installation of the FPL street lights would be on the City. He added that Mattamy was working to install irrigation and they could then finish the aesthetics for the roadway. The motion passed unanimously by voice vote.

- 11.j** Resolution 24-R62, a Resolution to Consider and Approve the [2024-869](#)  
Second Amendment to the Becker Road Construction  
Agreement with Riverland/Kennedy II, LLC.

The City Clerk read Resolution 24-R62 aloud by title only.

Councilman Pickett moved to approve Resolution 24-R62. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approve the McCarty Ranch Recreation Conceptual Master [2024-822](#)  
Plan

Kelly Boatwright, Parks Administrator introduced Nick Kuhn, Kimley Horn.

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(Clerk's Note: A PowerPoint was shown at this time.) Mr. Kuhn provided a brief presentation which included site evaluation findings, public engagement input, long-range Conceptual Plan for recreation amenities and phasing recommendations.

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

14. City Manager's Report

The City Manager stated that the riverwalk construction, connecting The Port to Lyngate Park, would take about nine months. He said that the mobility fee study would ensure that the City was capturing what was needed for growth.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Florida League of Cities Conference, Fire Board meeting and she discussed construction for new amenities at the Saints Golf Course.

Councilman Pickett: Florida League of Cities Conference, Spruce Bluff Preserve Volunteers, and the City Job Fair.

Councilman Bonna: Florida League of Cities Conference & opening night for City University.

Mayor Martin: Florida League of Cities Conference, Fire Board meeting, Spruce Bluff Preserve volunteers, she discussed the new City website/podcast and assessments. She requested that next year, on the notice, staff include the reasons as to why the assessments are raised.

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 1:53 p.m.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk

Typed By:

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Shanna Donleavy, Deputy City Clerk