

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, January 13, 2025	1:00 PM	Council Chambers, City Hall
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Request to Table Item 10A

1. Meeting Called to Order

A Regular Meeting of the City of Port St. Lucie City Council was called to order by Mayor Shannon Martin on January 13, 2025, at 1:00 p.m., at the Port St. Lucie City Hall, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon Martin
Vice Mayor Jolien Caraballo
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

4.a Proclamation: Dr. Martin Luther King, Jr. Day

[2025-077](#)

Nan Krushinski, Special Events Division Director, was presented with the proclamation and she invited the public to celebrate Dr. King's legacy on January 20, 2025, at Whispering Pines Park from 1-4 PM.

5. Public to be Heard

Julio Banks spoke in opposition to the City's suspension of fluoride from the

water.

Steve Carroll spoke regarding the last City Council election and questioned the City Council meeting time of 1 PM.

Kevin Matyjaszek, Utility Systems Director, addressed Mr. Bank's comments and explained the City's suspension of adding fluoride to the City's water.

Vice Mayor Caraballo, Councilman Bonna, and Councilman Pickett offered a response to Mr. Bank's concerns.

Councilwoman Morgan responded to Mr. Bank's and Mr. Carroll's concerns.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda and tabling Item 10a) and Item 10d). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Mayor Martin asked the Council to pull Item 7I) from the Consent Agenda to read the conditions into the record. Vice Mayor Caraballo moved to approve the Consent Agenda with Item 7I) removed. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 7.a** Approval of the October 28, 2024 Regular City Council, [2025-004](#)
November 18, 2024 City Council Workshop, November 25,
2024 Regular City Council, November 25, 2024 Board of
Zoning Appeals, December 2, 2024 Regular City Council,
December 9, 2024 Regular City Council and December 16,
2024 Special City Council Meeting Minutes
- 7.b** Approve a Final Plat with Construction Plans for a Project [2024-1248](#)
Known as Crosstown Parkway Plat 2-B (P24-060).
- 7.c** Approve a Grant Agreement Between the City of Port St. [2024-1181](#)
Lucie and Florida Department of Agriculture and Consumer
Services (FDACS) for the Purpose of Planting Trees to
Enhance the Urban Forestry.
- 7.d** Approve a Preliminary and Final Subdivision Plat for Flagler [2024-1230](#)
Healthcare (P24-049).
- 7.e** Approve Declaration of Surplus for Neighborhood Services [2025-032](#)
Department Fixed Asset Item #26147-000

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- 7.f** Approve Amendment #4 to Contract #20230117 for the CEI & GEO Services for Port St. Lucie Blvd. Segment #3 Reconstruction Project. [2025-046](#)
- 7.g** Approve Change Order #3 to Contract #20220096 with H. J. High Construction for the Design-Build of the Police Training Facility Project. [2025-047](#)
- 7.h** Approve a Preliminary and Final Plat with Construction Plans for a Project known as Verano South- POD H- Plat No. 1 (P21-264). [2025-012](#)
- 7.i** Approve a Final Plat with Construction Plans for a Project Known as Verano South PUD 1- POD D- Plat No. 6 (P24-048). [2025-018](#)
- 7.j** Approve a Preliminary and Final Subdivision Plat with Construction Plans for Tradition 4 Brynlie (P22-277). [2025-045](#)
- 7.k** Approve a Final Subdivision Plat with Construction Plans for Veranda Estates Phase 2 (P24-076). [2025-049](#)

Approval of the Consent Agenda

- 7.l** Approve a Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Seven (P23-190). [2025-015](#)

Planning and Zoning Director Mary Savage-Dunham read the conditions as recommended by Staff to approve the Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Seven.

There being no discussion, Councilman Pickett moved to approve Item 7l) with conditions as stated. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-78, an Ordinance 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 of Approximately 6.83 Acres From Commercial Limited (CL) to Commercial General (CG) and Institutional (I) for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of SE [2024-1208](#)

Westmoreland Boulevard, East of SE Morningside Boulevard, at the Western Terminus of SE Pine Valley Street (P24-130).

The City Clerk read Ordinance 24-78 aloud by title only.

Under discussion, Mayor Martin commented on the potential change to the Sinner's Golf Course and noted there was no change occurring with the Golf Course. She confirmed that the Golf Course was OSR (Open Space Recreation) and would remain as such.

Councilwoman Morgan moved to approve Ordinance 24-78. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-79, an Ordinance, Providing for the 1st [2024-1209](#)
Amendment of the Planned Unit Development Document
and Conceptual Plan for the Sandpiper Bay PUD for Property
Located at 3500 SE Morningside Boulevard, Generally
Located North of the North Fork of the St. Lucie River, South
of SE Westmoreland Boulevard, East of SE Morningside
Boulevard, at the Western Terminus of SE Pine Valley Street
(P24-111).

The City Clerk read Ordinance 24-79 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-79. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 24-82, Chapter 158 - Mobile Food Trucks - Zoning [2024-1176](#)
Text Amendment and Addition of Chapter 121 Business
Regulations -Mobile Food Trucks

The City Clerk read Ordinance 24-82 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-82. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 24-83, an Ordinance of the City of Port St. Lucie, [2024-1212](#)
Florida, Creating Chapter 101, Waterways, Article I, Boating
Safety; Providing for Conflict; Providing for Severability;
Providing for Codification; Providing an Effective Date.

The City Clerk read Ordinance 24-83 aloud by title only.

There being no discussion, Councilman Bonna moved to approve

Ordinance 24-83. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 24-85, Authorizing the Conveyance of 9.11 Acres of Real Property Owned by the City, to the School Board of St. Lucie County, in Accordance with a Land Swap Agreement between the City of Port St. Lucie and the School Board of St. Lucie County. [2024-1168](#)

The City Clerk read Ordinance 24-85 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-85. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

(Clerk's Note: There was nothing scheduled under this portion of the Agenda.)

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-84, Public Hearing, an Ordinance to Rezone Approximately 0.24 Acres of Property Located between SW Buckhart Street and SW Casella Street and north of Hayworth Avenue from the Zoning Designation of Single Family Residential (RS-2) to Service Commercial (CS) Zoning District for Property Legally Described as 14, Block 1705, Port St. Lucie Section 31 (P24-050). [2024-125](#)

(Clerk's Note: This item was previously tabled under Section 6 of this Agenda.)

- 10.b** Ordinance 25-03, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 32, Block 1462, Port St. Lucie Section Fifteen, as recorded in Plat Book 13, Page 6, of the Public Records of St. Lucie County, Florida. [2025-002](#)

The City Clerk read Ordinance 25-03 aloud by title only. Mayor Martin opened the Public Hearing. There being no one present to speak; Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-03. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-04, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement [2025-003](#)

Affecting Lot 24, Block 1149, Port St. Lucie Section Twelve, as Recorded in Plat Book 12, Pages 55, 55A through 55G, Inclusive, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 25-04 aloud by title only. Mayor Martin opened the Public Hearing. There being no one present to speak; Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-04. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 25-05, Quasi-Judicial, Public Hearing, an [2025-021](#)
Ordinance to Approve an Amended Conceptual Plan for
Approximately 1.2 Acres of Property Located Northwest of
the Intersection of Port St. Lucie Boulevard and Southwest
South Globe Avenue Within the LMD (Limited Mixed Use)
Zoning District for a Project Known as Globe Townhomes
(P24-117).

(Clerk's Note: This item was previously tabled under Section 6 of this Agenda.)

- 10.e** Ordinance 25-06, Public Hearing, An Ordinance amending [2024-1251](#)
Title XV, Land Usage, Chapter 153, Definitions, Section
153.01 - Definitions and Chapter 158 Zoning Code, Article VII
- Institutional Districts, Article VIII - Commercial Districts,
Article IX - Industrial Districts, Article XI - Supplementary Use
Regulations, Section 158.217 - Accessory Uses and
Structures, Section 158.222 - Access Standards, Sidewalks,
and Bike Paths, and Section 158.232 - Refuse Collection and
Recycling Areas (P24-107).

The City Clerk read Ordinance 25-06 aloud by title only.

Daniel Robinson, Planner, Planning and Zoning Department provided a PowerPoint Presentation on the Ordinance Amendment.

Mayor Martin opened the Public Hearing. There being no one present to speak; Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-06. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R01, Quasi-Judicial, Public Hearing, a [2025-022](#)
Resolution Granting a Special Exception Use to Allow a
150-Foot Monopole Tower in the Master Planned Unit
Development (MPUD) Zoning District per Section 5.2.1(C)(1)
of the Tradition Commerce Park North at Southern Grove
MPUD Regulation Book and Section 158.213 of the Code of
Ordinances (P24-119).

The City Clerk read Resolution 25-R01 aloud by title only and provided the Oath of Testimony to those testifying on this item.

All City Council Members indicated that they had ex-parte communication.

Francis Forman, Planner, Planning and Zoning Department provided a PowerPoint Presentation to the City Council on Resolution 25-R01.

Councilman Pickett asked if the monopole would be made to look like a tree, to which Planner Forman responded in the affirmative.

Tod Mowery, Redtail Design Group, elaborated on the type of monopole tower that would be installed.

Vice Mayor Caraballo commented on the monopole tower.

Mayor Martin opened the Public Hearing. There being no one present to speak; Mayor Martin closed the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R01. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R02, Authorizing the Acquisition of 15.41 [2024-1185](#)
Acres of Real Property Owned by the School Board of St.
Lucie County, in Accordance with a Land Swap Agreement
between the City of Port St. Lucie and the School Board of St.
Lucie County.

The City Clerk read Resolution 25-R02 aloud by title.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R02. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R03, Authorizing the Acquisition of Real [2024-1259](#)

Property Described as a Portion of Lot 2, Block 254, Port St. Lucie Section Six, as Recorded in Plat Book 12, Page 36, 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 25-R03 aloud by title.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R03. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 25-R04, Authorizing the Acquisition of Lots 7 through 10, Block 325, Port St. Lucie Section Twenty-Five, as Recorded in Plat Book 13, Pages 32, 32A through 32I, of the Public Records of St. Lucie County, Florida, for the Expansion of the Northport Utility Site. [2024-1186](#)

The City Clerk read Resolution 25-R04 aloud by title.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R04. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

(Clerk's Note: There was nothing scheduled under this portion of the Agenda.)

13. New Business

- 13.a** To Formally Inform City Council that the Police Department's Application for the Florida Department of Law Enforcement JAGC - 23 Countywide, Law Enforcement Equipment and Supplies Project has been Selected for an Award in the Amount of \$34,041.67 and Seek Approval of Grant Agreement. [2024-1162](#)

Under discussion, Vice Mayor Caraballo explained the funds awarded to the City Police Department, and Councilwoman Morgan moved to approve Item 13a). Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo discussed four memorandums that would be sent to the City Council about City-wide Traffic Accident Enforcement, the proposed City University Ambassadors Program, Becker Road Completion Update, and the reopening of Skate City Whispering Pines Park. He thanked the City Council for

supporting the land swap with St. Lucie County which was recently approved. City Manager Merejo discussed the potential traffic issues at the intersection of Discovery Way and Community Blvd.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan agreed with City Manager Merejo regarding addressing the traffic issues at Discovery Way and Community Blvd. She thanked Chief Niemczyk and the Port St. Lucie Police Department for enforcing aggressive driving and speeding. She indicated she would like a future discussion on the Cameo Site and Golf Carts/Motorized Vehicles. Councilwoman Morgan stated she attended the St. Lucie County and Florida Power and Light update Luncheon, the St. Lucie County Fire District Board Meeting, the City of Port St. Lucie Employee Appreciation Luncheon, and the Swearing in Ceremony of Richard Del Toro, St. Lucie County Sheriff. She added that she met with County Commissioners Fowler, Lowry, and Clasby and the County Administrator George Landry. Councilwoman Morgan stated she attended Deputy City Manager David Graham's Retirement party.

Councilman Pickett congratulated Chief of Police Niemczyk for the traffic enforcement. He stated he hosted Coffee with the Council and attended the Treasure Coast League of Cities Holiday Luncheon, Sheriff Richard Del Toro's Swearing-in Ceremony, Treasure Coast Council of Local Governments, and Deputy City Manager David Graham's Retirement party.

Vice Mayor Caraballo stated that she visited the RP Funding Center and attended the Treasure Coast National League of Cities Annual Meeting and Holiday Luncheon. She stated she attended the Swearing-in Ceremony for Richard Del Toro, St. Lucie County Sheriff, and the Orientation for St. Lucie Leadership Class. Vice Mayor Caraballo gave kudos to the City of Port St. Lucie Police Department.

Vice Mayor Caraballo asked the City Manager what future City Council Meeting the Solid Waste Report Review would be discussed, to which Assistant City Manager Teresa Lamar-Sarno stated there were currently one-on-ones being scheduled to discuss the Cameo Site and provide some recommended changes. Assistant City Manager Lamar-Sarno indicated that Raftelis completed their report and analysis regarding the City providing Solid Waste Services. She confirmed that she would be scheduling one-on-ones with the City Council to provide their update. Assistant City Manager Lamar-Sarno addressed Councilwoman Morgan's comment regarding Golf Carts in the City and confirmed that Public Works continued to work on the matter and hoped to have an update to the Council at this year's Winter Workshop. Vice Mayor Caraballo asked if there were Council Meetings scheduled for the Cameo or Raftelis Update, to which Assistant City Manager Lamar-Sarno responded in the negative. Vice Mayor Caraballo stated that the dialogue should take place at the dais so that the

Council can provide concrete decisions and directions to the City Manager's Office. She asked the City Manager's Office to have a projected date for Council Meetings following the one-on-ones with the City Council. Vice Mayor Caraballo expressed concern over processes and policies that she felt were falling through the cracks and stated Bulk Waste was a huge issue.

Mayor Martin asked if these topics could be discussed at the Winter Workshop.

Councilwoman Morgan inquired if there was a way to have an informal meeting for these topics. Vice Mayor Caraballo was open to having an informal meeting.

City Manager Merejo indicated the issue of providing the City Council with future meeting dates for the one-on-ones that are scheduled is that sometimes there are issues that may require additional time to research and would have to change the Council Meeting date.

Vice Mayor Caraballo suggested a City Manager's Weekly report and if there is a need to change something then notify the Council through those means.

It was the consensus that the City Council hold an Informal Meeting on or before February 18, 2025, to discuss the Raftelis Consulting Firm Solid Waste Update/Report and the City's Cameo Site.

Councilman Bonna wished everyone a happy new year and stated he attended the Swearing-in Ceremony for the Constitutional Officers, Sheriff Richard Del Toro, and Sheriff John Budensiek. He reported he attended a nominating committee for the Treasure Coast Regional Planning Council and announced he would be the Chairman of the Treasure Coast Regional Planning Council.

Mayor Martin announced she attended the Swearing-in Ceremony for Richard Del Toro. She indicated the need to focus on the Community Blvd. and Discovery Way intersection.

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

(Clerk's Note: There was nothing scheduled under this portion of the Agenda.)

17. Adjourn

There being no further business, the meeting was adjourned at 2:13 p.m.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk