

# 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, February 12, 2024**

**1:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Item 7N\***

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 February 12, 2024, at 1:00 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 Shannon Martin

Vice Mayor Caraballo

Councilman Dave Pickett

Councilwoman Stephanie Morgan

Councilman Anthony Bonna

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: Engineers Week

[2024-131](#)

Mayor Martin proclaimed the week as Engineer's Week, and Colt Schwerdt accepted the Proclamation.

**4.b** Hear an Update on What Works Cities Certification

[2024-045](#)

Kate Parmelee, Deputy City Manager for Strategic Initiatives & Innovation,

provided a quick overview of the “What Works Cities Certification”. (Clerk’s Note: A PowerPoint Presentation was shown at this time.)

(Clerk’s Note: Deputy City Manager Parmelee showed the Council a video at this time.)

- 4.c** Accept the FY2022-23 Infrastructure Surtax Citizens Oversight Committee Annual Report [2024-099](#)

Surtax Citizens Oversight Committee Chairman Kenneth Kroll presented an overview of the Committee’s Annual Report. (Clerk’s Note: A video was shown at this time.)

The City Council thanked the Committee for their work.

Councilman Bonna moved to approve the Infrastructure Surtax Citizens Oversight Committee Annual Report.

Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

5. Public to be Heard

Sheila Selinger, 2050 Sunglow Street, provided the City Council Members with photographs of homes in the City that had city code violations.

Loretta Parish Carter, 5189 NW Milner Drive, provided the City Council Members with copies of the Code Enforcement case against her.

Councilman Pickett advised Ms. Selinger that for the City to research her complaints the Neighborhood Services Department would require addresses.

Councilwoman Morgan stated that putting the complaints on Nextdoor would not alleviate any complaints and for the City to intervene would be by providing their complaint to 1PSL. She addressed Ms. Carter’s comment. Neighborhood Services Director Carmen Capezzuto stated they are working to bring another funding source to aid those that need assistance with their collapsed culvert. Mr. Capezzuto addressed Ms. Selinger’s comment regarding complaints in her neighborhood.

Mayor Martin asked Mr. Capezzuto to explain the City Code Violation process to Ms. Carter. Mr. Capezzuto explained Due Process to Ms. Carter pertaining to City Code Violations cases.

Councilman Bonna reminded the residents to use the 1PSL App or call the 1PSL phone number to make their complaint so that it is addressed by the City.

Vice Mayor Caraballo discussed the Solid Waste issues the City had faced and

the continuation of the enforcement of City Code Violations to ensure the City standards. Vice Mayor Caraballo addressed Ms. Carter's comment and the possibility of low or no interest financing to provide culvert repairs to homeowners.

Mayor Martin noted that during the February City Council Workshop they will be discussing Solid Waste Violation Cases and open City Code Violation Cases currently being addressed.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin stated they City Council was asked to table Item 13.a.

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

7. Approval of Consent Agenda

**7.a** Approval of the January 16, 2024 City Council Workshop Meeting Minutes [2024-094](#)

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

**7.b** Approve Request for the Joint Sponsorship of the Treasure Coast Business Summit. [2023-766](#)

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

**7.c** Motion: Termination of Restrictive Covenant Executed by William R. Fox and Camille J. Fox with Respect to Lots 21 and 22, Block 497, Port St. Lucie Section Ten, and Recorded in Official Records Book 1177, Page 1521, of the Public Records of St. Lucie County, Florida. [2024-107](#)

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

**7.d** Approve 2024 St. Patrick's Day Heritage Event License Agreement [2024-138](#)

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

- 7.e** A Preliminary and Final Plat for Replat of Veranda Preserve East, within the City of Port St. Lucie, Florida on the Request of AG EHC II (LEN) Multi State 1, LLC (P23-089) [2023-1113](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Approve Amendment #1 to Contract #20230091 for Cameras and Software for License Plate Recognition [2024-127](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Award Contract #20240029 to Epic Recruiting for Police Recruiting Campaign Services [2024-150](#)
- Councilwoman Morgan 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 Sourcewell Cooperative Contract #RFP-092222 for Electrical Energy Generation Equipment with Related Parts, Supplies, and Services. [2024-128](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.i** Approve a Final Plat with Construction Plans for Southern Grove Plat No. 44 (P23-072). [2024-086](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.j** Approve Amendments #3 & #4 to Contract #20210028 for the Renovations-Rehabilitation of Historic Structures at The Port District on Westmoreland Blvd. [2024-126](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.k** Approval to Participate in the Sourcewell Cooperative Contract #030421-CTL for Facility Security Systems, Equipment and Software with related Services. [2024-122](#)
- Councilwoman Morgan moved to approve the Consent Agenda.

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Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Award Contract #20230044 for Construction Engineering Inspection (CEI) Services for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2024-100](#)

Councilman Bonna requested to pull this item for separate discussion. He stated he would review the threshold pertaining to contracts. Councilman Bonna moved to approve Item 7.i. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.m** Approve Amendment #1 for the Renewal of Contract #20230033 for Water Meters & Related Parts. [2024-081](#)

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

- 7.n** A Final Subdivision Plat with Construction Plans for Veranda Oaks Plat No. 3, Phases 3 & 4, within the City of Port St. Lucie at the Request of Veranda St. Lucie Lands Holdings, LLC (P23-146). [2024-149](#)

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

#### Approval of the Consent Agenda

Mayor Martin inquired if any of the Council Members wished to pull any of the Consent Item for separate discussion, to which Councilman Bonna indicated he wanted to pull Item 7.i. He explained that he did not have an issue with the item but it met the threshold he set at a previous meeting to discuss. Councilman Bonna indicated that he was currently reviewing the threshold he previously set and requested a separate vote on the item.

Councilwoman Morgan moved to approve the Consent Agenda with Item 7.i removed for separate discussion. Councilman Pickett seconded the motion.

Under discussion Vice Mayor Caraballo spoke regarding Item 7.g she mentioned that she asked the City Manager for quarterly updates as it relates to the Police Recruitment Campaign. Mayor Martin also commented on this item and added that she would like to know what the Return of Investment and timeline of the recruitment effort. She asked that the updated reports be shared with the City Council regarding the results of the recruitment efforts.

City Manager Jesus Merejo indicated they would include an update during the

Summer City Council Workshop.

The motion passed unanimously by voice vote.

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-76, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Transportation Element by Deleting Policy 2.4.1.5 and Adding Goal 2.7, Objectives 2.7.1 and 2.7.2, Policies 2.7.1.1 to 2.7.1.5 and Policies 2.7.2.1 to 2.7.2.4 (P23-182)

[2023-1109](#)

The City Clerk read Ordinance 23-76 aloud by title only. Deputy Director Planning and Zoning, Bridget Kean presented the Application of the Large-Scale Text Amendment of the Comprehensive Plan. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 23-76. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 23-77, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment by Amending Policy 1.4.4.10 of the Future Land Use Element to Increase the Maximum Building Height for the Institutional Future Land Use Designation (P23-215).

[2023-1200](#)

The City Clerk read Ordinance 23-77 aloud by title only. Bethany Grubbs, Planning and Zoning Planner, presented the Application of the Large-Scale Text Amendment of the Comprehensive Plan. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

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

There being no discussion, Councilman Bonna moved to approve Ordinance 23-77. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 23-84, Public Hearing, An Ordinance of the City of

[2023-1197](#)

Port St Lucie, Florida, Amending Ch. 112, Peddlers and Solicitors, Article I General Provisions, by Amending Section 112.01, Definitions; Amending Section 112.02, Exceptions; Amending Section 112.03, Permission of Homeowner or Occupant to Enter Premises; Amending Section 112.05, Harassment; Amending Section 112.07, Hours of Solicitation; Amending Section 112.09, Records of Violation; Creating Section 112.10, Right to Solicit at Reasonable Times, Places and Under Reasonable Circumstance; Amending Chapter 112, Peddlers and Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, Application; Fee for Investigation; Amending Section 112.22, Investigation; Amending Section 112.23, Denial of Permit; Amending Section 112.24, Issuance; Identification Card; Amending Section 112.25, Fee; Adjustment by City Manager; Amending Section 112.27, Expiration; Renewal and Due Date; Delinquency; Amending Section 112.29, Exhibition of Permit Upon Request; Amending 112.30, Revocation; Notice of Hearing; Amending Section 112.31, Appeal of Decision; Amending Section 112.99, Penalty; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date.

The City Clerk read Ordinance 23-84 aloud by title only. City Attorney Richard Berrios requested Item 11.c Resolution 24-R08, Resolution Authorizing the Settlement of Litigation to be called and conduct a block vote. He explained what the Ordinance would do in the future. Deputy City Attorney Amber Izzo explained to the City Council the various changes set forth within this item. She highlighted that the most significant change was the hours of solicitation, changing from 10am to 4pm to 8am to 8pm. Attorney Izzo discussed the fingerprint requirement and the “No Soliciting” sign used by City residents. (Clerk’s Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin asked Attorney Izzo to explain what shade sessions are and what the City Council can do during those sessions. Attorney Izzo explained shade sessions are available for the City Council to discuss any pending litigation matters expenditures and strategies. Mayor Martin asked if there was any voting done during these sessions, to which Attorney Izzo responded in the negative.

Vice Mayor Caraballo clarified that the City Council did not pass the Ordinance fully. City Attorney Berrios indicated that this ordinance had been placed on the Agenda for second reading a few times regarding the Moxy litigation that initiated in August 2023. He clarified that the repeated second readings were due to tabling to make sure the City was taking care of everything at one time. Vice Mayor Caraballo agreed with the recommendation provided by Attorney Izzo. She agreed with the component of the “No Soliciting” Sign and fingerprinting set forth in the ordinance.

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

Councilman Bonna advised he would not be supporting the Ordinance change due to the safety concerns based on the time change.

Councilwoman Morgan agreed with Councilman Bonna. She noted that 8pm was too late for solicitors but based on the settlement the City had to deal with, she would be supporting the change.

Councilman Pickett stated he did not agree with the 8pm time change but could not spend tax payer dollars on the pending lawsuit.

Mayor Martin reiterated Attorney Izzo's statements and stated she would be in support of the change of the ordinance.

City Attorney Berrios reported that there were no tax payer dollars being spent on the settlement of the case against the City.

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 23-84. Councilman Pickett seconded the motion. Motion passed by voice vote with Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan, and Councilman Pickett voting in favor and Councilman Bonna dissenting.

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

- 8.d** Ordinance 24-05, An Ordinance Rezoning a 16.96-acre Property Located at the Southeastern Corner of SE Tiffany Avenue and SE Hillmoor Drive, from the Institutional (I) and Professional (P) Zoning District to Planned Unit Development (PUD) for Property Legally Described as Port St. Lucie Section 50, Tract E (P23-169).

[2024-048](#)

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



The City Clerk read Ordinance 24-05 aloud by title only. Mayor Martin inquired if there was a presentation on this item. Planning and Zoning Director Mary Savage-Dunham indicated this was for the expansion of the hospital and added that staff provided a presentation during the first reading of this Ordinance.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-05. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 24-06, An Ordinance Amending the Planned Unit Development (PUD) Document and Concept Plan for Verano South POD D to Increase the Acreage and the Permitted Number of Dwelling Units (P22-211).

[2024-073](#)

The City Clerk read Ordinance 24-06 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-06. 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 Hearings

- 10.a** Ordinance 24-07, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 0.24-acre Parcel Located South of SW Gatlin Boulevard, on the West Side of SW Casella Street, from Single-Family Residential (RS-2) to Service Commercial (CS), for Property Legally Described as Port St. Lucie Section 31, Block 1706, Lot 13 (P23-197).

[2024-008](#)

The City Clerk read Ordinance 24-07 aloud by title only.

The City Clerk administered the Oath of Testimony to those who would be testifying.

Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

Planner Grubbs presented the presented the Application for Rezoning, P23-197. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Alejandro Toro, Engineering, Design and Construction, Inc., was present on behalf of the Applicant.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 24-07. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-08, Public Hearing, Amend the City of Port St. Lucie, Florida Code of Ordinances, Ch. 150, Art. Vi, "Contractors", Section 150.530 Unlicensed Contractors; Prohibitions; Penalties and Enforcement; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date. [2024-043](#)

The City Clerk read Ordinance 24-08 aloud by title only.

Deputy Finance Director Charlie Proulx presented the ordinance request to the City Council.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-08. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 24-09, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Utility Easement and a Portion of a Ten (10) foot wide Private Utility Easement Affecting Parcel I of Tradition Plat No. 17, as Recorded in Plat Book 43, Pages 22A through 22F, of the Public Records of St. Lucie County, Florida. [2024-062](#)

The City Clerk read Ordinance 24-09 aloud by title only.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 24-09. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 24-R06, A Resolution Providing for the Adoption of a Statewide Mutual Aid Agreement [2024-072](#)

The City Clerk read Resolution 24-R06 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R06. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R07, A Resolution Authorizing the City Manager to Execute FEMA’s Hazard Mitigation Grant Program (HMGP) Grant Applications and Agreements [2024-121](#)

The City Clerk read Resolution 24-R07 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 24-R07. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk’s Note: Item 11.d was heard after this item.)

- 11.c** Resolution 24-R08, Resolution Authorizing the Settlement of Litigation [2024-142](#)

(Clerk’s Note: This item was heard after Item 8.c Ordinance 23-84.)

Councilman Bonna indicated that he would be supporting this item.

There being no further comment, Councilwoman Morgan moved to approve Resolution 24-R08. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk’s Note: Item 8.d was heard after this item.)

- 11.d** Resolution 24-R09, Approving Acceptance of Special Warranty Deed Relating to Additional Road Right-of-Way for Becker Road at the Veranda Preserve East Entrance. [2024-130](#)

The City Clerk read Resolution 24-R09 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R09. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Select Two Non-Profits for 2024 No-Charge Tournaments at [2024-103](#)  
The Saints Golf Course

(Clerk's note: This item was tabled under Item 6. Additions or Deletions to Agenda and Approval of Agenda.)

- 13.b** Approve a Major Site Plan Amendment for St. Lucie HCA [2024-129](#)  
Hospital (P13-008-A1).

Planning and Zoning Planner Francis Forman provided an overview of the Major Site Plan Amendment for St. Lucie HCA Hospital. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Vice Mayor Caraballo asked for a timeline regarding the completion of the expansion.

Matthew Yates, Lucido & Associates, was present on behalf of the Applicant. He indicated that the Applicant was ready for construction. Mr. Yates stated it may be a 10-month construction period.

The City Manager confirmed they have met with the Applicant and would continue to work with them to move the process along.

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

14. City Manager's Report

The City Manager stated that the Citizen Summit was a successful event. He advised that the residents' main concern was traffic and safety improvements

15. Councilmembers Report on Committee Assignments

Mayor Martin thanked Public Works Director Schwerdt and his team.

Councilwoman Morgan reported she attended the Chaney Brother's Grand Opening Ceremony and the Transportation Planning Organization.

Councilman Pickett stated he attended the Chaney Brother's Grand Opening Ceremony, Citizen Summit, Four Chaplin's Ceremony, and Treasure Coast Council of Local Governments meeting.

Vice Mayor Caraballo mentioned that she attended the Riverland Town Center Ground Breaking, National League of Cities, and the Florida Legislative Action Days in Tallahassee.

Councilman Bonna stated he attended the Affordable Housing Advisory Committee Meeting, served as an alternate for the Transportation Planning

Organization Meeting and Florida Legislative Action Days in Tallahassee. He reported he also attended the Port St. Lucie Business Club meeting, Riverland Town Center Ground Breaking and the Citizen's Summit. Councilman Bonna indicated he gave the invocation at the Realtor Bake Sale.

Mayor Martin reported she attended the Riverland Town Center Ground Breaking and the Citizen's Summit. She stated she looked forward to having the discussion of the utilization of Artificial Intelligence during the Winter Workshop.

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 section of the agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 2:47 PM.

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Daisy Ruiz, Deputy City Clerk

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Sally Walsh, City Clerk