

City of Port St. Lucie

City Council

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Meeting Minutes - Final

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, June 24, 2024

6:00 PM

Council Chambers, City Hall

Meeting to follow the 5:30 PM CRA Meeting

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 June 24, 2024, at 6:00 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 Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Presentation of Mr. Rayme Knuckles, the Treasure Coast Homeless Services Council, Inc.'s New Executive Director Including Brief Update on the Organization.

[2024-606](#)

Alessandra Tasca, Neighborhood Services Deputy Director, provided an introduction for Mr. Knuckles and he briefly addressed the Council and thanked them for their partnership.

5. Public to be Heard

Residents George Knox, Dr. Chauncelor Howell, and Clifford Montiero spoke on the request for city recognition for Juneteenth.

Resident Pete Pascucci expressed concern regarding Council's words at a past meeting for multiple items including a new cell phone tower and housing development presentations.

Residents Kimberly Gion expressed concerns for spot-zoning and commercial development in residential communities.

Resident Tom Gion spoke on population growth and zoning changes in relation to evacuation routes on Morningside Blvd.

Resident David Lipps spoke on water protection and risk of contamination to the wetlands and aquifers near Morningside Blvd, as well as environmental implications for the neighborhood.

Resident Tracy Kutzler spoke on concerns for wildlife in the Morningside area with new development.

Resident Lisa D'Esposito spoke on the safety of the community due to the change in land-use for the Sandpiper community.

Resident Charles D'Agata spoke on the proposed Assisted Living Facility at Morningside and the potential issues it may cause.

Resident Dr. Jastrjemskaia spoke on neighborhood concerns for the proposed Assisted Living Facility at Morningside.

Vice Mayor Caraballo stated that there was an opportunity for them to get together and speak about Juneteenth, and she clarified that the city of Fort Pierce had a third-party company conduct a Juneteenth event and expressed that this could be an option for collaboration. She requested that City Attorney Berrios reach out to Mr. Pascucci regarding the cell towers, and she provided clarification on quasi-judicial procedures regarding the Morningside project.

Councilman Bonna spoke on collaboration for Juneteenth and communicating with Sandpiper residents. Mayor Martin also discussed future collaboration for Juneteenth and communicating with Sandpiper residents, as well as clarified the Planning & Zoning process.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

- 7.a** Approval of the May 20, 2024 City Council Workshop and [2024-611](#)
May 28, 2024 Regular City Council Meeting Minutes

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

- 7.b** Motion: Termination of Restrictive Covenant Executed by [2024-581](#)
Benjamin D. Thomas and Debra Lynn Pelletier with Respect
to Lots 29 and 30, Block 1670, Port St. Lucie Section
Thirty-One, and Recorded in Official Records Book 1177,
Page 1080, of the Public Records of St. Lucie County, Florida.

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

- 7.c** Motion: Termination of Restrictive Covenant Executed by [2024-588](#)
Adolfo T. De Hostos and Sonja L. De Hostos with Respect to
Lots 14 and 15, Block 1377, Port St. Lucie Section Seventeen,
and Recorded in Official Records Book 1177, Page 1553, of
the Public Records of St. Lucie County, Florida.

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

- 7.d** Approve a Partnership Agreement between the City of Port [2024-587](#)
St. Lucie and the SCORE Association, Inc. for Small Business
Owner Mentorship.

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

- 7.e** Approve Amendment #2 to Contract #20230117 for the [2024-600](#)
Construction Engineering & Inspection (CEI) Services for the
Port St. Lucie Blvd. Segment 3 Reconstruction Project.

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

- 7.f** Approve the Sole Source Contract with Precision Contracting [2024-610](#)
Services, Inc. for the Mapping of the City's Fiber Optic
Infrastructure.

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

- 7.g** Amendment #1: Emergency Rental Assistance 2 (ERA2) [2024-364](#)
Subaward Agreement between the City of Port St. Lucie and the Treasure Coast Homeless Services Council, Inc. (TCHSC)

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

- 7.h** Approval to Purchase Drones and Trade-In Old Drones to State of Florida [2024-598](#)

Vice Mayor Caraballo stated that as they would have to buy the drones anyway, they should purchase them now and wait for reimbursement. There being no discussion, Vice Mayor Caraballo moved to purchase the drones immediately. Councilman Pickett seconded the motion. Councilwoman Morgan inquired as to staff's recommendation, to which Officer Ghobrial explained the grant conditions and financial options/due dates and recommended to wait until July 1st, trade in the drones, and then purchase additional new drones with the new money. Chief Del Toro advised that they had purchased 5 new drones that met the new legal requirements. Vice Mayor Caraballo moved to amend her motion and approve item 7.h as is. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.i** Approval to Participate in the School District of Palm Beach County's Contract ITB 24C-31V, for Cabling Contract Services [2024-565](#)

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

- 7.j** Approve Contract #20240107 for Mechanical Integrity Testing of the James E. Anderson (JEA) Water Treatment Facility's Injection Well. [2024-534](#)

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

- 7.k** Award Contract #20240074 to Provide Building Wire for Street Lighting Projects on Village Parkway - South [2024-605](#)

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

vote.

- 7.l** Authorize the City Manager to Enter into a Right-of-Way Consent Agreement Between Florida Power & Light Company and the City of Port St. Lucie for the Southport Flow Diversion Forcemain Project [2024-580](#)

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

- 7.m** Tri-Party Lift Station Agreement between the City of Port St. Lucie, the St. Lucie County Fire District, and the Port St. Governmental Finance Corporation. [2024-615](#)

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

Approval of the Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with item 7.h being pulled for separate discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-33, Authorizing the Conveyance of a Drainage Easement to Wawa Florida, LLC. [2024-518](#)

The City Clerk read Ordinance 24-33 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 24-33. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-34, an Amendment to Ordinance 22-70 of the City of Port St. Lucie, Florida, Amending the Name of FedEx Ground Package System, Inc. ("FedEx Ground") to Federal Express Corporation ("FedEx Corp.") due to a Company Merger. Providing an Ad Economic Development Ad Valorem Tax Exemption for the Property Located at 13701 SW Sansone Sr. Blvd., Port St. Lucie, Florida, to Encourage Economic Development within the City for the Expansion of an Existing Port St. Lucie Business. [2024-491](#)

The City Clerk read Ordinance 24-34 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 24-34. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

- 9.a** Public Hearing, Approve the City of Port St. Lucie's [2024-607](#)
Community Development Block Grant (CDBG) Action Plan for
the Program Year 2024-25.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Carmen Capezzuto, Neighborhood Services Director, briefly presented the annual Public Hearing for the Community Development Block Grant funds and exhibited the project list.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Action Plan for the Program Year 2024-25. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-35, Quasi-Judicial, Public Hearing, An [2024-558](#)
Ordinance to Rezone approximately 0.46 Acres of Property
Located South of Gatlin Boulevard and West of SW Hayworth
Avenue from the Zoning Designation of Single-Family
Residential (RS-2) to Service Commercial (CS) Zoning District
for Property Legally Described as Lots 18 and 19, Block 1708,
Port St. Lucie Section 31 (P24-053).

The City Clerk swore in all applicants for the Quasi-Judicial Hearings.

The City Clerk read Ordinance 24-35 aloud by title only.

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Cody Sisk, Planner, presented to the Council and stated that the request was to rezone 0.46 acres from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan and current Future Land Use, and that the proposed use was for a vehicle

maintenance and repair facility. He discussed the Land Use Conversion Manual and justification. Alejandro Toro, Engineering Design and Construction, represented the applicant, and clarified that the agenda had a typo in the location, noting that it was on SW Fondura.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 24-35. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 24-36, Quasi-Judicial, Public Hearing, An [2024-612](#)
Ordinance of the City of Port St. Lucie Adopting a Master
Sign Program for the Port District (P23-116).

The City Clerk read Ordinance 24-36 aloud by title only.

Regarding ex-parte communications, Mayor Martin advised that this was a City project, so the City was the applicant.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated that the request was to create a Master Sign Program for the Port District Planned Unit Development (PUD), and she discussed the justification and city sign code comparison for permanent signs.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-36. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 24-R37, a Resolution of the City of Port St. Lucie [2024-601](#)
(City), Florida, Authorizing the City Manager to Enter into
and Execute Florida Department of Environmental Protection
(FDEP) Amendment No. I to Grant Agreement No. 22SRP12
to Benefit Water Quality.

The City Clerk read Resolution 24-R37 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R37. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business**13.a** Approve the Torino Regional Park Phase 1 Recommendation[2024-613](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Kelly Boatwright, Parks & Recreation Administrator, introduced Jonathan Haag, Kimley-Horn & Associates, who presented to the Council on the Torino Regional Park Phase 1 Master Plan recommendations. He discussed the progress of the project, process, schedule, aerial map of parcels, project timeline, public input findings, amenities, and transportation improvements. He also discussed development limitations, park improvements, amenities, and probable costs for Phase 1. He concluded the presentation by exhibiting inspirational images of the playgrounds, skate parks, pavilions, public art, and park elements.

Councilwoman Morgan inquired about designated bus pickups, to which Mr. Haag informed that it would be a dual use, providing for both bus pickups/drop offs and parking for the trail system. Ms. Boatwright discussed taking the opportunity for pickup safety and noted that conversations had not yet been had with the School Board on financial partnership, but they could reach out. Councilman Pickett expressed favor for the pickup location, and inquired if the playground would be similar to the one in the Port, to which Mr. Haag responded in the affirmative. Councilman Pickett then inquired if they were close to closing on Parcel D, to which City Manager Merejo replied that it was still in the works.

Vice Mayor Caraballo noted that this could take time to make it what they want and stated that having a plan moving forward would be important for potential grant-funding. She and Councilman Bonna expressed favor for the concepts/plan. Mayor Martin stated that she promised the skate park community that they would be involved in the design and stated that she would like to see different amenity options for the pavilion that more people could enjoy, and would like the utilization of the park to be maximized.

The Council and staff further discussed pavilion options and City Manager Merejo recommended that they analyze the costs for various features and hold discussions, and then they could make decisions based upon that.

There being no further discussion, Vice Mayor Caraballo moved to approve the Torino Regional Park Phase 1 recommendations with comments as stated for additional amenity options. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo stated they recently received a \$2 million stormwater grant.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the City Attorney interviews, Tourist Development Council meeting, St. Lucie County/City of Port St. Lucie joint meeting, Port Fest ribbon-cutting, Fire District #20 groundbreaking, Councilman Pickett’s Korean War Veteran’s Association swearing in, Fire board interview, and the City Attorney meet and greet.

Councilman Pickett – He attended the St. Lucie County/City of Port St. Lucie joint meeting, St. Lucie County Education Showcase, Port Fest ribbon-cutting, and the City Attorney meet and greet.

Councilman Bonna – He attended the Rotary Club meeting, Chamber breakfast, St. Lucie County/City of Port St. Lucie joint meeting, St. Lucie County Education Showcase, Port Fest ribbon-cutting, International Father’s Association meeting, Fire District #20 groundbreaking, Councilman Pickett’s Korean War Veteran’s Association swearing in, Police Department swearing in, Affordable Housing Advisory Committee meeting, and the Treasure Coast Regional Planning Council.

Vice Mayor Caraballo – She attended the St. Lucie County/City of Port St. Lucie joint meeting, Port Fest ribbon-cutting, Coffee with the Council, Councilman Pickett’s Korean War Veteran’s Association swearing in, Sandpiper Bay Community Group meeting, and the Ballantrae HOA meeting.

Mayor Martin – She attended the St. Lucie County/City of Port St. Lucie joint meeting, Lions Club meeting, Port Fest ribbon-cutting, Councilman Pickett’s Korean War Veteran’s Association swearing in, Fire Board interviews, and the City Attorney meet and greet.

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

There was nothing heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 7:51 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk

Typed By: Jasmin De Freese, Deputy City Clerk