

City of Port St. Lucie

City Council

Meeting Minutes

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

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, December 9, 2024

6:00 PM

Council Chambers, City Hall

Addition of Items 7M and 11E* *Request to Table Item 10C

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 December 9, 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 Accept the FY2023-24 One-Half Cent Sales Tax Annual Report

[2024-1193](#)

Assistant City Manager David Graham presented a video which toured the upcoming and completed city projects. (Clerk's Note: A video was shown at this time.) The Infrastructure Surtax Citizen's Oversight Committee Chair Kenneth Kroll presented the annual report to the Council and introduced the present members of the Committee.

Councilman Bonna discussed having the lowest millage rate of big cities. Vice Mayor Caraballo suggested having the Committee Members be the ones to be a part of the projects and introduce them as they near the end of the tax referendum and using the Port District and latest corridor as examples moving forward.

There being no further discussion, Councilman Pickett moved to approve the FY23/24 One-Half Cent Sales Tax Annual Report. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

5. Public to be Heard

There was nothing heard under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

This item was Approved. There being no discussion, Councilman Pickett moved to approve the Agenda with the addition of items 7.m and 11.e, request to table item 10.c to the January 13, 2025, City Council meeting, and request to table item 7.f to a date uncertain. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Approve Five-Year Service Subscription with Upgrade for Existing Thompson Reuters Software known as Westlaw CoCounsel [2024-1169](#)

Approved.

7.b Approve Insulin Pricing Litigation Retainer Agreement between the City of Port St. Lucie and The Ferraro Law Firm [2024-1227](#)

Approved.

7.c Approve the Retention of Legal Counsel for Waste Pro Litigation. [2024-1224](#)

Approved.

7.d Approve Contract # 20250034 for Backup, Recovery, and Management Software. [2024-1204](#)

Approved.

7.e Award Contract #20240172 for Floresta Drive Phase 3 CEI and Geotechnical Services. [2024-1223](#)

Approved.

7.f Approve Amendment #2 to Contract #20200016 for QAlert CRM Knowledge Base. [2024-1210](#)

- Tabled.
- 7.g** Award Contract #20240173 for Whitmore Baffle Box. [2024-1225](#)
Approved.
- 7.h** Award Contract #20240091 for Professional Design Services for McCarty Ranch Water Quality Restoration for Area 7A. [2024-1233](#)
Approved.
- 7.i** Approve Amendment #1 to Contract #20240129 for Security and Fire Alarm Monitoring with Guardian Hawk Security. [2024-1173](#)
Approved.
- 7.j** Award Contract #20240125 for the SW Airosa Blvd. Median Improvement Project. [2024-1231](#)
Approved.
- 7.k** Approve Sole Source Contract# 20250036 for a Cyclone Sidewalk Scrubber with Cyclone Technology LLC. [2024-1237](#)
Approved.
- 7.l** Approve Sundance Vista Boulevard Preliminary and Final Subdivision Plat with Construction Plans (P24-110). [2024-1203](#)
Planning and Zoning Director Mary Savage-Dunham recited the proposed conditions for approval. There being no discussion Councilman Pickett moved to approve item 7.l with the following conditions:
1. A bond in legally sufficient form and amount must be submitted.
2. A revised plat that addresses all remaining comments must be submitted.
3. The plat will not be recorded until conditions have been satisfied.
Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.m** Alternate Member Appointments to Boards/Committees. [2024-1258](#)
Approved.

Approval of the Consent Agenda

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

8. Second Reading of Ordinances

- 8.a** Ordinance 24-48, Amending Title VI - Public Utilities, Chapter [2024-199](#)

60 "Definitions" and Chapter 64 "Wastewater System User Rules" of the City of Port St. Lucie Code of Ordinances.

The City Clerk read Ordinance 24-48 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-48. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-55, Public Hearing, an Ordinance Amending 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).

[2024-956](#)

The City Clerk read Ordinance 24-55 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean provided a summary to the Council and stated that this was an adoption hearing for a city-initiated Large Scale Comprehensive Plan text amendment (CPA) to amend policy 4.d.2.1.1 of the Infrastructure Element to adopt the 2022 update to the City's Water Supply Facilities Work Plan. She also discussed the project background and the proposed amendment.

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 24-55. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 24-80, Public Hearing, Approving Declaration of Dedication for Access Easement - Duck Court

[2024-1158](#)

The City Clerk read Ordinance 24-80 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-80. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 24-81, Public Hearing, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida.

[2024-1160](#)

The City Clerk read Ordinance 24-81 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 24-81. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-82, Public Hearing, Chapter 158 - Mobile Food Trucks - Zoning Text Amendment and Addition of Chapter 121 Business Regulations -Mobile Food Trucks

[2024-1176](#)

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Camille Wallace, Neighborhood Services Deputy Director, presented to the Council and stated that the request was to amend Section 158.217 Accessory Uses & Structures of the City of Port St. Lucie Zoning Code, and the addition of Chapter 121 Business Regulations – Food Trucks. She discussed the proposed changes which included reorganizing the section that reflected the requirements of operations for mobile vending and added the operation of MFDV and TCK as a permitted accessory use in various Zoning Districts. She informed that there was a Stakeholder Information Session held in October 2024 and a survey was conducted with the majority in agreement of the proposed changes. She also discussed the general requirements for operation and business regulations.

Vice Mayor Caraballo inquired if an ice cream truck could operate as a standard food truck after dusk, to which Ms. Wallace replied that they could still be authorized to sell until 11 p.m. as long as it was within the approved zoning districts. Mayor Martin recommended putting this information on the landing page of the City's website.

Councilwoman Morgan inquired if the stakeholders that attended the meeting were invited to this meeting and notified that this would be heard, to which Ms. Wallace stated that the regular publication of this Ordinance would be a notification, and that she did speak to one attendee and informed them of this meeting, but the department did not specifically reach out to them. Councilwoman Morgan suggested to notify them of the second hearing. She then inquired about the section reading that mobile vendors could be located on the sidewalk, to which Ms. Wallace explained that it is usually vendors such as hot dog vendors but that this language was not changing, and Ms. Savage-Dunham added that it could also be

something such as selling flowers or wagons, and she reiterated that this language was not part of the proposed changes. Councilwoman Morgan inquired if there was a definition listed for mobile vending, to which City Attorney Berrios replied that it should be in the definitions section of the Zoning Texts Amendment. Councilman Pickett then clarified that permission would need to come from the owner of the business and not the manager.

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

- 10.b** Ordinance 24-83, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Creating Chapter 101, Waterways, Article I, Boating Safety; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date.

[2024-1212](#)

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 24-83. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** 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 tabled during item 6.)

- 10.d** Ordinance 24-85, Public Hearing, 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.

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 24-85. Vice Mayor Caraballo seconded the motion, which

passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 24-R90, Authorizing the Acquisition of Real Property Described as Lot 1, Block 2047, Port St. Lucie Section Twenty-Two, as Recorded in Plat Book 13, Page 28, of the Public Records of St. Lucie County, Florida, for Transportation and Public Safety Purposes. [2024-1213](#)

The City Clerk read Resolution 24-R90 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R90. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 24-R91, Relating to Draw Down of Funds for Construction of Incomplete Infrastructure for River Place on the St Lucie No 10 1st Replat. [2024-1214](#)

The City Clerk read Resolution 24-R91 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 24-R91. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 24-R92, Authorizing the Acquisition of Real Property Described as Lot 15, Block 1230, Port St. Lucie Section Twenty, as Recorded in Plat Book 13, Page 21, of the Public Records of St. Lucie County, Florida, for a Roadway Project and Stormwater Purposes. [2024-1221](#)

The City Clerk read Resolution 24-R92 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 24-R92. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 24-R93, Authorizing the Final Acceptance of Public Roadway Improvements for Riverland Blvd at Paseo Overpass (P20-238), Constructed by Riverland Development Company, LLC [2024-1243](#)

The City Clerk read Resolution 24-R93 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R93. Councilman Pickett seconded the motion, which

passed unanimously by voice vote.

- 11.e** Resolution 24-R94, Authorizing the City Manager to Accept a
Quit Claim Deed for the Acquisition of Parcel ID:
3315-424-0001-000-5 and Payment of Related Taxes

[2024-1250](#)

The City Clerk read Resolution 24-R94 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 24-R94. 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** Update Allocations to Projects Funded by the American
Rescue Plan (ARPA)

[2024-1222](#)

There being no discussion, Councilman Pickett moved to approve the updated allocations to projects funded by the American Rescue Plan. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 13.b** Discuss the December 3, 2024 St. Lucie County Board of
County Commissioners Public Hearing and Approval of the
Project Known as Rainbow Groves

[2024-1253](#)

Planning & Zoning Director Mary Savage-Dunham informed that the County had unanimously approved a project called Rainbow Groves, and that the City Manager's Office and City Staff advocated for the inclusion of language to the sub-area policies that obligated the developer to work with the city relative to a Development Agreement at the time of the rezoning and Site Plan.

Mayor Martin advised that they had the opportunity to provide comments as this project went to the State for transmittal, and that it would be the most appropriate time to make a challenge when it goes through to the PNRD. Councilwoman Morgan expressed concerns for comments made at the Rainbow Groves meeting and agreed with submitting statements. She inquired if staff had received Mike McCarty's presentation, to which Ms. Savage-Dunham responded in the negative, noting that she would share it once received. She also mentioned that the language in the policy stated that they needed to submit their presentations within 3 days of the meeting. Councilwoman Morgan then inquired if the City was still pursuing the Developer's Agreement with Mike McCarty, to which Ms.

Savage-Dunham replied that he had informed that he was not inclined to sign the agreement, so the next opportunity for him to sign would be when the zoning came in. Councilwoman Morgan noted that his attorney had advised him not to sign the agreement, and Senior Deputy City Attorney Elizabeth Hertz stated that unsigned agreement was a broad-brush Developer's Agreement related to the Comprehensive Plan Amendment, and she explain the next process for them.

Councilman Bonna stated the importance of advocating for the super majority of residents that were mutual constituents, and Vice Mayor Caraballo inquired if there was anything else that they wanted to see that wasn't covered in the Comprehensive Plan, to which Ms. Savage-Dunham replied that the City team would have preferred to reach an agreement collaboratively with the developer outside of the sub-area policies. Vice Mayor Caraballo stated that a comment that would need to be submitted would be acknowledging the late submission of the traffic study, and she discussed a concern regarding a portion of the presentation of the project being done by County staff, to which Mayor Martin expressed agreement. Mayor Martin also advised that a meeting would be set up with the County to discuss how to further collaborate with their Boards.

Vice Mayor Caraballo moved to approve providing comments as the Rainbow Groves transmittal moves to the State. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo stated that Mattamy Homes had advised that Becker Road should be completed by the 25th of this month, and he also spoke on the solid waste contract. He stated that there would be an informal meeting with County regarding this topic and they could address some of the concerns. Mayor Martin clarified that the meeting was for the Interlocal Agreement with the County regarding disposal/tipping fees, not the solid waste contract with FCC.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended EDC Luncheon, Tour of Accel, Transportation Planning Organization, Aviva ribbon-cutting, City Employee Appreciation Luncheon, and Chief Del Toro's Farewell Breakfast.

Councilman Pickett – He attended Chief Del Toro's Farewell Breakfast, Transportation Planning Organization, City Employee Appreciation Luncheon, Roundtable, and the City Festival of Lights. He requested to be one to write a letter to local delegates to sponsor the Bill regarding electric vehicle gas tax, to which Mayor Martin approved.

Councilman Bonna – He attended Chief Del Toro's Farewell Breakfast, City Hall

meeting with the Attorney General, and the City Festival of Lights. Councilman Bonna suggested addressing ending sister city relationships with Chinese cities due to them being on the State Department's Countries of Concern list. It was the consensus of the City Council to have the City Manager and City Attorney address the sister city issue.

Vice Mayor Caraballo – She attended Board of County Commission meeting, Chief Del Toro's Farewell Breakfast, Transportation Planning Organization, Legislative Conference, and City Festival of Lights.

Mayor Martin – She attended the City Hall meeting with the Attorney General and the City Employee Appreciation Luncheon. She announced that over 5,000 people attended the first day of the Festival of Lights, and that the city had been awarded \$22 million in grants in the past year.

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 7:34 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk