

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, Sr., Councilman, District III

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Monday, May 12, 2025

1:00 PM

Council Chambers, City Hall

Request to Table Item 10A

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 at 1:00 PM on May 12, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Shannon M. 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: National Public Works Week

[2025-343](#)

Mayor Martin read the proclamation for National Public Works Week and presented it to Chris Corrado, Crew Leader, Public Works, who thanked the City Council and the residents of Port St. Lucie for their support. Mayor Martin thanked the Public Works Department for all they do for the citizens and the organization.

4.b Proclamation: Police Week and Peace Officers Memorial Day [2025-474](#)

Mayor Martin read the proclamation for Police Week and Peace Officers Memorial Day, and presented it to Chief Leo Niemczyk who spoke to remembering those who have fallen in the line of duty.

4.c Proclamation: Mental Health Awareness Month [2025-475](#)

Mayor Martin read the proclamation for Mental Health Awareness Month and indicated the proclamation will be given to the Helping People Succeed organization.

4.d An Update from Cleveland Clinic on the Florida Research and Innovation Center [2025-270](#)

Elijah Wooten, Economic Development Administrator, introduced Wes McCurry, Economic Development Corporation, as well as Dr. Joseph Iannotti and Dr. Chirag Chaudary with the Cleveland Clinic. Mr. McCurry reviewed the academic backgrounds and career highlights for Dr. Iannotti and Dr. Chaudary.

Dr. Iannotti provided a PowerPoint presentation and spoke to the status, research, and innovations of the Florida Research and Innovation Center (FRIC) at Cleveland Clinic. He also discussed integration and growth, achievements, as well as the faculty of scientists and doctors leading the facility. Dr. Chaudary discussed the expansion of Cleveland Clinic Tradition Hospital and shared the story of a stroke patient to highlight the care available and provided by the hospital.

Mayor Martin commented on the benefits of Tradition Hospital and the FRIC over the past five years. She indicated she will share the information presented at her upcoming speaking engagements. Vice Mayor Caraballo stated it was an honor to partner with Cleveland Clinic as they are changing the world.

5. Public to be Heard

There were no comments from the public.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin indicated there was a request to table Item 10.a. to the June 9, 2025, City Council meeting.

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with the request to table Item 10.a. to the June 9, 2025, City Council meeting. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

At this point, Councilman Bonna clarified that he voted for tabling Item 10.a, but it is an item he opposed yesterday, opposed today, and will oppose when it comes back to Council.

7. Approval of Consent Agenda

Mayor Martin indicated that Items 7.d and 7.e needed to be pulled, as the conditions had to be read into the record. She noted for Item 7.f, Approve a Site Plan Amendment for Legacy Park Project Everest (Costco Distribution Center), the property and distribution center will be 100% off grid with on-site solar generation, over 22,000 solar panels, and battery storage. She stated it is the first facility of its kind for Costco, as it will be powered with renewable energy, self-contained, and located in Port St. Lucie.

There being no further discussion, Councilwoman Morgan moved to approve the Consent Agenda with the request to pull Items 7.d and 7.e, so the conditions can be read into the record. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.a Approve the Supplement to the Interlocal Agreement for Mutual Use of Facilities with the School Board of St. Lucie County, Florida. [2025-412](#)

7.b Authorize the City Manager to Execute the Memorandum of Agreement (MOA) between Indian River State College, School of Continuing Education (IRSC-SCE) and the City of Port St. Lucie Terminating June 30, 2026. [2025-384](#)

7.c Approve the Temporary Facilities and Right of Entry Agreement between the City of Port St. Lucie and Florida Power and Light Company for City-Owned Property Located at 1001 SE Prineville Street. [2025-400](#)

7.d Approve a Preliminary and Final Subdivision Plat for SG-3 Commercial Shoppes at the Heart (P24-229). [2025-443](#)

Mary Savage-Dunham, Director, Planning and Zoning, read Item 7.d and associated conditions into the record.

Councilwoman Morgan moved to approve the Preliminary and Final Subdivision Plat for SG-3 Commercial Shoppes at the Heart (P24-229), including the conditions as read into the record. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7.e Approve a Preliminary and Final Subdivision Plat with Construction Plans for Tradition SG-7 (P24-114). [2025-444](#)

Mary Savage-Dunham, Director, Planning and Zoning, read Item 7.e and associated conditions into the record.

Councilman Bonna moved to approve the Preliminary and Final Subdivision Plat with Construction Plans for Tradition SG-7 (P24-114), including the conditions as read into the record. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

At this point, Councilman Pickett expressed his concerns regarding the Anthony Sansone Sr. Blvd traffic light and the need for a turn lane there.

- 7.f** Approve a Site Plan Amendment for Legacy Park Project [2025-445](#)
Everest (Costco Distribution Center) (P23-168 A-3)
- 7.g** Approve Amendment #12 to Contract #20200077 for the [2025-375](#)
Construction of Port St. Lucie Blvd. North Roadway Project.
- 7.h** Award Contract #20250024 for Citywide Curb & Gutter, ADA [2025-420](#)
Ramps, and Miscellaneous Sidewalk Replacement Projects.
- 7.i** Approval to Participate in the OMNIA Partners Cooperative [2025-321](#)
Contract #02-150 Issued by the Region 14 Education Service
Center for Maintenance, Repair, and Operational (MRO)
Products and Services with SID Tool Co., Inc. D/B/A MSC
Industrial Supply, Co.
- 7.j** Award Contract #20250005 to Provide Home Inspection [2025-410](#)
Services.
- 7.k** Authorize City Manager to Sign Memorandum of [2025-393](#)
Understanding (MOU)

8. Second Reading of Ordinances

- 8.a** Ordinance 25-22, an Ordinance of the City of Port St. Lucie, [2025-365](#)
Florida, Providing for the First Amendment to the Master
Planned Unit Development Regulation Book and Concept
Plan for the America Walks-Becker Road MPUD Located
South of the Intersection of SW Village Parkway and Becker
Road, North of the C-23 Canal, East of a 170 Foot FPL
Easement, and West of Interstate 95 (P24-149).

The City Clerk read Ordinance 25-22 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve

Ordinance 25-22. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-23, Abandoning a Portion of a Twenty (20) [2025-361](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot
6, Block 313, Port St. Lucie Section Two, as Recorded in Plat
Book 12, Pages 12, 12A through 12D, of the Public Records of
St. Lucie County, Florida.

The City Clerk read Ordinance 25-23 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-23. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-24, Public Hearing, an Ordinance Amending [2025-368](#)
Title XV "Land Usage," Chapter 153, "Definitions," and
Chapter 158 "Zoning Code," of the Code of Ordinances of the
City of Port St. Lucie by Amending Sections 153.01, 158.110,
158.120, 158.135, 158.177 and 158.212 (P25-030).

The City Clerk read Ordinance 25-24 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-24. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 25-25, Abandoning a Portion of a Fifteen (15) Foot [2025-362](#)
Wide Rear Utility and Drainage Easement Affecting Lot 26,
Block 543, Port St. Lucie Section Ten, as Recorded in Plat
Book 12, Pages 49, 49A through 49G, of the Public Records of
St. Lucie County, Florida.

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

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

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-17, Public Hearing, an Ordinance Amending [2025-369](#)
the Comprehensive Plan of the City of Port St. Lucie to
Include a Small-Scale Amendment to the Future Land Use
Designation for Approximately 3.72 Acres from Limited

Commercial (CL) to Low Density Residential (RL) for a Parcel
Legally Described as Port St. Lucie Section 47 Tract E
(P25-010).

(Clerk's Note: This item was tabled by the City Council to a date certain of
June 9, 2025, under Item 6 above, Additions or Deletions to Agenda and
Approval of Agenda.)

11. Resolutions

- 11.a** Resolution 25-R26, Quasi-Judicial, Public Hearing, A [2025-436](#)
Resolution Granting a Special Exception Use to Allow a
Drive-Through in the General Commercial (CG) Zoning
District Per Section 158.124(C)(13) of the Code of Ordinances
for a Project Known as Harbor Village (fka Gatlin Pointe)
(P24-152).

The City Clerk swore in those individuals who intended to provide
testimony, including Jose Chavez via Zoom.

Mayor Martin inquired if the Councilmembers had any ex parte
communications to disclose. Vice Mayor Carabello stated she did not
meet with the applicant regarding this resolution, but they did discuss the
approval process of the two fast food areas.

The City Clerk read Resolution 25-R26 aloud by title only.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint
presentation on this resolution Granting a Special Exception Use to Allow a
Drive-Through in the General Commercial (GC) Zoning District Per Section
158.124(C)(13) of the Code of Ordinances for a Project Known as Harbor
Village (fka Gatlin Pointe). She explained this request came before
Council two years ago to allow a drive-through for mobile ordering only. At
that time, Council conditioned that if a full drive-through with a menu board
was proposed, the applicant was to come back before Council for analysis
of the traffic impacts. Ms. Grubbs indicated this request is to amend that
condition to allow the installation of one menu board for ordering at one of
the two approved drive-throughs, as the second drive-through will continue
to operate without a menu board.

Ms. Grubbs stated the applicant is Jose Chavez, Storybook Development
Services, LLC, who represents Freddy Boulton, Harbor Village 18.

Ms. Grubbs discussed the subject property and presented a diagram of the
proposed queuing for the drive-throughs. She stated the Planning and

Zoning Board recommended approval of the proposed amendment with a condition of approval.

Vice Mayor Caraballo discussed her concerns regarding the condition of approval and queuing for the drive-throughs. She suggested the applicant wait for a tenant that will be mobile order only.

Councilwoman Morgan questioned the queuing of cars for the drive-throughs, and Ms. Grubbs further explained the layout of the diagram. Councilwoman Morgan and Councilman Pickett expressed their concerns.

Applicant Chavez spoke to Council's concerns regarding the queuing for the drive-throughs. He noted the tenant is a Jimmy John's sandwich shop, which has requested a menu board on the property. Mr. Chavez reviewed the queuing and stated it meets the City's minimum land development code standards.

Vice Mayor Caraballo asked for clarification regarding Jimmy John's and Cali-Coffee. Mr. Chavez indicated that the Cali-Coffee queue length has enough capacity to meet the minimum standards for the City, but there was no current request for Cali-Coffee to add a menu board.

Vice Mayor Caraballo stated the plazas are so tight with parking and have tenants coming and going, so sometimes they are not conducive for drive-through traffic. She indicated she could not support this request at this time. Mr. Chavez addressed her concerns and stated the drive-throughs are separate from the visitor parking areas.

Councilman Bonna stated this was a special exception to the special exception granted two years ago. He indicated he will be opposing this item.

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

There being no further discussion, Councilwoman Morgan moved to deny Resolution 25-R26. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11.b Resolution 25-R27, a Resolution Authorizing the Settlement
of a Claim Against the City

[2025-405](#)

The City Clerk read Resolution 25-R27 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R27. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was no Unfinished Business to be heard.

13. New Business

There was no New Business to be heard.

14. City Manager's Report

Theresa Lamar-Sarno, Chief Assistant City Manager, reported that Kevin Matyjaszek announced that the South Florida Water Management District Board approved the Range Line Floridian Wells and Raw Water Main project, which will be funded in the amount of \$9.1 million. She stated this project and similar projects on the list are now going to FDEP for approval.

Ms. Lamar-Sarno asked for input from Council on their Special Meeting regarding the Convenience Drop-Off Center on Cameo. She stated Staff received direction from Council to make some changes to yard waste, etc., and to implement them June 1, 2025. However, Ms. Lamar-Sarno advised that June 1, 2025, is the start of hurricane season and inquired if July 1, 2025, would be a better launch date to give the residents more time.

Mayor Martin stated she was okay with moving the date, as she wanted residents to be given as much notice as possible.

Councilman Bonna indicated he agreed with providing the residents advance notice. However, the City does not have the resources to keep pouring millions of dollars into this temporary site, so he is for discontinuing it. Councilman Bonna stated the Council needed to have a larger conversation regarding the site going forward.

Councilwoman Morgan expressed concern, as direction was given on April 21, 2025, and nothing was provided to the residents regarding June 1, 2025. She stated the City has to stop kicking this can down the road.

Vice Mayor Caraballo explained that a resident told her they did not understand the yard waste process, as they are encouraged to maintain their yards but are penalized if they cut too much. She indicated the notice needs to provide that education and information on how much waste the City can take.

Vice Mayor Caraballo stated for her, the Cameo site has always been temporary. However, she believes this is an opportunity to address emergency management while dealing with yard waste. She suggested that Emergency Management and

Solid Waste advertise that for one week residents cut all of their yard waste and the City does a one-time pickup with FCC, to encourage people to maintain their property prior to hurricane season. Vice Mayor Caraballo indicated she is good with extending the date and providing the information to the residents as soon as possible.

Councilman Pickett stated he agreed with extending the deadline, as proper notice has not yet been provided. However, Council needs to have a discussion in the near future regarding the Cameo site.

Mayor Martin discussed what happens during hurricane season and tropical storms, as people wait to see where the storm or hurricane is going to land. She asked that the notice provide information about not cutting or putting out bulk if a hurricane is coming.

Councilwoman Morgan stated that she will agree to extend the date this time, but will not do it again. She inquired if the change in hours of operation would be moved to July 1, 2025, as well. She stated that residents have yard waste pickup every week, so it is best to cut a little at a time. Mayor Martin expressed that she thought the hours of operation were changing immediately.

Mayor Martin requested that the information be prepared as soon as possible, circulated to the Council in draft form prior to distribution, and distributed by all methods of communication. She stated she will share this information during her upcoming speaking engagements and meetings.

Mariana Feldpausch, Director of Solid Waste, indicated the campaign is ready and can be sent out today. Mayor Martin advised her to send it out today.

The City Clerk confirmed with Mayor Martin that there is Council consensus to stop yard waste collection on June 30, 2025, and the notice to residents is to begin immediately via all methods of communication.

The City Clerk inquired if the hours of operation were going to be adjusted effective June 30, 2025. Mayor Martin stated she believed the change in hours was going to be immediate and the yard waste would be effective June 1, 2025.

Ms. Feldpausch stated her understanding was that June 1, 2025 was the effective day for everything, but staff would like to start the new hours immediately, to which Council agreed.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported that she attended the Bayshore Blvd project workshop, Treasure Coast Transportation Committee meeting as part of the Transportation Planning Organization, Strategic Planning Workshop for the City,

and Mattamy Homes for Heroes groundbreaking.

Councilman Pickett reported that he attended the Council on Aging Wellness Fair, Strategic Planning Workshop for the City, EDC Leadership Dinner, and Mattamy Homes for Heroes groundbreaking.

Vice Mayor Caraballo reported that she attended the Strategic Planning Workshop for the City, EDC Leadership Dinner, and Mattamy Homes for Heroes groundbreaking. She thanked Mattamy for working with this family, as Sue Crutchfield is more than deserving.

Councilman Bonna reported that he attended the PD Swearing In and EDC Leadership Dinner.

Mayor Martin reported that she attended Mornings with the Mayor and the Strategic Planning Workshop for the City, as well as visited Valencia Grove to talk about the state of the City. She stated she also visited Washington, D.C., for Federal Advocacy, attended meetings at the Whitehouse with the Department of Transportation, and met with the offices of Senator Ashley Moody and Congressman Brian Mast.

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 2:23 PM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk