

# **City of Port St. Lucie**

## **City Council**

### **Meeting Minutes - Final**

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, August 11, 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 Martin at 1:01 PM on August 11, 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 Martin

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan

Councilman Dave Pickett

Councilman Anthony Bonna, Sr.

**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: Water Professionals Month**

**2025-745**

Mayor Martin presented the Proclamation for Water Professionals Month to the Utility Department Staff.

**4.b Economic Development Council of St. Lucie County 2025**

**2025-740**

Mid-Year Update

Wesley McCurry, Senior Vice President of the Economic Development Council (EDC) of St. Lucie County, presented a PowerPoint Presentation to the City Council. He provided an overview of the 2025 Mid-Year Update Projects for the City of Port St. Lucie.

5. Public to be Heard

Peter Overhuls, spoke about the recent fatal car accident that occurred on Rosser Boulevard.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin indicated there was a request to table Item 10.a. Vice Mayor Caraballo moved to approve the Agenda with the tabling of Item 10.a. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Councilwoman Morgan moved to approve agenda item [FILE\_NR]. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

<b>7.a</b>	Approval of the July 7, 2025 City Council Workshop and July 14, 2025 Regular City Council Meeting Minutes	<a href="#"><b>2025-741</b></a>
<b>7.b</b>	Appointment of Police Pension Board 5th Member Trustee	<a href="#"><b>2025-738</b></a>
<b>7.c</b>	License Agreement for a Portion of Tradition Regional Park to Facilitate Construction of the New Western Grove K-8 Public School	<a href="#"><b>2025-754</b></a>
<b>7.d</b>	Approving the First Amendment to Stars and Stripes Park Improvement and Art Donation Agreement	<a href="#"><b>2025-736</b></a>
<b>7.e</b>	Award Contract #20250065 for an Owner's Representative for the Design-Build Project of the New Water Treatment Plant and Related Improvements.	<a href="#"><b>2025-743</b></a>

Approval of the Consent Agenda

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

8. Second Reading of Ordinances

<b>8.a</b>	Ordinance 25-39, an Ordinance Rezoning 8.31 Acres of Land, Located on the Northwest Side of the Enterprise Drive, from Industrial (IN) Zoning District to Warehouse Industrial (WI) For Property Legally Described as All of Lot 6, of St. Lucie	<a href="#"><b>2025-662</b></a>
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West Plat No. 133, St. Lucie West Industrial Park (P25-087).

The City Clerk read Ordinance 25-39 aloud.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-39. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

Nothing was scheduled for this portion of the Agenda.

10. First Reading of Ordinances, Public Hearing

**10.a** 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 tabled during Item 6) Additions or Deletions to  
Agenda and Approval of Agenda.)

**10.b** Ordinance 25-43, Public Hearing, Abandoning a Portion of a [2025-703](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement  
Affecting Lot 69, Block 53, South Port St. Lucie Unit Five, as  
recorded in Plat Book 14, Pages 12, 12A through 12G, of the  
Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 25-43 aloud.

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

Councilman Bonna moved to approve Ordinance 25-43. Vice Mayor  
Caraballo seconded the motion, which passed unanimously by voice vote.

**10.c** Ordinance 25-44, Public Hearing, an Ordinance of the City of [2025-723](#)  
Port St. Lucie, Florida, Approving the Amendment and  
Extension of the Revised Original Community  
Redevelopment Area Plan to June 11, 2055; Providing for  
Conflict; Providing for Severability; Providing an Effective  
Date.

The City Clerk read Ordinance 25-44 aloud.

Jennifer Davis, CRA Director, thanked all the City Staff who worked on this Ordinance.

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

Councilwoman Morgan moved to approve Ordinance 25-44. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**10.d** Ordinance 25-45, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Acquisition of Real Property from St. Lucie County Described as Tract K, Port St. Lucie Section Sixty-One, According to the Plat thereof, as Recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida, and Authorizing the Conveyance of a Lease Agreement to St. Lucie County for Said Real Property; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2025-726](#)

The City Clerk read Ordinance 25-45 aloud.

Jennifer Davis, CRA Director, presented the acquisition of Tract K.

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

Under discussion, Vice Mayor Caraballo stated that this purchase would help the Walton & One Site and its ability to have economic development. Councilman Pickett and Mayor Martin commented on the Council's move to acquire a previously built building rather than building a new facility. Vice Mayor Caraballo moved to approve Ordinance 25-45. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

**11.a** Resolution 25-R28, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use, Pursuant to Section 158.124(C)(11) of the Zoning Code, to Allow a Convenience Store with Fuel Sales in the CG (General Commercial) Zoning District for a Project Known as Murphy USA (P24-096) Located at the Northeast Corner of SW Port St. Lucie Boulevard and SW Bayshore Boulevard. [2025-497](#)

The City Clerk administered the Oath of Testimony.

The City Clerk read Resolution 25-R28 aloud. The Council confirmed there was no ex parte communication.

Francis Forman, Planner III, Planning and Zoning Department, presented the Special Exception Use Application.

Councilwoman Morgan asked clarifying questions relating to the ingress and egress on Port St. Lucie Boulevard.

Vice Mayor Caraballo inquired about the landscaping buffering, to which Planner Forman clarified that proper hedges would be installed.

The Applicant was present via Zoom; however, they did not have any comments.

Vice Mayor Caraballo expressed concern over the lack of a landscape buffer based on the renderings provided. She stressed the importance of adequate buffering as the area was a City gateway and that it included a gateway sign.

Councilwoman Morgan noted that the landscape plan was included. Vice Mayor Caraballo expressed concern over the height of the landscape buffer.

Mary Savage-Dunham, Director of Planning and Zoning, indicated that if the City Council had a desire to ensure enhanced landscape buffering behind the gateway, they certainly could approve the SEU to include that condition. She noted that the current landscape plan was only a conceptual one.

Vice Mayor Caraballo stated she would like to find a way to condition the approval of the SEU. She asked the Staff to recommend a language to include a condition.

Director Savage-Dunham recommended that the Council provide height restrictions on the hedge and noted that the City typically refers to the City's landscape architect to recommend certain shrubs that would provide proper screening.

Mayor Martin and Councilwoman Morgan indicated they were hesitant to say what should be placed as the hedge, as they were not landscape architects and would prefer to leave it to their discretion.

Senior Deputy City Attorney Elizabeth Hertz offered the City Council potential language for conditional approval of the SEU. She noted that the site plan must comply with the standards that the City's landscape architect thinks are necessary to ensure adequate screening and buffering, according to Section 158.260(D) of the City Code, and that it may go above and beyond what the City's standard code specifications are, thereby giving leeway for the professional to go above and beyond standard code.

Vice Mayor Caraballo stated she agreed with the language provided by Attorney Hertz.

Councilman Pickett explained that the last thing he wanted to see coming into the City was a gas station. He noted that it will be difficult to navigate that area and stated he did not agree with another gas station being added on Port St. Lucie Boulevard.

Councilwoman Morgan explained that the Turnpike Interchange would be changing in the future.

The City Clerk provided Colt Schwerdt, Director of Public Works, the Oath of testimony. Director Schwerdt advised that the Bayshore portion of the Turnpike Interchange would still exist, as it would be for those traveling south, and the new portion for those traveling north would be south of the bus ride parking lot.

Mayor Martin noted that the property location has been a gas station twice now.

Vice Mayor Caraballo explained the Council was unable to vote it down based on it becoming a gas station.

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

Vice Mayor Caraballo moved to approve Resolution 25-R28 with the following conditions: that the Site Plan must comply with the standards that the City's Landscape Architect thinks are necessary to ensure adequate screening and buffering pursuant to City Code Section 158.260 (D) and that it may go above and beyond what the City's Standard Code specifications are, thereby giving some leeway for the professional to go above and beyond standard code and to include the Staff's recommendation that before the issuance of the first building permit, a City Gateway Sign easement shall be recorded for the proposed location

provided on the conceptual plans in a form reviewed and accepted by the City. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

**11.b** Resolution 25-R44, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Approving the Extension of the Community Redevelopment Agency in Accordance with Section 163.3755(1), Florida Statutes, from September 30, 2039 to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date.

**2025-722**

The City Clerk read Resolution 25-R44 aloud.

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 Resolution 25-R44. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**11.c** Resolution 25-R45, a Resolution Allowing the Execution of an Interlocal Agreement with St. Lucie County, to Provide Funds for the Construction of Roadway Improvements on Prima Vista Blvd. as Part of the Floresta Dr. Phase 3 Project.

**2025-704**

The City Clerk read Resolution 25-R45 aloud.

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

Under discussion, Vice Mayor Caraballo stated she was excited to see Phase 3 completed. Councilman Pickett moved to approve Resolution 25-R45. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this portion of the Agenda.

13. New Business

There was nothing scheduled under this portion of the Agenda.

14. City Manager's Report

City Manager Merejo noted a new large rig that was located at the Prineville location that would be utilized to drill a new well as a backup to the existing well.

Director Schwerdt reported that the Crosstown and Rangeline Road intersection

was open to the public as of today.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan announced that the City was awarded a \$56,250 grant by the US Forest Service through the Florida Department of Agriculture and Consumer Services and reported that 72 new trees were planted along Selvitz Road from Northwest Peachtree Boulevard to Northwest Manville.

Councilman Pickett stated he attended the St. Lucie County Roundtable and St. Lucie County Transportation Planning Organization meeting. He announced the upcoming meeting relating to the intersection improvements at Tradition Parkway and Village Parkway on Tuesday, August 19th.

Vice Mayor Caraballo reported that she attended a tour of RPS Academies. She shared that she attended the St. Lucie County Transportation Planning Organization meeting. Vice Mayor Caraballo announced that the City received a \$50,000 grant from the Florida Department of Agriculture and Consumer Services for the removal of invasive species and reintroduction of native plant species.

Councilman Bonna advised that he attended the Port St. Lucie Police Department Quarterly Award Ceremony and a Federal Legislative Update from Congressman Brian Mast. He announced that he would be holding a District 3 town hall meeting at Kaiser University.

Mayor Martin announced that there was a red-footed tortoise sanctuary in the City of Port St. Lucie. She indicated that Gina Smith has a local non-profit organization called "Torts R Us." She advised that she also attended an RPS Academies tour, the Governmental Leaders Luncheon, and the St. Lucie County Transportation Organization meeting. Mayor Martin announced that the Boardwalk at the Port is now fully connected from Rivergate to the Preservation Tract and open to the public. She added that the Florida Department of Transportation would be holding a public meeting on August 28, 2025, to discuss the upcoming construction of the next segment of Port St. Lucie Boulevard South from Alcantara to Paar.

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 portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 2:15 PM.

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Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk