

# City of Port St. Lucie

## City Council

### Action Agenda

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

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

---

**Monday, December 8, 2025**

**6:00 PM**

**Council Chambers, City Hall**

---

**\*Following the 5:30 PM CRA Meeting\***

1. Meeting Called to Order

2. Roll Call

**Council Members Present:**

Mayor Martin

Vice Mayor Caraballo

Councilwoman Morgan

Councilman Pickett

Councilman Bonna (Appeared via Zoom)

3. Invocation & Pledge of Allegiance

4. Proclamations and Special Presentations

**4.a** Award Presentation - Spooktacular House & Yard  
Decorating Contest

[2025-1154](#)

Presented

5. Public to be Heard

Terissa Aronson, St. Lucie County Chamber of Commerce, and Jason Ashworth, owner of Parlor Doughnuts invited the City Council to their upcoming ribbon-cutting event on Friday, December 12, 2025, at 11:30 AM.

Mayor Martin welcomed Mr. Ashworth's business to the City and thanked him for

choosing Port St. Lucie.

Dodi Spence, inquired about the City's intent to increase building height requirements from 35 feet to 65 feet between Airoso Boulevard and US Highway 1. She noted opposition to the increase. Ms. Spence asked if the new height request was related to the new soccer stadium coming to US Highway 1. She questioned the taxability of campaign contributions. Ms. Spence asked about the City's Half Cent Tax expenditure and what was in the miscellaneous portion totaling 2 million dollars.

Maria Teresa Almanzar, spoke on behalf of the 1,600 families who signed a petition asking for the City's support of the PSL Hurricane Soccer Club. She advised that there was no support from the City leadership, but hoped to change that in the future. Ms. Almanzar discussed the second third-party field study and noted that findings that Swan Park was overcrowded, field capacity is limited to keep up with soccer demand, and stated that the recommendations should not be overlooked. She explained that the pro club was also bringing in a youth academy and would be utilizing the same fields currently being occupied by others who are not part of the Approved User Groups. She asked the City Council to adopt a resolution that designates Tradition Regional Park as the future home for the PSL Hurricane Soccer Club.

City Manager Merejo noted they have had conversations with PSL Hurricanes and will continue to meet with the various soccer groups. He added that there were never going to be enough fields for all the soccer teams. City Manager Merejo advised that the pro team that's coming would be adding additional fields for their own league and would not be taking fields from other groups. He stated there would be future discussions between the City Manager's Office, City Council, and the new team to have conversations about the possibility of using some of the fields, but they will not be permitted fields for the new team. He confirmed they would be creating their own facilities at a different location in the City, but it's currently being developed.

Vice Mayor Caraballo noted that the height increase was on tonight's Agenda and noted it was specific to the Public Works facility. She noted that it was not the intent to use the increase throughout the City, and specifically for institutional use and public buildings. Vice Mayor Caraballo noted that the Future Master Plan for Walton & One has buildings within the area at 6 stories and noted she would have Staff share the information with her. She asked Colt Schwerdt, Public Works Director, to provide the information relating to the 2 million dollars in expenditures for the Half-Cent Sales Tax miscellaneous items. Vice Mayor Caraballo noted the number of statements made by Ms. Almanzar and advised it would be best to have the Staff call her to answer some of her concerns. She stated she disagreed with the City Council and City taxpayers not supporting local youth sports in the City. Vice Mayor Caraballo noted that the slotting system would be different moving forward but would continue to work with the

community to make it as fair as possible. She noted that some of the information she might have received was untruthful and incorrect.

**OTHER:** Vice Mayor Caraballo requested Staff follow up on Ms. Almanzar's concerns.

Councilman Pickett noted that many of Ms. Almanzar's concerns would have been addressed the week prior if the recommendation had been made to the City Council, but it was removed from the Agenda because of additional work they needed to do. He noted that after the new year, she would find the answers to all of her questions. Councilman Pickett added that Mr. Carter's recommendations were being taken seriously, and Ms. Almanzar's would see a different implementation of the way the City allocates its fields.

Mayor Martin noted that they moved from the block system to the sliding system because the sliding system showed that it gave the City more space and flexibility, and more utilization. She explained that during her one-on-ones, she provided comments about things that needed to be addressed as the City moves forward into the next year and prior to implementing new changes. Mayor Martin stated that those items would come after the new year and added that there was a lot to work on. She stated the City supports all teams and all sports.

6. Additions or Deletions to Agenda and Approval of Agenda

**ACTION:** Motion passed unanimously by voice vote to Approve the Agenda.

Approved

7. Approval of Consent Agenda

**ACTION:** Motion passed unanimously by voice vote to approve the Consent Agenda.

Approved the Consent Agenda

**7.a** Approval of the October 13, 2025 Board of Zoning Appeals Meeting Minutes [2025-1192](#)

Approved the Consent Agenda

**7.b** Accept the Award for the IDTF25 Identity Theft and Fraud Grant Program in the Amount of \$10,000 and Authorize the Mayor to Execute the Award Agreement [2025-1184](#)

Approved the Consent Agenda

**7.c** Recommendation for Appointments/Reappointments to Various City Boards and Committees. [2025-1186](#)

Approved the Consent Agenda

**7.d** Reappointment of Councilman Anthony Bonna to the Opioid Abatement Funding Advisory Board. [2025-1188](#)

- Approved the Consent Agenda
- 7.e** Accept the Award for the State of Florida's FY25-26 Online Sting Operations Program for Local Law Enforcement in the Amount of \$101,373 and Authorize the Chief of Police to Execute the Award Agreement [2025-1190](#)
- Approved the Consent Agenda
- 7.f** Approve Roadway Improvement Agreement between BDG Port St. Lucie, LLC and the City of Port St. Lucie relating to Gatlin Plaza PUD (P23-159) [2025-1183](#)
- Approved the Consent Agenda
- 7.g** Award Contract #20250214 for the Purchase of Mini-Float Switches for Residential Low Pressure Sewer Grinder Pump Systems to Southeastern Florida Pump, LLC. [2025-1163](#)
- Approved the Consent Agenda
- 7.h** Ratify Addenda #3 and #4 and Approve Addendum #5 to Contract #20220044 with Wharton-Smith, Inc. for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2025-1175](#)
- Approved the Consent Agenda
- 7.i** Approval of Adding a New Agreement Under Contract #20240023 with Motorola Solutions, Inc. for the Utilization of the Smart Application Suite. [2025-1162](#)
- Approved the Consent Agenda
- 7.j** Approve a Major Site Plan for Romanelli, Rocco & Maria - Warehouse (P21-284) [2025-1109](#)
- Approved the Consent Agenda
- 7.k** Approval of a Major Site Plan for Southern Grove 7 - Tesla (P24-215). [2025-1177](#)
- Approved the Consent Agenda
- 7.l** Award Contract #20250190 for the McCarty Ranch Herman Canal Improvement Project to Heavy Civil, Inc. [2025-1116](#)
- Approved the Consent Agenda
- 7.m** Approval to Participate in the Martin County Board of County Commissioners Contract #RFB2025-3679 for Safety Boots & Safety Supplies / Personal Protective Equipment (PPE) represented by City of Port St. Lucie Contract #20260005. [2025-1187](#)
- Approved the Consent Agenda

- 7.n** Approve the Service Agreement between the City of Port St. Lucie and the St. Lucie County Chamber of Commerce, Inc. and Authorize the City Manager to Execute and Enter into the Agreement. [2025-879](#)

Approved the Consent Agenda

- 7.o** Approve Contract #20250188 for Health Screening Physicals for All City Employees with Life Scan Wellness Centers. [2025-1157](#)

Approved the Consent Agenda

- 7.p** Approve Contract #20260110 for Consultant Services for Federal Legislative Program with Mercury Public Affairs LLC. [2025-1181](#)

Approved the Consent Agenda

- 7.q** Approve Contract #20260120 for Riverland Paseo Park Sports Field Drainage with XGD Systems, LLC. [2025-1195](#)

Approved the Consent Agenda

Approval of the Consent Agenda

8. Second Reading of Ordinances

- 8.a** Ordinance 25-69, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 38.93 Acres from Utility (U) to Institutional (I) for Property located at 1501 SW Cameo Boulevard, Generally Located at the Northeast Corner of SW Crosstown Parkway and SW Cameo Boulevard (P25-162). [2025-1122](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-69.

Approved

- 8.b** Ordinance 25-70, Public Hearing, an Ordinance Amending 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 the Definition of Microbrewery and Adding a Definition for Craft Distillery and by Amending Section 158.135 and Section 158.136 (P25-176). [2025-1101](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-70.

Approved

- 8.c** Ordinance 25-71, an Ordinance Providing for the 1st Amendment of the Planned Unit Development Document for the Cashmere Townhomes PUD, Located at the Southeast Corner of Cashmere Boulevard and Old Inlet Drive (P25-099). [2025-1113](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-71.  
Approved

- 8.d** Ordinance 25-72, an Ordinance Amending the Gatlin Plaza Master Sign Program (P17-066-A1) [2025-1112](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-72.  
Approved

- 8.e** Ordinance 25-77, Public Hearing, Authorizing the Issuance of Not to Exceed \$7,200,000 in Aggregate Principal Amount of a City of Port St. Lucie Community Redevelopment Agency Redevelopment Trust Fund Revenue Bond; Authorizing the Pledging of Funds; Authorizing Certain Rights of the Bond Holder; and Providing an Effective Date. [2025-1137](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-77.  
Approved

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-79, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 5.80 Acres from Commercial Limited (CL) to Commercial General (CG) For Property Located at 190 SW Becker Road, Generally Located South of SW Becker Road, Between SW Lassiter Terrace and SW Junietta Terrace (P25-120). [2025-1185](#)

**ACTION:** Motion passed by roll call vote to deny Ordinance 25-79 with Councilman Bonna, Councilwoman Morgan, Councilman Pickett, and Mayor Martin voting in favor and Vice Mayor Caraballo voting against.  
Denied

- 10.b** Ordinance 25-78, Quasi-Judicial, Public Hearing, an Ordinance Rezoning 5.8 Acres of Land, Located South of SW Becker Road, Between SW Lassiter Terrace and SW [2025-1072](#)

Junietta Terrace from Professional (P) to Planned Unit Development (PUD) For Property Legally Described as Flagler Healthcare Parcel 1, as Recorded in Plat Book 131, Page 5, of the Public Records of St. Lucie County, Florida (P25-121).

**ACTION:** Motion passed unanimously by voice vote to table Ordinance 25-78 to a date uncertain.

Tabled

- 10.c** Ordinance 25-80, an Ordinance Amending Title XV, "Land Usage", Chapter 158, "Zoning Code" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.110 (G) to Increase the Maximum Building Height for Public Buildings and Uses in the Institutional Zoning District (P25-199). [2025-1150](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-80.

Introduced on first reading

- 10.d** Ordinance 25-81, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 14, Block 355, Port St. Lucie Section Two, According to the Plat thereof, as Recorded in Plat Book 12, Pages 12, 12A Through 12D, of the Public Records of St. Lucie County, Florida. [2025-1158](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-81.

Introduced on first reading

- 10.e** Ordinance 25-82, Chapter 41 - Property Maintenance - Text Amendment [2025-986](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-82.

Introduced on first reading

- 10.f** Ordinance 25-83, Chapter 72 - Vehicle Stopping, Standing, and Parking - Text Amendment [2025-981](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-83.

**OTHER:** Vice Mayor Caraballo requested one-on-ones before the second reading to discuss Ordinance 25-83 relating to not having any setback in the front of the property for parking.

Introduced on first reading

- 10.g** Ordinance 25-84, Chapter 73 - Article I - Recreational Vehicles - Text Amendment [2025-982](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-84.

Introduced on first reading

- 10.h** Ordinance 25-85, Public Hearing, an Ordinance Approving Conveyance of a Temporary Construction Easement to Facilitate the Construction of a Sanitary Sewer Main. [2025-1194](#)

**ACTION:** Motion passed unanimously by voice vote to approve Ordinance 25-84.

Introduced on first reading

11. Resolutions

- 11.a** Resolution 25-R91, Resolution of the City of Port St. Lucie, Florida, Amending Resolution 24-R43 by Replacing Its Exhibit "B" with an Updated Project List; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2025-1092](#)

**ACTION:** Motion passed unanimously by voice vote to approve Resolution 25-R91.

Approved

- 11.b** Resolution 25-R81, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Concrete Plant to be Located in the Industrial Zoning District as per Section 158.136 (C) (8) of the Zoning Code (P24-134). [2025-1182](#)

**ACTION:** Motion passed unanimously by voice vote to approve Resolution 25-R81.

Approved

- 11.c** Resolution 25-R82, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Retail Convenience Store and Automobile Fuel Sales for a Fuel Service Station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances (P25-137). [2025-1180](#)

**ACTION:** Motion passed unanimously by voice vote to approve Resolution 25-R82 with conditions.

Approved with conditions



- 11.d** Resolution 25-R83, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Drive-Through Service in the General Commercial (CG) Zoning District per Section 158.124 (C)(14) of the Zoning Ordinances (P25-138). [2025-1179](#)

**ACTION:** Motion passed unanimously by voice vote to approve Resolution 25-R83 with conditions.

Approved with conditions

- 11.e** Resolution 25-R92, a Resolution Approving Artwork Submitted by Greco Park 18, LLC, in Connection with a Major Site Plan known as Greco Park (P23-071). [2025-1189](#)

**ACTION:** Motion passed unanimously by voice vote to approve Resolution 25-R92 with the condition to utilize the City's new rebranding colors as part of the art color palette.

Approved with conditions

- 11.f** Resolution 25-R93, a Resolution Approving Artwork Submitted by Import Mex of FL, LLC, in Connection with a Major Site Plan known as Project King (P24-190). [2025-1191](#)

**ACTION:** Motion passed unanimously by voice vote to approve Resolution 25-R93.

Approved

12. Unfinished Business

13. New Business

- 13.a** Review Draft Phase 2 Vulnerability Assessment and Presentation and Provide Consultant Feedback for Consideration to Include in Final Document. [2025-1196](#)

**ACTION:** Motion passed unanimously by voice vote to approve Item 13)a.

Approved

14. City Manager's Report

**OTHER:** It was the consensus of the City Council to move forward with SGS as the facilitator SGS for the upcoming January 14, 2026, Interlocal Meeting. The City Council requested actionable items.

15. Councilmembers Report on Committee Assignments

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

17. Adjourn

