

City of Port St. Lucie

City Council

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

Meeting Minutes - Draft

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 for new public comment options.

Monday, June 22, 2026	6:00 PM	Council Chambers, City Hall
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Request to Table Item 11B

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 22, 2026, at 6:00 p.m., in Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Martin

Councilman Bonna

Councilman Pickett

Council Members Not Present:

Vice Mayor Caraballo

Councilwoman Morgan

3. Invocation & Pledge of Allegiance

The City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Proclamation: Parks & Recreation Month

[2026-521](#)

Brad Keen, Parks and Recreation Department Director, accepted the Proclamation.

5. Public to be Heard

Jeffrey Edmond spoke on economic activity, scientific achievements and strengthening community.

Oleg Plakhotnyy spoke on an ongoing animal control issue he was facing.

Matt Pelton spoke regarding issues within the City specifically the Solid Waste fee/refund.

Mike Diiani spoke regarding an ongoing issue with unregistered cars on Paar.

The City Council responded to the Public To Be Heard comments.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Bonna moved to approve the Agenda with Item 11 b) tabled to a date uncertain. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approve Sole Source Contract # 20260234 for Maintenance and Service of Target Equipment with Action Target Inc.

[2026-530](#)

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

- 7.b** Award Contract #20260134 for Sandblasting, Pressure Washing, Painting, & Coatings Services to Quick Painting Group Corp.

[2026-565](#)

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

- 7.c** Approval to Participate in NASPO ValuePoint Contract #43230000-NASPO-16-ACS for OpenGov Capital Budget & Project Management Software under City Contract #20260246.

[2026-555](#)

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

- 7.d** Approve Amendment #1 to Renew Contract #20250312 for Legislative and Government Representation and Consulting Services with The P5 Group, LLC.

[2026-493](#)

Councilman Bonna moved to approve the Consent Agenda. Councilman

Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.e** Approve Amendment #2 to Contract #20240046 for Professional Design Services for a New Public Works Administration Building.

[2026-573](#)

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

- 7.f** Approve Contract #20260247 for the Treatment of Sawgrass Lakes Stormwater Tract.

[2026-579](#)

Kevin Matyjaszek, Utility Systems Director, explained the methodology of staff's recommendation. He advised that they shared options with the public and allowed them to vote on the treatment. He explained that the recommendation was a three-year plan and additional testing would continue.

Todd Barhydt, Solitude Lake Management, explained the timeframe and process. Mayor Martin requested a monthly update on water quality.

Mayor Martin opened Public Comment.

Bob Hayek inquired about the treatment of the lake as well as future plantings so the lake can maintain itself.

Nancy Ponter voiced concerns over fish kills and quality of the water.

Bob Shonce voiced concerns over fish kills and quality of the water.

Mr. Matyjaszek hoped that with treatment the water quality would be improved and then they could move forward with plantings.

Councilman Pickett moved to approve Item 7 f.). Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 7.g** Accept the Agreement Between Children's Services Council of St. Lucie County and The City of Port St. Lucie, through its Police Department - Safe Return and Wandering Prevention Program

[2026-491](#)

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

Approval of the Consent Agenda

Councilman Bonna moved to approve the Consent Agenda with Item 7f.) pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote

8. Second Reading of Ordinances

- 8.a** Ordinance 26-54, Abandoning a Portion of a Twenty (20) [2026-500](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot
6, Block 152, Port St. Lucie Section Four, According to the
Plat thereof, as Recorded in Plat Book 12, Page 14, of the
Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-54 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-54. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 26-55, Abandoning a Portion of a Twenty (20) [2026-501](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lots
34 and 35, Block 2049, Port St. Lucie Section Twenty-One,
According to the Plat thereof, as Recorded in Plat Book 13,
Page 27, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-55 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-55. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 26-56, Abandoning a Portion of a Twenty (20) [2026-502](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot
11, Block 2289, Port St. Lucie Section Thirty-Three, According
to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A
through 1V, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-56 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-56. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-57, Public Hearing, an Ordinance to Establish [2026-522](#)
the McCarty's Choice Community Development District

The City Clerk read Ordinance 26-57 aloud by title only. Mayor Martin

opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-57. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-48, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the Sixteenth Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the Tradition Master Planned Unit Development (Tradition MPUD) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P26-026)

[2026-477](#)

The City Clerk administered the Oath of Testimony to staff and other interested parties for Items 10 a), 10 h), 10 i) and Resolution 11 a).

The City Clerk read Ordinance 26-48 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council replied in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director, explained that request was to divide the properties into subareas with parcel names which identify the allowable uses. She showed the MPUD Concept Plan for Parcel 11a along with the allowable uses. She advised the City Council that the Planning & Zoning Board had recommended approval with detailed conditions (a wall & enhanced landscaping along the eastern and southern boundaries as well as shield lighting and eliminating access to Heritage Oaks). She added that staff and the applicant developed language prohibiting a Service Station on Parcel 11a. She further advised the City Council that all conditions would be incorporated into the Ordinance.

Brad Currie, Hayley Ward, stated that, with all the agreed-upon conditions in place, he believed all concerns had been addressed.

Mayor Martin opened the Public Hearing.

Kassy Cooper read the Heritage Oaks HOA letter.

Linda Buckholtz continued to read the Heritage Oaks HOA letter.

Robert Gattison voiced concern over the security of the land.

Sarah Pinto urged the Council to be more thoughtful when it came to curating commercial space.

Mayor Martin called Angela Vasquez to no avail.

Joseph Mucciolo expressed concern over the growth and traffic. He hoped that the prohibition of Service Station stayed with the property and not the owner.

Margaret Mucciolo opposed commercial use as it was too close to a residential area.

There being no one else to speak, Mayor Martin closed the Public Hearing. The City Attorney advised that Federal Law was in place to limit the City's ability to select Institutional Uses, specifically with regards to rehabs and mental illness. Ms. Kean advised that the language would be amended prior to the 2nd reading and it would include the specific uses.

Councilman Pickett moved to approve Ordinance 26-48 with all the stated use conditions. Under discussion Mayor Martin requested that there be no access to the residential area, to which Mr. Currie advised that the wall would be built prior to the building therefore there would be no access. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 26-53, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment to the Future Land Use Map at the Request of Founder's Crossing, LLC, as Follows: (1) Change the Future Land Use Designation for Property Located South of Midway Road and West of McCarty Road from Approximately 30 Acres of RL (Low Density Residential) to Approximately 18 Acres of CG (Commercial General) and Approximately 12 Acres of ROI (Residential, Office, Institutional); (2) Change the Future Land Use for Approximately 18 Acres Of Property Located South of Midway Road and East of McCarty Road from CG (Commercial General) to RL (Low Density

[2026-544](#)

Residential); and (3) to Change the Future Land Use for Approximately 12 Acres of Land Located South of Midway Road and East of McCarty Road from ROI (Residential, Office, Institutional) to RL (Low Density Residential); Amending Conditions of Approval Set Forth in Section 1.B of Ordinance 03-169 (P25-113).

The City Clerk read Ordinance 26-53 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean gave a brief background and explained the proposed project & amendment. She informed the Council of City roadway requirements as well as the changes that will be made with regards to the FEMA map revision. She informed the Council that staff and the Planning & Zoning Board had recommended approval subject to the conditions which were now incorporated in the Ordinance as well as an updated Exhibit "E". Mayor Martin clarified that the applicant was swapping locations of uses and revising Exhibit "C".

(Clerk's Note: A PowerPoint was shown at this time). Steve Garrett, Lucido & Associates, summarized the proposed amendment.

Mayor Martin opened the Public Hearing. Jeffrey Edmond asked for Councilman Bonna's information.

There being no one else to speak, she closed the Public Hearing.

There being no more discussion, Councilman Pickett moved to approve Ordinance 26-53. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-58, Public Hearing, Authorizing the [2026-577](#)
Conveyance of Real Property Described as Lot 12, Block
2200, Port St. Lucie Section Thirty-Three, as Recorded in Plat
15, Pages 1, 1A through 1V, of the Public Records of St. Lucie
County, Florida, to Holiday Builders, Inc., in Exchange for
Holiday Builders Conveying Real Property Described as Open
Space Tract, Holiday Bougainvillea Plat, as Recorded in Plat
Book 140, Page 14, of the Public Records of St. Lucie County,
Florida, to the City.

The City Clerk read Ordinance 26-58 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-58. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 26-59, Public Hearing, an Ordinance of the City Council of the City of Port St. Lucie, Florida, Providing for the Placement of a Non-Binding Straw Ballot Question on the November 3, 2026 General Election Ballot, Asking Whether the Electors Support Amending the City's Solid Waste Franchise Agreement to Increase Residential Curbside Pickup to Twice Per Week at an Increased Cost Per Household; Providing the Text of the Proposed Straw Ballot Question; Directing the City Clerk to Provide the Supervisor of Elections with a Copy of this Ordinance; Providing for Conflict; Providing for Severability; and Providing for an Effective Date.

[2026-489](#)

The City Clerk read Ordinance 26-59 aloud by title only.

Mariana Feldpausch, Solid Waste Office Director, gave a brief history and timeline for the language. She explained that the language was not binding and after the election the City Council could determine the appropriate course of action. She added that if a second pick up day was approved, routes (the entire City would be rerouted), times and schedules would be adjusted, and implementation could take up to 15 months.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-59. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-60, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Lease of Real Property Located at 198 NW Marion Ave, Port St. Lucie, Florida to the Agricultural and Labor Program, Inc., a Florida Not-for-Profit Corporation; Authorizing the Mayor, the City Manager, or their Designees, to Execute the Lease Agreement; Providing for Conflict; Providing for Severability; Providing An Effective Date.

[2026-567](#)

The City Clerk read Ordinance 26-60 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the

Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-60. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 26-61, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Lease of Real Property Located at 198 NW Marion Ave, Port Saint Lucie, Florida to the Boys and Girls Club of Saint Lucie County, a Florida Not-for-Profit Corporation; Authorizing the Mayor, the City Manager, or their Designees, to Execute the Lease Agreement; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2026-562](#)

The City Clerk read Ordinance 26-61 aloud by title only.

Mayor Martin opened the Public Hearing. Jeffrey Edmond spoke regarding generational gaps and technology advancements.

There being no one else to speak, Mayor Martin closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 26-61. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 26-62, Public Hearing, Adopt an Ordinance Authorizing the Issuance of Not to Exceed \$85,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida Special Obligation Revenue Bonds, Series 2026A to Finance Various Costs Related to the SE Floresta Drive Roadway Improvements, the Public Works Building Project and the Paar Roundabouts Project; Providing for a Covenant to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Pay the Principal of, Redemption Premium, if any, and Interest on the Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date.

[2026-551](#)

The City Clerk read Ordinance 26-62 aloud by title only.

Karen Russell, Assistant Finance Director, stated that the Bond Counselor online and available for questions/concerns.

Mayor Martin opened the Public Hearing, there being no one to speak, she

closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-62. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 26-63, Quasi-Judicial, Public Hearing, an [2026-549](#)
Ordinance Approving a Conceptual Plan for Approximately
1.41 Acres Located at the Southwest Corner of SW Sultan
Drive and SW Port St. Lucie Blvd and north of the C-24 Canal
within the LMD (Limited Mixed Use) District for a Project
Known as Riverview Plaza (P26-003).

The City Clerk read Ordinance 26-63 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the request was to approve an LMD Conceptual Plan which would be removing the single-family house and adding a commercial structure. She explained the surrounding uses, the proposed Conceptual Plan, proposed Landscape Plan, and elevations. She added that a Special Exception Use (SEU) would be needed as the proposed use was over 50% and 5,000 sq ft.

Jose Chaves, Storybook, was sworn in at this time and explained that he was available for questions/concerns.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-63. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 26-64, Quasi-Judicial, Public Hearing, an [2026-550](#)
Ordinance Adopting the Eighth Amendment to the Master
Sign Program for Tradition (P16-042-A3).

The City Clerk read Ordinance 26-64 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Kean stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be

entered into the record. She stated that most of the changes in the 8th amendment pertained to the signs within the Jobs Corridor/Economic Development District within Southern Grove.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Garrett that the focus of the amendment was to address the large industrial buildings within the Jobs Corridor.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 26-64. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.j** Ordinance 26-65, Public Hearing, Authorizing the [2026-553](#)
Conveyance of Real Property Lying in Section Six, Township
36 South, Range 40 East, to the Florida Department of
Transportation for the Construction of an Interchange Ramp
at Midway Road and the Turnpike and Pursuant to the
Memorandum of Agreement Between the Florida
Department of Transportation and the City of Port St. Lucie;
Providing for Conflict; Providing for Severability; and
Providing an Effective Date.

The City Clerk read Ordinance 26-65 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-65. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 26-R41, Quasi-Judicial, Public Hearing, a [2026-574](#)
Resolution Granting a Special Exception Use to Allow an
Enclosed Assembly Area over 3,000 Square Feet, without an
Alcoholic Beverage License for On-Premises Consumption of
Alcoholic Beverages, in the Service Commercial (CS) Zoning
District per Section 158.126(D)(3) of the Port St. Lucie Code
of Ordinances for a Project Known as SLW Diamond Elite
Academy, LLC (P25-220).

The City Clerk read Resolution 26-R41 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Councilman

Bonna and Councilman Pickett replied in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Ivan Betancourt, Planner I, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He gave a brief summary of the project and showed the surrounding area, the approved Site Plan and the proposed floor plan.

(Clerk's Note: A PowerPoint was shown at this time.) Tiffany Romero, Owner, briefly explained the site's intended purposes.

Mayor Martin opened the Public Hearing. Jeffrey Edmond spoke on stem cell research.

There being no one else to speak, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilman Pickett moved to approve Resolution 26-R41. Councilman Bonna seconded the motion which passed unanimously by voice vote.

- 11.b** Resolution 26-R43, Quasi-Judicial, Public Hearing, a
Resolution Approving Artwork Submitted by Midway Glades
Developers, LLC, in Connection with the Alternative
Equivalent Proposal Request for Public Art for the Project
Known as "Ladybug Hideaway" (P23-132-A2).

[2026-569](#)

(Clerk's Note: This item was tabled under Item 6).)

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

There was nothing scheduled under this item.

14. City Manager's Report

The Chief Assistant City Manager informed the Public that the Utility Systems Department would modify its water disinfectant process between July 6- July 17th to maintain compliance.

15. Councilmembers Report on Committee Assignments

Councilman Pickett: He attended Special Deputies Lunch, Father's Day golfing. He informed the Public that there would be no changes to Solid Waste Collection during the Fourth of July.

Councilman Bonna: Wished all the dads a Happy Father's Day. He announced

that the Boys & Girls Mobile Club was open, Village Green Drive improvements plans had started and added that City University registration was open.

Mayor Martin: She attended: a Fire Board meeting, Florida Coast Medical Center Board meeting, the City's Juneteenth event; she thanked the Special Events team for a wonderful event, and she was a panelist for the Best Places to Work event. She informed the Public that the Police Department's First Responder Drone program was launched as a success.

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 8:25 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk