

# 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, March 10, 2025	1:00 PM	Council Chambers, City Hall
1.	Meeting Called to Order	
	A Regular Meeting of the City of Port St. Lucie City Council was called to order by Mayor Shannon Martin on March 10, 2025, at 1:02 PM, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.	
2.	Roll Call	
	Council Members Present: Mayor Shannon Martin Councilwoman Stephanie Morgan Councilman Dave Pickett Councilman Anthony Bonna	
	Council Members Not Present: Vice Mayor Jolien Caraballo	
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	
	There was nothing scheduled for this portion of the Agenda.	
5.	Public to be Heard	
	No one signed up to speak under this portion of the Agenda.	
6.	Additions or Deletions to Agenda and Approval of Agenda	
	Councilman Bonna moved to approve the Agenda. Councilman Pickett seconded	

the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- |            |                                                                                                                                                                                                                                        |                                 |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>7.a</b> | Approval of the February 10, 2025 Regular City Council Meeting Minutes                                                                                                                                                                 | <a href="#"><u>2025-149</u></a> |
| <b>7.b</b> | Approve Continued Sponsorship of the 2025 Earth Day Festival.                                                                                                                                                                          | <a href="#"><u>2025-146</u></a> |
| <b>7.c</b> | Award Contract #20240177 for the Design, Permitting, & CEI of Two Deep Injection Wells and a Monitoring Well at the Future Rangeline Water Treatment Facility and One Deep Injection Well at the Glades Wastewater Treatment Facility. | <a href="#"><u>2025-210</u></a> |
| <b>7.d</b> | Approval to Participate in the South Florida Water Management District (SFWMD) Contract #4600004968 Ground Application Services for Invasive Plant Control & Vegetation Management.                                                    | <a href="#"><u>2025-225</u></a> |
| <b>7.e</b> | Approval to Participate in the Sourcewell Cooperative (Coop) Contract #030321-XOX for New Copier Lease Program with Xerox Corporation.                                                                                                 | <a href="#"><u>2025-237</u></a> |
| <b>7.f</b> | Approval of a Major Site Plan for St. Elizabeth Ann Seton (P22-120).                                                                                                                                                                   | <a href="#"><u>2025-244</u></a> |
| <b>7.g</b> | Award Contract #20250032 for Replacement of Lift Station NP-13 with Felix Civil Construction, LLC.                                                                                                                                     | <a href="#"><u>2025-223</u></a> |
| <b>7.h</b> | Approval to Participate in the Region 14 Education Service Center (ESC) Contract #152610, in Partnership with OMNIA Partners, for Comprehensive Operation and Janitorial Supplies and Solutions Under City Contract #20250070.         | <a href="#"><u>2025-226</u></a> |
| <b>7.i</b> | Approve Amendment #2 to Contract #20230111 for the Construction of a 24-inch Force Main from Westport Wastewater Treatment Plant to Glades Wastewater Booster Pump Station.                                                            | <a href="#"><u>2025-227</u></a> |
| <b>7.j</b> | Approve Sponsorship Request from SCORE Treasure Coast                                                                                                                                                                                  | <a href="#"><u>2025-208</u></a> |
| <b>7.k</b> | Approve Sponsorship Request from The Treasure Coast Recovery Community of Port St. Lucie                                                                                                                                               | <a href="#"><u>2025-248</u></a> |
| <b>7.l</b> | Approve Sponsorship Request from the Fort Pierce Westside                                                                                                                                                                              | <a href="#"><u>2025-234</u></a> |

Post No. 8058 Veterans of Foreign Wars of the United States, Inc.

- 7.m** Approve Eleventh Amendment to Interlocal Agreement-Traffic & Security at St. Lucie County Sports Complex [2025-233](#)
- 7.n** City Council Appointment of Nate Spera for a Four-Year Term on the Municipal Police Officer's Retirement Trust Fund Board of Trustees [2025-256](#)

#### Approval of the Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Councilwoman Morgan and Mayor Martin congratulated Nate Spera on his appointment to the Municipal Police Officers' Retirement Trust Fund Board of Trustees.

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 25-12, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 14, Block 2682, Port St. Lucie Section Thirty-Nine, as Recorded in Plat Book 15, Pages 30, 30A through 30NN, of the Public Records of St. Lucie County, Florida. [2025-150](#)

The City Clerk read Ordinance 25-12 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-12. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-13, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 8, Block 1653, Port St. Lucie Section Five, as Recorded in Plat Book 12, Pages 15, 15A through 15E, of the Public Records of St. Lucie County, Florida. [2025-151](#)

The City Clerk read Ordinance 25-13 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-13. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

#### 9. Other Public Hearings

There was nothing scheduled under this portion of the Agenda.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-10, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 1.45 Acres from Residential, Office, Institutional (ROI) to Institutional (I) for a Parcel Legally Described as Port St. Lucie Section Thirty, Block 1543, Lots 14, 15, 16, 17, 18 and 19, as Recorded in Plat Book 14, Pages 10, 10A Through 10I, Located at 2277 SE Lennard Road (P24-219).

[2025-222](#)

The City Clerk provided the Oath of Testimony to the City Staff and Public who were present to speak on Quasi-Judicial Item 10a.

The City Clerk read Ordinance 25-10 aloud by title only.

The Council Members confirmed they did not have any ex parte communications.

Bethany Grubbs, Planning and Zoning Planner, provided a PowerPoint Presentation of the Application for the Amendment of the Comprehensive Plan of the City of Port St. Lucie to include a Small-Scale Amendment to the Future Land Use Map to change the Future Land Use Designation of approximately 1.45 acres from Residential, Office, Institutional (ROI) to Institutional (I). She advised that the file had been provided to the City Clerk at least five days before today's meeting.

City Attorney Richard Berrios indicated the item was not Quasi-Judicial.

George Gentile, Vice President of 2GHO, Inc., Landscape Architects and Planners, was present on behalf of the owner, Paradise Reality 17, LLC. He provided their own PowerPoint Presentation to the City Council.

Planning and Zoning Director Mary Savage-Dunham stated that the reason for the Land Use Request was due to an Assisted Living Facility (ALF) currently there and based on a 2021 City Study of the conversion areas of Becker Road and Port St. Lucie Boulevard. As a result of the study, the Council at that time determined to make a change and remove Institutional as a compatible zoning for ROI.

Mayor Martin inquired if the City Council was just correcting the use, to which Deputy City Attorney Elizabeth Hertz stated that the item before the City Council was not correcting anything, but rather it was the City Council's purview to revert and allow this use by right.

Mayor Martin indicated she did not know what the correct terminology was to be utilized.

Mr. Gentile advised that the Council must make it conform so that use is allowed on the property.

Mayor Martin asked City Attorney Berrios to ensure that the proper terminology is used next time a similar item comes before the City Council.

Mayor Martin asked City Manager Merejo to ensure that the Planning and Zoning Department and the City Clerk's Office work together to confirm that the items before the City Council are labeled correctly.

Mayor Martin opened the Public Hearing. There being no one present to speak; Mayor Martin closed the Public Hearing.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 25-10. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

There was nothing scheduled under this portion of the Agenda.

12. Unfinished Business

**12.a** Cashmere Starbucks Minor Site Plan (P24-148)

[2025-136](#)

Bethany Grubbs, Planning and Zoning Planner, provided a PowerPoint Presentation of the Cashmere Starbucks Minor Site Plan. Ms. Grubbs stated that Staff recommended that they approve the Minor Site Plan with the condition that the Applicant must construct a right turn lane at the northern driveway to guarantee that site turning vehicles do not create unnecessary backups and delays at the St. Lucie West Boulevard/Cashmere Boulevard intersection before the issuance of a Certificate of Occupancy (CO).

There being no discussion, Councilwoman Morgan moved to approve Item 12.a Cashmere Starbucks Minor Site Plan (P24-148) with the Recommendations as stated by Staff. Councilman Bonna seconded the motion. Mayor Martin, Councilwoman Morgan, and Councilman Bonna voted in favor, and Councilman Pickett opposed, which passed by majority

voice vote.

13. New Business

- 13.a** Approve The 2025 Saints Golf Course Charity No-Fee Golf  
Tournament Participants

[2025-188](#)

Keith Bradshaw, Golf Course Administrator, requested that the City Council waive the fee for this year.

There being no discussion, Councilwoman Morgan moved to approve Item 13.a. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo provided a Utility Systems Update.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan announced she attended the City Council Workshop and the Southwest Little League Season Opening. She invited the community to River Nights on March 13th, Port St. Lucie Irish Festival at the MidFlorida Event Center, and the Port St. Lucie Botanical Gardens 15th Anniversary Celebration on March 15th.

Councilman Pickett reported he attended the City Council Workshop and the Southwest Little League Season Opening. He also stated he participated in the Blue Jean Ball, EDC Luncheon, Treasure Coast Council of Local Government, Aldi's Grand Opening at Tradition, Roundtable Retreat, and the Whispering Pines Love Your Block Event. Councilman Pickett praised the Port St. Lucie Police Department for managing the New York Mets Spring Training traffic.

Councilman Bonna announced that he attended the City Council Winter Workshop, Southwest Little League Season Opening, Softball Opening Day, Aldi's, Blue Jean Ball, the Whispering Pines Love Your Block Event, and the Carenet of the Treasure Coast Banquet. Councilman Bonna provided a progress report on Tradition Regional Park and invited the public to submit their application for consideration as Public Art for the City of Port St. Lucie.

Mayor Martin reported that she attended the Blue Jean Ball, the City Council Winter Workshop, Aldi's Grand Opening, the Governmental Leaders Luncheon, and Coffee with the Council. Mayor Martin commented that the Love Your Block event did not have the best attendance. She explained there was a future opportunity to bring the event to the Parks Edge Clubhouse or Windmill Point to obtain more public feedback and buy-in. Mayor Martin thanked the Bloomberg Center for Public Innovation for funding the program.

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 1:38 PM.

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Sally Walsh, City Clerk

Attended:

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Shanna Donleavy, Deputy City Clerk

Typed:

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Daisy Ruiz, Deputy City Clerk