

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

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Monday, November 24, 2025

6:00 PM

Council Chambers, City Hall

1. Meeting Called to Order

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Vice Mayor Jolien Caraballo on November 24, 2025, at 6:00 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna, Sr.

Council Members Present:
Mayor Shannon Martin

3. Invocation & Pledge of Allegiance

The City Clerk delivered the invocation, and Vice Mayor Caraballo led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Special Presentation on the City's Participation in the
Bloomberg/Harvard Leading City Procurement Reform
Program.

[2025-1138](#)

Assistant City Manager Kristina Ciuperger provided a brief introduction, and Kailey Burger, Partners for Public Good, introduced herself via Zoom. (Clerk's Note: A PowerPoint presentation was shown at this time.) Emily

Seitter, Public Works, presented to the Council and discussed the challenge statement and resident engagement. Caroline Sturgis, OMB Director, discussed why this matters, and Nathaniel Rubel, OMB Assistant Director, discussed the schedule and design criteria package.

Ms. Seitter then discussed implementation of the procurement delivery method, including education, sequencing, and strategy, and next steps. She also discussed the schedule of activities. Councilman Pickett inquired about the frequency of the sound studies, to which Ms. Seitter replied that they would need to speak with the consultants first and alter the schedule as needed, but they would clarify and provide a response later.

Ms. Sturgis discussed the old vs. new design-bid-build, construction project delivery systems, procurement delivery methods, potential risks, and timeframes.

Ms. Ciuperger concluded the discussion and advised that a final session would be held on December 11th and invited the Mayor to attend. Ms. Burger stated that Port St. Lucie was one of 16 cities invited to participate in this program, and she discussed the goals of the program.

Councilman Bonna inquired what method would result in the actual lowest or highest costs for projects, to which Mr. Rubel indicated that the program showed data that the design-build method costs less money than the design-bid-build method. He noted that cost control can be done better through the design-build method. Councilman Bonna requested a follow-up on actual cost data.

Councilman Pickett asked if the City was moving forward with the design that they were shown last year, to which Ms. Seitter replied that it had not been the process for the procurement reform, and explained that they would provide more details once the design criteria package was complete. She advised that the feedback from the residents and the City Council on a four-lane divided roadway for the project stands.

Upon Vice Mayor Caraballo's inquiries, Ms. Sturgis noted that the City's OMB Department held an award-winning accreditation and added that Crosstown Parkway was a design-build project. Ms. Sturgis added that Mr. Rubel was certified in design-build and received certification about a year and a half ago, in addition to two additional department members who possess procurement certifications. Vice Mayor Caraballo asked if the goal was to shut down the Interstate 95 connection between Saint Lucie West and Crosstown within 30-50 years was still in the plans, to which Colt Schwerdt, Public Works Director, advised he would have to seek

confirmation relating to the matter and would reach out to the Transportation Planning Organization. Vice Mayor Caraballo noted the importance of the DOT commenting on that shutdown. She noted that the expansion of California Boulevard was very critical in the long term, as it would allow residents to bypass California by taking 95 to St. Lucie West.

5. Public to be Heard

(Clerk's Note: Vice Mayor Caraballo read the Statement of Chamber Decorum.)

Resident Dodi Spence spoke in opposition to the new soccer stadium, the lack of attention to resident input, and the increasing number of individuals experiencing homelessness in the City.

Resident Ken Kotzker inquired about the latest update for a recent home invasion and a scenario at his own home. He informed the Council that a Traffic Enforcement Officer was sent to his home, rather than a Detective, and he also spoke about speeding on his street.

Vice Mayor Caraballo requested that the City Manager's Office contact Mr. Kotzker.

Resident Kelly Kotzker spoke on the recent scenario at her home, the solid waste site, speeding on her street, and the lack of service for Code Enforcement.

Vice Mayor Caraballo responded to Ms. Spence regarding the tax incentive question relating to the Soccer Stadium. She stated that she would have staff provide the City Ordinance relating to the tax abatement. Vice Mayor Caraballo advised Ms. Spence about the Floresta Project.

She also stated that the Chief of Police can meet with the residents to discuss the recent home invasion and issues on their property. She provided a brief history relating to the Cameo Drop Off Site. She indicated that she would have staff respond to Mrs. Kotzker regarding the fees associated when dumping in Fort Pierce.

Vice Mayor Caraballo stated that Code Compliance has always been complaint-driven.

Councilman Bonna informed that the Cameo Drop Off Site was being underutilized, so the responsible action to take was to close the site. He also addressed Ms. Spence's comment relating to the economic tax incentive, to which he advised that he did not know if that would be requested by the Developer and noted that he would be opposed to additional tax incentives that may be requested.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

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

7.a Approval of the October 13, 2025 Regular City Council, [2025-1083](#)
October 20, 2025 City Council Workshop, and October 27,
2025 Regular City Council Meeting Minutes

7.b Termination of Restrictive Covenant Executed by Patricia M. [2025-1085](#)
Nofer with Respect to Lots 15 and 16, Block 1905, Port St.
Lucie Section Nineteen, and Recorded in Official Records
Book 1177, Page 1035, of the Public Records of St. Lucie
County, Florida.

7.c Termination of Restrictive Covenant Executed by Leo J. [2025-1086](#)
Greaser and Elaine A. Greaser with Respect to Lots 1 and 2,
Block 1813, Port St. Lucie Section Thirty-Five, and Recorded
in Official Records Book 1177, Page 1509, of the Public
Records of St. Lucie County, Florida.

7.d Termination of Restrictive Covenant Executed by Francis [2025-1087](#)
Long and Madlain M. Long with Respect to Lots 25 and 26,
Block 574, Port St. Lucie Section Thirteen, and Recorded in
Official Records Book 1177, Page 1190, of the Public Records
of St. Lucie County, Florida.

7.e Approve Amendment #2 to Contract #20240060 for Citywide [2025-1100](#)
Stormwater & Rights-Of-Way Preventive Maintenance and
Repair Projects.

7.f Approve Amendment #11 to Contract #20170132 for Design [2025-1117](#)
Services for the Westport Wastewater Treatment Plant
Expansion.

7.g City Council Reappointment of Brian E. Reuther to Serve a [2025-1079](#)
Four-Year Term on The Municipal Police Officer's Retirement
Trust Fund Board of Trustees.

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- 7.h** Approval to Participate in the Florida Sheriffs Association Cooperative Contract #FSA25-VEL33.0 to Purchase Pursuit, Administrative, & Other Vehicles, City Contract # 20260096. [2025-1128](#)
- 7.i** Accept the Office of the Attorney General, Victims of Crime Act (VOCA) Grant Award in the Amount of \$220,328 for the 2025-2026 Funding Cycle and Authorize the City Manager to Execute the Award Agreement [2025-1029](#)
- 7.j** Accept the FY25 COPS Hiring Program (CHP) Grant Award in the Amount of \$500,000.00 and Authorize the Mayor and Chief of Police to Execute the Award Agreement [2025-1030](#)
- 7.k** Accept the FY25 Community Policing Development (CPD) Microgrants Program Grant Award in the Amount of \$75,582 and Authorize the Mayor and Chief of Police to Execute the Award Agreement [2025-1031](#)
- 7.l** Approval to Participate in Sourcewell Cooperative Contract #120822-MMR for Relocatable Building and Storage Solutions with Related Services with Mobile Modular Management Corporation. [2025-1058](#)
- 7.m** Approval to Piggyback Collier County RFP #23-8183 for Underground Utility Parts Supplier with Ferguson Enterprises, LLC. [2025-1139](#)

Approval of the Consent Agenda

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

8. Second Reading of Ordinances

- 8.a** Ordinance 25-68, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Use of Traffic Infraction Detectors to Promote Compliance with Red Light Signal Directives, Amending Title VII - Traffic Code of the City Code of Ordinances, by Creating Chapter 74, and Authorizing the Chief of Police to Take Any and All Appropriate Actions to Facilitate Enforcement; Providing for Codification; Providing [2025-1046](#)

for Conflict; Providing for Severability; and Providing an Effective Date.

The City Clerk read Ordinance 25-68 aloud by title only.

It was the consensus of the Council to allow public comment from resident George Umansky, who spoke on red light cameras not being an appropriate first line of defense and suggested that the Council vote in opposition.

Vice Mayor Caraballo noted that signs notifying drivers that red light cameras are in use to bring awareness to the drivers. She advised that it generates a habit and can be effective.

Councilman Bonna stated he would be voting in opposition.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 25-68. Councilman Pickett seconded the motion, which passed by roll call vote with Vice Mayor Caraballo, Councilwoman Morgan, and Councilman Pickett in favor and Councilman Bonna dissenting.

9. Other Public Hearings

9.a Acceptance of the Draft AHAC 2025 Incentive Strategies Report

[2025-1130](#)

There being no discussion, Councilwoman Morgan moved to approve the Draft of the AHAC 2025 Incentive Strategies Report. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

10. First Reading of Ordinances, Public Hearing

10.a Ordinance 25-69, Public Hearing, 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](#)

The City Clerk read Ordinance 25-69 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Francis Forman presented to the Council and stated that this application was 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. He noted it was the previous site of the Solid Waste Department's Cameo Drop Off Site.

He discussed the surrounding future land use, zoning, proposed future land use, background, justification, adequate public facilities analysis, findings, and staff's recommendations.

Vice Mayor Caraballo inquired as to when the Site Plan was coming forward, to which Mr. Forman replied that the Site Plan was currently being reviewed. He noted it was scheduled for the December 10th, 2025, Site Plan Review Committee Meeting.

Vice Mayor Caraballo opened the Public Hearing. Resident Ken Kotzker stated that removing the solid waste site at this location would be inconvenient.

Vice Mayor Caraballo addressed Mr. Kotzker's comment and advised that the Cameo Drop Off Site was not an appropriate location for a City dump. Vice Mayor Caraballo closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-69. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.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](#)

The City Clerk read Ordinance 25-70 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Bridget Kean presented to the Council and stated the application was for 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.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing.

Under discussion, Vice Mayor Caraballo indicated this was a great step forward. Councilman Pickett moved to approve Ordinance 25-70. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-71, Quasi-Judicial, Public Hearing, 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](#)

The City Clerk swore in those providing testimony for the Quasi-Judicial Hearings.

The City Clerk read Ordinance 25-71 aloud by title only.

Vice Mayor Caraballo inquired if there were any ex parte communications to which she, Councilwoman Morgan, and Councilman Bonna responded in the negative, and Councilman Pickett responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Daniel Robinson presented this project to the Council and stated that it consisted of 72 units, and a request to revise the PUD concept plan, update owner information, permitted uses, building design, height, and setbacks, parking criteria, and add a cabana and pool recreational facility. He gave the City Council the Proposed Update, Proposed PUD Concept Plan, Impacts and Findings, and staff recommendations.

Councilman Pickett inquired about the type of buffer that was being proposed to which Mr. Robinson stated that the Applicant may be best to answer that question, as it would be part of the Site Plan and Landscape Plan.

Vice Mayor Caraballo asked if this project would be coming before the Council, to which Mr. Robinson responded in the affirmative, based on it being a Major Site Plan.

Mr. Robinson added that the height would be increased to 35 feet and confirmed that it would be a total of 2 stories high.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Pete

Hofheinz, on behalf of the Applicant, Home Dynamics, presented it to the Council and discussed the property's location, land use, building height, side setbacks, rear setbacks, pool cabana parking, and Concept Plan updates. He also answered Councilman Pickett's previous inquiry regarding the rear buffer, noting that there would be a fence and other plants.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing.

Councilwoman Morgan commented that she received a call from a constituent who expressed concern about the height of the building and added that this was no different than a two-story home. She also requested that there be a bus turnaround inside the development.

Councilman Pickett indicated the reason for the buffer question was due to the height increase.

Councilman Bonna advised that he received the same phone call as Councilwoman Morgan.

Vice Mayor Caraballo indicated she was opposed to this item when it became CG to what it is zoned for today but noted she would be in support of today's item since it was Quasi-Judicial. She advised that she wanted to see Commercial and not Residential at this location and had not met the criteria to deny the item.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 25-71. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 25-72, Quasi-Judicial, Public Hearing, an Ordinance Amending the Gatlin Plaza Master Sign Program (P17-066-A1)

[2025-1112](#)

The City Clerk read Ordinance 25-72 aloud by title only.

Vice Mayor Caraballo inquired if there was any ex-parte communication, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Planner Daniel Robinson presented to the Council and stated that this project was to amend the Master Sign Program for Gatlin Plaza. He advised that the proposed changes were to include the primary identification freestanding sign square footage, increase the required setback from the property lines

for freestanding signs, clarify the wall signage square footage allowance for each building, add an internal freestanding sign for BJ's, and remove irrelevant language.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-72. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 25-77, Authorizing the Issuance of Not to Exceed [2025-1137](#)
\$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.

The City Clerk read Ordinance 25-77 aloud by title only.

Vice Mayor Caraballo advised that the Public Hearing would be held during the Second Reading at the City Council Meeting on December 8th, 2025.

There being no discussion, Councilwoman Pickett moved to approve Ordinance 25-77. Councilman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R84, Authorizing the Acquisition of Real [2025-1027](#)
Property Described as Lots 19, 20 & 21, Block 689, Port St.
Lucie Section Eighteen, according to the Plat thereof, as
Recorded in Plat Book 13, Pages 17, 17A Through 17K, of the
Public Records of St. Lucie County, Florida, for the Expansion
of the City Hall Complex.

The City Clerk read Resolution 25-R84 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R84. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R85, Approving the First Amendment to [2025-1078](#)
Construction Agreement for Tradition Regional Park

The City Clerk read Resolution 25-R85 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R85. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R86, Authorizing the Acquisition of Real Property Described as Lot 15, Block 688, Port St. Lucie Section Eighteen, according to the Plat thereof, as Recorded in Plat Book 13, Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida, for Future Expansion of the City's Municipal Complex. [2025-1095](#)

The City Clerk read Resolution 25-R86 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R86. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 25-R87, Public Hearing, a Resolution to Support Renaming a Road Right-of-Way Within the Verano South - POD H-Plat No. 1 Plat and Renaming a Road Right-of-Way Within the North-South "A" Roadway Plat (P25-153). [2025-1141](#)

The City Clerk read Resolution 25-R87 aloud by title only.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R87. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 25-R88, Authorizing The Final Acceptance of Public Roadway Improvements for SW Hegener Drive (P23-167), Constructed by Sansone Group. [2025-1129](#)

The City Clerk read Resolution 25-R88 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R88. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 25-R89, Authorizing the Acquisition of Real Property Described as Lots 16 and 17, Block 688, Port St. Lucie Section Eighteen, According to the Plat thereof, as Recorded in Plat Book 13, Pages 17, 17A through 17K, of the [2025-1159](#)

Public Records of St. Lucie County, Florida, for Future Expansion of the City's Municipal Complex.

The City Clerk read Resolution 25-R89 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R89. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

13.a Review of Resolution 84-R36 and Municipal Nonprofit Funding Practices

[2025-1094](#)

(Clerk's Note: This item was removed from the Agenda during Item 6.)

14. City Manager's Report

City Manager Merejo spoke about the International Fest and thanked the Communications Department, Special Events, and MidFlorida Event Center staff for making it a great event. He thanked the City Council for moving forward with the expansion of City Hall.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan announced the PSL in Lights events throughout the City and the Holiday Light Decorating contest. She also discussed the upcoming Torino Park groundbreaking on December 9, 2025, at 11 AM at North Torino Parkway. Councilwoman Morgan noted that she attended both the City's Mobility Plan and Fee Workshops, the grand opening at Glynlea Country Club at Wylder, and invited those present to visit the new golf country club. She added that she attended the ribbon-cutting for the new apartment complex located at Peachtree and Selvitz and the St. Lucie County Fire Board Meeting.

Councilman Pickett announced he got married and shared he was the speaker for the November 11th Veteran's Day for Riverland. He stated he also attended the City's Veteran's Day Event and reported he was the speaker for the Daughters of the Revolution and attended the Treasure Coast Regional League of Cities. Councilman Pickett stated he attended the City's International Fest and commented on how it keeps getting better as each year passes. He shared that he suggested the addition of celebrity chefs to attend and a 5k walk/run for the following year. Councilman Pickett provided an open invitation for the Festival of Lights.

Councilman Bonna congratulated Mr. and Mrs. Pickett. He announced that the

Utility Systems Department was awarded \$185,600 from FEMA to provide five portable generators. He advised that he attended the Veteran's Day ceremony, was a guest speaker for the Pack 499 Webelos Scouts, the 8th Grade Experience, Habitat for Humanity cornhole tournament, and a speaker at the Oak Hammock K-8 Future Destination Day. Councilman Bonna announced that he attended the Men in Arms Law Enforcement Motorcycle Club held an American Retirement Ceremony.

Vice Mayor Caraballo stated she attended the IRSC Promise Program meeting, graduation for Leadership Class 42, and spoke to the Florida House Select Committee.

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

There was nothing heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 7:45 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk

Typed by: Daisy Ruiz, Deputy City Clerk