

# City of Port St. Lucie

## City Council

### Meeting Minutes

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 23, 2026**

**6:00 PM**

**Council Chambers, City Hall**

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**\*Immediately Following the 5:30 PM CRA Meeting\* \*Request to Table Item 10E\***

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 March 23, 2026, at 6:16 PM, 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 Acting City Clerk delivered the invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

There were no Proclamations or Special Presentations.

5. Public to be Heard

1. Jerry Graziose, 9324 Avenel Lane, spoke on a noise issue from a neighboring business. He stated they have attended zoning meetings and a wall was approved by the Zoning Board. Mr. Graziose explained the owner put in for a landscape adjustment in lieu of a wall or fence and, in retaliation, installed speakers on the building that face the neighboring properties and play the same

song from 7 AM to 7 PM daily. He stated this was not allowed per City Ordinance and that the Police Department has informed them to call 911, but it happens everyday so they have stopped calling.

Vice Mayor Caraballo stated this was disappointing, as she remembers discussing how they were going to be neighborly when that location was approved. She suggested having a conversation with the business owner, as it sounds malicious at this point, which is not right. She requested that the situation be handled as best as possible from a legal standpoint, to have the business cease from disturbing the neighborhood.

City Manager Merejo requested that Staff obtain Mr. Graziose's information and look at what was previously approved by the Council and the Planning and Zoning Board regarding this location. Mayor Martin stated she agreed.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin stated there has been a request to table Item 10.e.

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with Item 10.e being tabled. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda with Item 7.b being pulled for separate discussion. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

**7.a** Award Contract #20260050 for Full Time Armed Security Guard Services. [2026-223](#)

**7.b** Approve The 2026 Saints Golf Course Charity No-Fee Golf Tournament Participants [2026-226](#)

Councilwoman Morgan suggested having this policy reviewed and perhaps changed, as a few items are not being adhered to. She indicated the three charities mentioned are Port St. Lucie Police Athletic League, St. Lucie County Chamber of Commerce, and the Humane Society of St. Lucie. Councilwoman Morgan discussed the different organizations, related definitions, and allowable golf tournaments. She stated she wants to ensure this is being applied fairly for all 501(3)(c) charities in the City and everyone is notified of the rules.

Mayor Martin indicated that last year they had three golf tournaments, as the Council decided to include three as opposed to the two. She believed the Chamber of Commerce was also discussed last year.

Vice Mayor Caraballo thought this was worth a discussion. She stated if the goal of the Council is to open this to all 501(3)(c), then the policy needs to reflect that as well as how to apply. Mayor Martin agreed the organizations need to be notified on how to apply.

City Manager Merejo stated Staff can review the policy and fine-tune it, so everyone is treated fairly and receives the same notice. Mayor Martin noted that this needs to come back to Council soon, because the nonprofits need time to fundraise for the tournaments.

Vice Mayor Caraballo recommended approving the Humane Society and the Port St. Lucie Police Athletic League, as they fall under the parameters of the current policy. She stated the St. Lucie County Chamber of Commerce can be brought back to Council.

Councilwoman Morgan inquired about the hiatus issue, which the Council and Staff discussed at this time. Council and Staff also discussed the timing of the policy if it is tabled to a future meeting.

City Manager Merejo suggested approving all three charities, since they were approved last year. He stated this will allow time for Staff to work on the policy and bring it back to Council. Councilwoman Morgan indicated she was good with that as long as it states St. Lucie County Chamber of Commerce Foundation.

There being no further discussion, Councilman Pickett moved to approve Item 7.b. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

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| <b>7.c</b> | Recommendation for Appointments to the Surtax Oversight Committee.  | <b>2026-275</b> |
| <b>7.d</b> | Ratify Amendments #1, #2, and #3, and Approve Amendment #4 to Contract #20240115 for City Hall Lobby, Restrooms, Storefronts and Added Parking.   | <b>2026-247</b> |
| <b>7.e</b> | Approval to Participate in the Sourcewell Cooperative Contract RFP #101221-SPL for Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories and Supplies under City Contract #20260185. | <b>2026-261</b> |
| <b>7.f</b> | Award Contract #20250193 for MIDFLORIDA Event Center Catering Contract to NV & VD, LLC.   | <b>2026-293</b> |

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- 7.g** Award Contract #20260079 for Glades Wastewater Treatment Facility Deep Injection Well No. 2. **2026-248**
- 7.h** Approve Amendment #1 to Contract #20240112 for Construction Manager at Risk (CMAR) Services for Torino Regional Park Phase 1. **2026-283**
- 7.j** Approve Amendment #1 to Contract #20230044 for Construction Engineering Inspection (CEI) Services for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2026-262](#)
- 7.i** Approving the USA BMX Affiliation and Sanction Agreement for the BMX Facility at Tradition Regional Park **2026-296**
- 7.k** Approve Sole Source Contract #20260158 for Fingerprint Capture and Enhancement System Core with Foster & Freeman USA Inc. **2026-285**
8. Second Reading of Ordinances  
There was nothing heard under this item.
9. Other Public Hearings  
There was nothing heard under this item.
10. First Reading of Ordinances, Public Hearing
- 10.a** Ordinance 26-24, Public Hearing, an Ordinance Amending Chapter 153, "Definitions" and Section 158.233, "Zoning Code", of the Code of Ordinances of the City of Port St. Lucie. (P25-215). [2026-263](#)
- The Acting City Clerk read Ordinance 26-24 aloud by title only.
- Marissa Da Breo-Latchman, Planning and Zoning, provided a PowerPoint presentation on the Text Amendment to Chapter 153 and Section 158.233. She reviewed the proposed changes as well as the proposed amendment, noting that this amendment brings the City into compliance with State Statutes.
- Mayor Martin opened the Public Hearing. There being no comments, she closed the Public Hearing.
- There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-24. Councilman Pickett seconded the motion, which passed
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unanimously by voice vote.

- 10.b** Ordinance 26-25, Public Hearing, An Ordinance Amending Title XV, "Land Usage", Chapter 158, "Zoning Code", Article VI "Open Space Districts" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.100 to Add Enclosed Assembly Area as a Special Exception Use in the Open Space Recreational (OSR) Zoning District (P26-030).

[2026-287](#)

The Acting City Clerk read Ordinance 26-25 aloud by title only.

Anne Cox, Planning and Zoning Assistant Director, provided a PowerPoint presentation on this City-initiated Zoning Text Amendment to Chapter 158, Section 158.100. She reviewed the project background, summarized the request, and noted the definitions. She also discussed the proposed amendment and analysis. Ms. Cox stated the Planning and Zoning Board recommended approval of this amendment at their 3/3/2026 meeting.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 26-25. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-26, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 27, Block 2966, Port St. Lucie Section Forty-Three, According to the Plat thereof, as Recorded in Plat Book 16, Pages 15, 15A through 15L, of the Public Records of St. Lucie County, Florida.

[2026-264](#)

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

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

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

- 10.d** Ordinance 26-27, Public Hearing, an Ordinance 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

[2026-265](#)

Approximately 8.03 Acres from Residential Golf Course (RGC) to General Commercial (CG) for a Parcel Legally Described as Parcels 1, 2, 3, and 4, Central Park Commercial Plat, as Recorded in Plat Book 135, Pages 39 through 41, Inclusive, of the Public Records of St. Lucie County, Florida, in the City of Port St. Lucie, Florida, Located at the Northwest Corner of the Intersection of Crosstown Parkway and Verano Parkway (P26-008).

The Acting City Clerk read Ordinance 26-27 aloud by title only.

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on the Small-Scale Comprehensive Plan Amendment for Verano South POD G. He summarized the request to amend the future land use from Resident Golf Course to General Commercial. He showed the location of the subject property, discussed the background of the request, reviewed the Comprehensive Plan analysis, and summarized the change in usage. Planner Robinson stated the Planning and Zoning Board recommended approval of the proposed amendment at their regular meeting of 3/3/2026.

Mayor Martin opened the Public Hearing.

Peter Hofheinz, Cotleur & Hearing, represented the applicant. He provided a PowerPoint presentation on the Small-Scale Comprehensive Plan Amendment for Verano South POD G. He briefly discussed the request, location of subject properties, surrounding properties and commercial locations, approved Development of Regional Impact (DRI), and the Comprehensive Plan amendment.

Vice Mayor Caraballo expressed her concern with adding more commercial to Crosstown Parkway, as it was meant to be a greenway and connect people as fast as possible without the ingress/egress activity. She stated she was uncomfortable with automotive uses, gas stations, etc., that would create high volumes of traffic. Mr. Hofheinz explained there was only one access into the commercial facilities, utilizing North/South A and Verano Parkway South, versus having the ingress/egress from Crosstown Parkway. Vice Mayor Caraballo requested that Staff ensure the Crosstown traffic stays flowing and noted she will be critical of any automotive uses in the future.

Councilman Pickett indicated the signal there will mitigate the traffic. He stated he was in favor of the commercial use and would support this request.

Councilwoman Morgan stated she will also be very critical of future commercial requests. Mr. Hofheinz explained Verano's long history of amendments to the DRI involving shifting uses around.

Mayor Martin stated they will also be very mindful of the surrounding uses of the future commercial locations.

Vice Mayor Caraballo inquired if there are specifications in the agreements for the parcels to resemble the appropriate branding. Mary Savage-Dunham, Planning and Zoning Director, explained there are City-wide design standards and the elevations have not been received for these new uses. She stated Verano has been a good partner and will work with the City regarding any concerns. Vice Mayor Caraballo indicated she wanted to see consistency with the branding.

To alleviate some of the Council's concerns, Colt Schwerdt, Public Works Director, briefly spoke to the access management plan for Crosstown from Village Parkway to Range Line Road.

There being no further comments, Mayor Martin closed the Public Hearing.

There being no further discussion, Councilman Pickett moved to approve Ordinance 26-27. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-28, Public Hearing, an Ordinance Authorizing the Issuance of not to Exceed \$75,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida Special Obligation Refunding Revenue Bonds, Series 2026 to Refund a Portion of the City's Outstanding Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) and a Portion of the City's Outstanding Taxable Special Obligation Refunding Revenue Bonds, Series 2017, in Order to Achieve Debt Service Savings and to Provide Funding for the Torino Regional Park 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

[2026-228](#)

(Clerk's Note: This item was tabled under Item 6, Additions or Deletions to

the Agenda and Approval of Agenda.)

11. Resolutions

- 11.a** Resolution 26-R21, a Resolution Regarding Reimbursement of Certain Costs Relating to the Acquisition, Construction and Equipping of Various Capital Improvements to the City's Water and Wastewater Utility System, Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-253](#)

The Acting City Clerk read Resolution 26-R21 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 26-R21. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 26-R22, Authorizing the Final Acceptance of Public Roadway Improvements for SW Anthony F. Sansone Sr. Boulevard - Phase 3 (P23-167), Constructed by Sansone Group, LLC. [2026-242](#)

The Acting City Clerk read Resolution 26-R22 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 26-R22. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R23, Regarding Reimbursement of Certain Costs Relating to Capital Improvements for the Torino Regional Park Project. [2026-271](#)

The Acting City Clerk read Resolution 26-R23 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 26-R23. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 26-R24, Authorizing the Final Acceptance of Public Roadway Improvements for Crosstown Parkway Extension, Segment 2A (P22-020), Constructed by DK Central Park, LLC. [2026-300](#)

The Acting City Clerk read Resolution 26-R24 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 26-R24. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 26-R25, Florida Inland Navigation District  
Waterways Assistance Grant FY 2025-2026

[2026-284](#)

The Acting City Clerk read Resolution 26-R25 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 26-R25. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was no Unfinished Business to be heard.

13. New Business

There was no New Business to be heard.

14. City Manager's Report

City Manager Merejo spoke on increasing cubic yard waste from 4 cubic yards to 6 cubic yards, as the City has been dealing with extra debris as a result of the cold weather. He stated there would be no additional cost to the residents for the additional cubic yards, which will be available from March 30th to April 24th. Mr. Merejo noted they will need to discuss in the near future how to deal with the trees that are dying.

Vice Mayor Caraballo stated the City needs to inform the residents about this change in service. She stated those on corner lots are putting yard waste on the side of their house. She inquired if FCC will pick up the waste if it is not in front of the house and if FCC's agreement covers this issue. She stated Code may need to contact these residents. Mariana Feldpausch, Director Solid Waste, stated they would look into it, continue to educate the residents, and address any issues with FCC.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported she attended Coffee with the Council, PSLPD 4th Quarter Awards, and Fire Board meeting. She announced that KPSLB's day of Household Hazardous Waste Collection was successful.

Councilman Pickett reported he attended the St. Patrick's Day Parade & Irish Festival, Treasure Coast Regional League of Cities luncheon, PSLPD 4th Quarter Awards, Carmela Coffee ribbon cutting, and threw the first pitch at the Mets game. He announced this year's Vet Fest will be held on April 4, 2026, at the MidFlorida Event Center.

Vice Mayor Caraballo reported she attended the St. Lucie County Sheriff's Office of Strategic Planning Workshop, Make-up Day for Leadership, Crosstown 5k, and the PSLPD 4th Quarter Awards. (Clerk's Note: Vice Mayor Caraballo noted

that Councilman Pickett also attended the Crosstown 5k.)

At this time, Vice Mayor Caraballo nominated Carla and Jerry, who are in the Crosstown 5k Running Club, for an award, to which Councilman Pickett concurred. Mayor Martin directed Vice Mayor Caraballo to provide her office with the information, as she would be happy to honor the request.

Vice Mayor Caraballo announced the efforts and results of the conservation and cleanup event at Whispering Pines.

Councilman Bonna reported he attended the St. Patrick's Day Parade, Project Lift Tour, and the PSLPD 4th Quarter Awards. He announced the upcoming Easter Bunny Breakfast and Spring Eggstravaganza.

Mayor Martin reported she attended a meeting with Congressman Mast, PSLPD 4th Quarter Awards, Fire Board meeting, Carmela Coffee ribbon cutting. She stated she spoke at the Lake Forrest and Lake Charles HOA meetings and attended the Kali Jackson Women is Art Fashion show. (Clerk's Note: Mayor Martin noted that Vice Mayor Caraballo also attended the Kali Jackson Women is Art Fashion show.)

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

There were no comments from the public.

17. Adjourn

There being no further business, the meeting was adjourned at 7:23 PM.

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Calleigh Nazario, Acting City Clerk

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Jasmin De Freese, Deputy City Clerk

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Typed by: Traci Mehl, Deputy City Clerk