

# City of Port St. Lucie

## City Council

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

### Meeting Minutes - Final

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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**Tuesday, May 27, 2025**

**6:00 PM**

**Council Chambers, City Hall**

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#### **\*Request to Table Item 11A, 11B, & 11C\***

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 May 27, 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:  
Mayor Shannon Martin  
Vice Mayor Jolien Caraballo  
Councilwoman Stephanie Morgan  
Councilman Dave Pickett  
Councilman Anthony Bonna, Sr.

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

**4.a** Youth Council Update 2024-2025

[2025-481](#)

The Youth Council provided an update to the City Council and discussed topics such as their mission, vision, accomplishments, events, meetings, and engagement opportunities. Stephanie Vernot, Youth Council Coordinator, discussed the Youth Council App and informed that they were now accepting applications for the Youth Council. They then shared a promotional video.

Vice Mayor Caraballo inquired if you were going into 9th grade if you could apply, to which they responded in the affirmative. She then invited them to share core memories from their time on the Council. Mayor Martin thanked them for their leadership, engagement, and community involvement.

5. Public to be Heard

There was nothing heard under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilman Bonna moved to approve the Agenda with item 11.a being tabled to the June 23, 2025 City Council meeting, and items 11.b and 11.c being tabled to a date uncertain. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the April 21, 2025 City Council Workshop and [2025-416](#)  
April 28, 2025 Regular City Council Meeting Minutes

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

- 7.b** Approve a Grant Agreement Between the City of Port St. [2025-402](#)  
Lucie and Florida Department of Agriculture and Consumer  
Services (FDACS) for the Purpose of Updating the City's Tree  
Inventory.

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

- 7.c** Approve Sponsorship Request for the Business Resources [2025-457](#)  
Workshop Hosted by Indian River State College

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

- 7.d** Termination of Restrictive Covenant Executed by Trayce L. [2025-488](#)  
Jones and Glenn T. Jones with Respect to Lots 1 and 30,  
Block 1106, Port St. Lucie Section Nine, and Recorded in  
Official Records Book 1458, Page 649, of the Public Records  
of St. Lucie County, Florida.

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice

vote.

- 7.e** Ratify Participation in the Interlocal Agreement Computer Aided Dispatch, Records Management System, & Mobile Computer Terminal/Mobile Field Reporting (CAD, RMS, & MCT/ MFR) System Shared Network; and Ratify Participation in and Approve Chief of Police to Provide Updated Signature for Management Control Agreement Between St. Lucie County Sheriff's Office, Fort Pierce Police Department, Port St. Lucie Police Department and St. Lucie County for the purposes of providing Criminal Justice Technology Services, Information Exchange, Dispatch Services, and Criminal Justice Agency Oversight. [2025-495](#)

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

- 7.f** Approve Sponsorship Request from Carebag Inc. [2025-490](#)

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

- 7.g** Approval to Participate in the Palm Beach County Term Contract #25005 for Fiber Optic Engineering, Design, Material, Supplies and Installation, Term Contract. [2025-486](#)

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

- 7.h** Approval to Participate in the Fort Pierce Utilities Authority (FPUA) Contract Resulting from ITB #25-17 for Wet Lime Residual Hauling with Accurate Septic Services, Inc. [2025-494](#)

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

- 7.i** Approve the Second Amended and Restated Educational Facilities Impact Fee Credit Agreement Between Mattamy Palm Beach LLC, the City of Port St. Lucie and the School Board of St. Lucie County, Florida for the Southern Grove DRI. [2025-359](#)

There being no discussion, Vice Mayor Caraballo moved to approve item

7.i with the condition that the City Manager is authorized to sign the agreement after review and approval of title on the Second School Site by the City Attorney's Office. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 7.j** Approval of a Waiver for a Preliminary and Final Subdivision [2025-511](#)  
Plat for Southern Grove Plat No. 36 2nd Replat (P24-186).

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

- 7.k** Approve Contract #20240023 for a Sole Source New [2025-441](#)  
Maintenance Agreement with Motorola Solutions, Inc. to  
Repair and/or Replace the City's Existing Radio Equipment  
that has become Defective or Damaged, Contingent upon No  
Responses to the Sole Source Posting.

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

- 7.l** Award Contract # 20250115 to Furnish and Install Sod to [2025-487](#)  
Nature's Keeper, Inc.

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

- 7.m** Approval to Add Additional Funds to Contract # 20240088 for [2025-479](#)  
GPS Services (Fleet Monitoring).

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

- 7.n** Approve Amendment #1 to Contract 20250165 for Renewal [2025-502](#)  
of Absorb Software, Inc. for Learning Management System.

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

#### Approval of the Consent Agenda

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with item 7.i being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

#### 8. Second Reading of Ordinances

There was nothing to be heard under this item.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-27, Public Hearing, Abandoning a Portion of a Fifty (50) Foot Wide Drainage Easement Affecting Real Property Located at 350 SE Southbend Boulevard, Port St. Lucie, Florida.

[2025-462](#)

The City Clerk read Ordinance 25-27 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 25-27. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-28, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Side and Rear Utility and Drainage Easement Affecting Lot 35, Block 538, Port St. Lucie Section Thirteen, as Recorded in Plat Book 13, Pages 4, 4A through 4M, of the Public Records of St. Lucie County, Florida.

[2025-477](#)

The City Clerk read Ordinance 25-28 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 25-28. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-29, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 1538, Port St. Lucie Section Thirty, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida

[2025-478](#)

The City Clerk read Ordinance 25-29 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: The City Clerk then swore in all applicants for the upcoming Quasi-Judicial proceedings.)

- 10.d** Ordinance 25-30, Quasi-Judicial, Public Hearing, an [2025-484](#)  
Ordinance Adopting a Master Sign Program for Sundance  
Port St. Lucie (P25-001).

The City Clerk read Ordinance 25-30 aloud by title only.

Mayor Martin 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.) Daniel Robinson, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. Mr. Robinson stated that the request was to create a Master Sign Program (MSP) for Sundance Port. St. Lucie to allow for signage customization to meet the needs of the development. He discussed proposed MSP signs and City Code regulations, temporary signs, the Sundance PSL (Wilson Groves) boundary, and zoning. Brad Curry, Haley Ward, represented the applicant.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-30. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 25-31, Quasi-Judicial, Public Hearing, an [2025-480](#)  
Ordinance Amending the Riverland Master Sign Program  
(P17-097-A1).

The City Clerk read Ordinance 25-31 aloud by title only.

City Clerk Walsh inquired if there was any ex-parte communication, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was not shown at this time.) Planner Daniel Robinson stated that the request was to amend a Master Sign Program (MSP) for the Riverland DRI to better suit the development program. He discussed the sign types, existing Riverland MSP regulations, proposed Riverland MSP regulations, City Sign Code regulations, land use, and zoning.

Councilwoman Morgan inquired as to where the digital sign would be placed since it's usually only approved for institutional use, to which Mr. Robinson replied that the digital signage was part of non-residential/non-commercial and it matched the language, as well as matching the Culver's sign. He also noted that read-only signs were

allowed, nothing moving. Vice Mayor Caraballo inquired about temporary non-residential banners/flags and asked if it was allowed in the Tradition MSP, to which Mr. Robinson replied that he was unsure about Tradition, but the City allowed it for model homes. Vice Mayor Caraballo inquired if there were specifications for temporary banners during hurricanes, to which Mr. Robinson replied that they were restricted under the temporary aspect of it. Deputy City Attorney Elizabeth Hertz clarified the MSP, noting that they do not get too detailed with the program due to constitutional restraints. Vice Mayor Caraballo stated that she was not against what they were trying to do, but she wanted to make sure that the City was consistent. Mr. Robinson stated that he was unsure if the time frame could be added in as an amendment.

Azlina Goldstein represented the applicant and stated that this was made as general as possible to make it easier for staff to review, and that the POA would have more direct regulation and control as to what was pleasing to both their residential and non-residential areas.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no further discussion, Councilman Pickett moved to approve Ordinance 25-31. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 25-32, Quasi-Judicial, Public Hearing, an Ordinance Rezoning 72.88 Acres of Land, Located South of the Proposed Intersection of Midway Road and Wylder Parkway, within the LTC Ranch DRI, from St. Lucie County Agricultural (SLC-AG-5) Zoning District to Planned Unit Development (PUD) For Property Legally Described as Tracts "A" & "B" of the Plat of LTC Ranch West as Recorded in Plat Book 83, Pages 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida (P24-213).

[2025-415](#)

The City Clerk read Ordinance 25-32 aloud by title only.

Mayor Martin 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.) Cody Sisk, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. Mr. Sisk stated that the request was for approval of a PUD rezoning for the LTC Ranch West Wylder Commercial Development (PUD) with commercial and residential uses. He discussed

the surrounding uses, proposed uses, issues & analysis, art in public places, and land use & DRI consistency.

Steve Garrett, Lucido & Associates, represented the applicant and noted that Green Point had received a lot of commercial development interest, that Wylder Pkwy was 90 days away from connecting to Midway Rd, and that the Midway widening was accelerating.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-32. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 25-33, Public Hearing, Authorizing the Mayor to Grant a Perpetual Non-Exclusive Utility Easement and a Temporary Construction Easement to Pivotal Utility Holdings, Inc. for the Purpose of Constructing, Operating, Maintaining, Repairing and Replacing a Gas Pipeline.

[2025-442](#)

The City Clerk read Ordinance 25-33 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 25-33. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 25-34, Quasi-Judicial, Public Hearing, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for GHO Homes at Southern Grove (P24-183).

[2025-485](#)

The City Clerk read Ordinance 25-34 aloud by title only.

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

(Clerk's Note: A PowerPoint presentation was not shown at this time.)  
Planner Daniel Robinson read the request into the record and stated that the project was an amendment to the GHO Homes at Southern Groves Master Planned Unit Development Plan (MPUD) to change the platted lot currently labeled "emergency ingress/egress location" to a buildable single-family lot. Chuck DeSanti, GHO Homes, represented the applicant.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-34. Vice Mayor Caraballo seconded the

motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 25-R12, Quasi-Judicial, Public Hearing, a **2025-387**  
Resolution, Amending and Restating the Development Order  
for the Tradition Development of Regional Impact and  
Constituting this Resolution as a Development Order by the  
City of Port St. Lucie in Compliance with Law (P22-093).

(Clerk's Note: This item was tabled to the June 23, 2025, City Council meeting during item 6.)

- 11.b** Resolution 25-R28, Quasi-Judicial, Public Hearing, a [2025-497](#)  
Resolution Granting a Special Exception Use (P24-096),  
Pursuant to Section 158.124(C)(11) of the Zoning Code, to  
Allow a Convenience Store with Fuel Sales in the CG (General  
Commercial) Zoning District for a Project Known as Murphy  
USA.

(Clerk's Note: This item was tabled to a date uncertain during item 6.)

- 11.c** Resolution 25-R29, Quasi-Judicial, Public Hearing, a [2025-496](#)  
Resolution Granting a Special Exception Use (P24-184),  
Pursuant to Section 158.124(C)(11) of the Zoning Code, to  
Allow a Convenience Store with Fuel Sales in the CG (General  
Commercial) Zoning District for a Project Known as Murphy  
USA - SW Gatlin Boulevard.

(Clerk's Note: This item was tabled to a date uncertain during item 6.)

- 11.d** Resolution 25-R31, Authorizing the Acquisition of Real [2025-489](#)  
Property Described as Lot 12, Block 688, Port St. Lucie  
Section Eighteen, 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 Police Department  
Complex.

The City Clerk read Resolution 25-R31 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R31. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## 12. Unfinished Business

There was nothing to be heard under this item.

**13. New Business**

Councilman Bonna recommended adding a U.S. Flag drop box at City Hall, Stars & Stripes Park, and/or Veterans Memorial Park. Councilman Pickett noted that there was one located at the DAV Center on California Blvd, and Vice Mayor Caraballo expressed that was in favor of having a drop box and highlighted education. Councilman Pickett stated that he would be happy to donate the wood if Facilities could build it. Vice Mayor Caraballo recommended reaching out to Mattamy to inquire about the location for Stars & Stripes park, and City Manager Merejo suggested adding this to the City's website for residents to see what the process is. Mayor Martin suggested having City Hall collect them and Councilman Pickett bring them to the DAV.

It was the consensus of the Council to look into creating a US Flag Drop-Off Box and to reach out to Mattamy Homes for a potential addition to Stars & Stripes Park.

**14. City Manager's Report**

City Manager Merejo spoke on a final opportunity for residents to attend a public meeting on May 29, 2025, to learn about findings for the recently completed draft for the Resilience Vulnerability Assessment. He also reported on the plan for traffic signal installation on Community Blvd and Discovery Way, and completion of Glades Cutoff Rd and Commerce Centre Drive.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan – She attended a St. Lucie County UP tour, Riverland Senior Softball League, Fire Station 18 ribbon cutting, Fire Board meeting, and the Transportation Planning Organization meeting. She discussed tax-free hurricane supplies and the MidFlorida Event Center Hurricane Preparedness Expo.

Councilman Pickett – He attended Treasure Coast Regional League of Cities luncheon, and Boys & Girls Club event.

Councilman Bonna – He attended a Veteran's Ceremony and Vet Fest.

Vice Mayor Caraballo – She attended a Housing & Urban Development meeting and a meeting with the Governmental Office of the White House. She announced that the City would be seeking resident's input on allocating Federal Community Development Block Grant funds at a meeting on June 5, 2025.

Mayor Martin – She attended an event at Vitalia, Police Memorial Week ceremony, Fire Board meeting, Humane Society Board meeting, Florida Coast Medical Center Board meeting, and Coffee with the Mayor. She discussed the Trust for Public Land 2025 Park Score Index, noting that the City moved up 27

spots.

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 7:17 p.m.

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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk