

# 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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<b>Monday, July 14, 2025</b>	<b>1:00 PM</b>	<b>Council Chambers, City Hall</b>
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#### **\*Addition of Item 11C\***

1. Meeting Called to Order

A Regular Meeting of the City of Port St. Lucie City Council was called to order by Mayor Martin at 1:03 PM on July 14, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:  
Mayor Shannon M. Martin  
Vice Mayor Caraballo  
Councilwoman Morgan (Appeared via Zoom)  
Councilman Pickett  
Councilman Bonna

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

Mayor Martin presented the Proclamation for Parks and Recreation Month to Brad Keen, Director of Parks and Recreation Department.

5. Public to be Heard

No one signed up to speak during this portion of the Agenda.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilman Pickett moved to approve the Agenda.

Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Mayor Martin stated there was a request to pull Item 7.h. for separate discussion.

Vice Mayor Caraballo thanked the City Manager for his most recent negotiations about the City's yard waste. Vice Mayor Caraballo moved to approve the Consent Agenda with the request to pull Item 7.h for separate discussion. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**7.a** Approval of the June 16, 2025 City Council Workshop Meeting Minutes [2025-666](#)

**7.b** Approve 2025 Keep America Beautiful Cigarette Litter Prevention & Recycling Grant Agreement for \$5,000 [2025-593](#)

**7.c** Partial Release and Modification of Restrictive Covenant Executed by Blair W. Feinauer with Respect to Lots 9, 10 and 11, Block 2355, Port St. Lucie Section Thirty-Four, and Recorded in Official Records Book 1459, Page 354, of the Public Records of St. Lucie County, Florida. [2025-619](#)

**7.d** Award Contract #20250099 for Preserve Trail at the Port with SoCal Shaker Plates & Construction Site Services, LLC. [2025-622](#)

**7.e** Award Contract #20250126 for Pressure Cleaning Services for City Complex. [2025-635](#)

**7.f** Approve a Memorandum of Agreement (MOA) between Indian River State College, School of Continuing Education (IRSC-SCE), and the City of Port St. Lucie for the Port St. Lucie Business Accelerator Program for Fall 2025, Spring 2026, Fall 2026, and Spring 2027 [2025-554](#)

**7.g** Ratify Approval to Participate in City of West Palm Beach Contract #33913 for Hardware and Software Support Services for Supervisory Control and Data Acquisition Plant Automation System with C.C. Control Corp. [2025-623](#)

**7.h** Award Contract #20250017 Real Estates Broker Services. [2025-601](#)

Councilwoman Morgan expressed her concern regarding the 4% real estate broker fee being too high.

Vice Mayor Caraballo asked if the previous contract had a similar percentage, to which City Manager Merejo responded in the affirmative.

Kenneth Krasnow of Cushman & Wakefield advised that a discount was included in the agreement for higher-priced properties. Vice Mayor Caraballo inquired if the percentage was prorated depending on the price of parcel sales, to which Mr. Krasnow responded in the affirmative.

Councilwoman Morgan noted that the broker fees can be negotiated for each real estate transaction based on the recent law change.

Mr. Krasnow stated that the real estate broker's fee can vary.

There being no further discussion, Vice Mayor Caraballo moved to approve Item 7.h, Award Contract #20250017 Real Estates Broker Services. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**7.i** Award Contract #20240083 for Retirement Planning Consulting Services (Investment Performance Monitoring and Advisory Services for 401A, 457B, RHS, and OPEB). [2025-615](#)

**7.j** Approve Sole Source Contract #20250138 to Purchase Pumps with Tencarva Machinery Company, LLC D/B/A Hudson Pump & Equipment. [2025-595](#)

**7.k** Award Contract #20240111 for SW Kestor Drive Sidewalk Construction Project. [2025-659](#)

**7.l** Approve the Community Boulevard and Discovery Way Intersection Traffic Signal Agreement with Mattamy Palm Beach, LLC [2025-685](#)

**7.m** Approve Traffic Signal Agreement with Riverland Development Company, LLC [2025-684](#)

**7.n** Approve Contract #20250194 for Yard Waste Processing and Disposal Services with Nature's Keeper, Inc. [2025-655](#)

**8. Second Reading of Ordinances**

**8.a** Ordinance 25-36, Authorizing the Conveyance of an Easement to Florida Power and Light Company for City Owned Property (Police Training Facility) Located at 184 SW Thanksgiving Ave. [2025-559](#)

The City Clerk read Ordinance 25-36 aloud.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-36. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-37, an Ordinance Amending Title XV, Land Usage, Chapter 155, Sign Code, to Provide Clarifications on Sign Code Regulations and Exemptions and Allow for an Additional Freestanding Sign for Larger Developments.

[2025-565](#)

The City Clerk read Ordinance 25-37 aloud.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-37. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-38, an Ordinance Approving the 4th Amendment of the Planned Unit Development Document for Gatlin Plaza, Located South of SW Gatlin Boulevard and East of I-95 (P23-159).

[2025-609](#)

The City Clerk read Ordinance 25-38 aloud.

Senior City Attorney Elizabeth Hertz announced that City staff obtained additional commentary from the Florida Department of Transportation (FDOT) after the first reading of this item.

Mayor Martin inquired if this was related to the July 10th Memo, to which Attorney Hertz responded in the affirmative.

Colt Schwerdt, Director of Public Works, indicated the City received comments from FDOT regarding the PUD and additional improvements to the intersection on Gatlin and Brescia. He shared that they were able to meet with the Applicant of this project, and they agreed to assist with completing the needed improvements. Director Schwerdt advised that the changes were as follows: the eastbound right turn lane into the development will be extended by approximately 300 feet, along with a left turn lane extension, but because the previous conditions already included a dual left turn lane, that was already addressed.

Vice Mayor Caraballo asked if these new conditions were addressing FDOT's concerns, to which Director Schwerdt responded in the affirmative and noted that these conditions would suffice to address FDOT's concerns. Vice Mayor Caraballo inquired if the Applicant was present to advise the Council of where they were with FDOT's request.

Dennis Murphy, Culpepper and Terpening, was present on behalf of the Applicant. He confirmed that he met with City Staff and agreed on language to move forward.

There being no further discussion, Vice Mayor Caraballo moved to approve a motion to reconsider P23-159 Gatlin Plaza, Located South of SW Gatlin Boulevard and East of I-95 PUD Amendment for the limited purpose of reopening the Quasi-Judicial Public Hearing on this PUD Amendment and to formally consider the new evidence and recommendations described by City Staff. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

There being no discussion, Councilman Pickett moved to table Ordinance 25-38 to the July 28, 2025, City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

Mayor Martin instructed the City Clerk to re-notice Ordinance 25-38 for Second Reading as a Quasi-Judicial Public Hearing.

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-39, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 36 and 37, Block 1323, Port St. Lucie Section Eleven, as Recorded in Plat Book 12, Pages 51, 51A through 51E, of the Public Records of St. Lucie County, Florida.

[2025-625](#)

The City Clerk read Ordinance 25-39 aloud.

Mayor Martin opened the Public Hearing. No one signed up to speak for Public Comment. Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-39. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-40, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 2, Block 1828, Port St. Lucie Section Thirty-Five, as Recorded in Plat Book 15, Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida.

[2025-634](#)

The City Clerk read Ordinance 25-40 aloud.

Mayor Martin opened the Public Hearing. No one signed up to speak for Public Comment. Mayor Martin closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 25-R37, Authorizing the Lease of Real Property Designated as Unit 4 in the Building Located at 660 NW Peacock Blvd., Port St. Lucie, Florida, 34986, for the Storage of Evidentiary Vehicles in the Custody of the City's Police Department. [2025-621](#)

The City Clerk read Resolution 25-R37 aloud.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R37. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R38, Authorizing the Mayor to Enter into an Amendment to a Locally Funded Agreement between the State of Florida Department of Transportation and the City of Port St. Lucie, Necessary for Construction Services Associated with the Reconstruction of Port St. Lucie Boulevard from South of Paar Drive to South of Alcantarra Boulevard. [2025-672](#)

The City Clerk read Resolution 25-R38 aloud.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R38. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R39, Interlocal Agreement with St. Lucie County for Solid Waste Disposal [2025-660](#)

The City Clerk read Resolution 25-R39 aloud.

City Manager Merejo indicated that since February 11, 2019, the County and the City had entered an amended Interlocal Agreement (ILA) previously. He stated that recent negotiations had occurred and presented the new Interlocal Agreement to the City Council.

Senior Attorney Hertz advised that in the event of a substantive change to the present agreement, it would have to be returned to the City Council.

Mariana Feldpausch, Solid Waste Director, explained that the term of the Interlocal Agreement was from October 1, 2025, to September 30, 2030, and included a five (5) year renewal option. She advised that the per-ton fee was increased for Class 1 Waste, Yard Waste, and Recycling. There was no change in the C&D fee. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin shared that the reason for the previous ILA termination was due to the County having a reassessment of its landfill operations, which determined the rate increase.

Rebecca Ventrella, Director of Utilities and Solid Waste of St. Lucie County, confirmed that the recent study found that over the last 30 years, the rates had been stagnant.

Director Feldpausch continued to provide her presentation to the City Council.

Councilman Bonna stated he was glad to see the term change for the agreement.

Councilman Pickett indicated he would like a five-year term when the FCC contract ends.

Vice Mayor Caraballo expressed concern over potential future increases in costs for the City if the 25% threshold was not met. Ms. Ventrella advised that the City or County had not reached 25% of recycling contamination thus far. Vice Mayor Caraballo stated she was not happy with the revenue-sharing aspect and provided her reason why.

Mayor Martin stated she agreed with Vice Mayor Caraballo's comments and thanked St. Lucie Commissioner Fowler for working with the City to get the agreement finalized.

Vice Mayor Caraballo stated she had no problem approving the agreement and would like to continue to negotiate the cost share with St. Lucie County. She suggested having one-on-ones as well as having Council and Staff meet to discuss agreements, so everyone has the same information.

City Manager Merejo indicated he would be able to converse with the St.

Lucie County Administrator and provide a report to the City Council.

Ms. Ventrella noted that Exhibit D, under Revenue Distribution, states that the revenue would be split for distribution and stated that the scale tip fee should not be included in the agreement. She clarified that Revenue Distribution would only be split between those who bring in recycling, such as the City of Port St. Lucie and other municipalities, and other unincorporated areas. Ms. Ventrella stated they could remove that portion.

Vice Mayor Caraballo stated she agreed and shared that she felt that the costs should be removed and that the split distribution should occur after the costs were removed.

Mayor Martin noted the need to amend Exhibit D.

City Manager Merejo asked that the current version of the Interlocal Agreement be the current version to be approved by the City Council.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R39, including the red-line version of the Interlocal Agreement, as long as no significant changes need to come forward, and authorizing City Manager Merejo to speak to the St. Lucie County Administrator to continue to negotiate cost-sharing aspect, and to include an amendment to Exhibit D of the Interlocal Agreement. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Assistant City Manager Teresa Lamar-Sarno noted that the latest and greatest version of the Interlocal Agreement is yet to come, with the expectation of minor changes. Mayor Martin requested that the Council receive copies of the amended version.

12. Unfinished Business

(Clerk's Note: There was nothing scheduled for this portion of the Agenda.)

13. New Business

**13.a** Torino Regional Park Phase 1 Design Updates

[2025-616](#)

Zakariya Sherman, Parks & Recreation Executive Project Manager, introduced the presentation of the Torino Regional Park Phase 1 Design update.

Johnathan Haigh from Kimley-Horn presented the Park Update to the City Council. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Vice Mayor Caraballo noted that some of the elements have a wow factor, while others lack it. She suggested thinking “outside the box” to make the playground stand out.

Mayor Martin stressed the need to make sure the elements were inclusive.

Vice Mayor Caraballo suggested possibly phasing in the elements for the park.

Councilman Pickett asked what would keep a child from falling after climbing on the back of the 15-foot owl, to which Mr. Haigh explained there would be a safety surface on the ground. He suggested stopping the climbing element closer to the wing area of the owl rather than to the very top, to which Mr. Haigh indicated that was the current design.

Brad Keen, Parks and Recreation Director, agreed with Councilman Pickett’s concern and noted that the structure was intended for 5- to 12-year-olds. He indicated that the design and installation would be from a well-known playground company and noted they have vetted the design.

Mr. Haigh explained there was a slide on the backside of the owl, and the climbers are only on the wing. He showed the various pods at the park. Vice Mayor Caraballo asked to explore the nest as the carousel component, to which Mr. Haigh noted it may interfere with ADA and accessibility.

Vice Mayor Caraballo suggested that they stay on theme. Mayor Martin agreed.

Mr. Haigh continued to show the renderings. Vice Mayor Caraballo stated she was the least excited about the Castle theme.

Mayor Martin discussed possible elements such as those found in the castle at Sugar Sand Park in West Palm Beach. Mr. Haigh noted the pod would have similar features to those found at Sugar Sand Park.

Mr. Haigh stated they hoped to obtain approval of the design. Vice Mayor Caraballo stressed the need to get it right, and Mayor Martin noted the promised groundbreaking was to be in December 2025. Director Keen assured the Council that his department was working diligently to provide the groundbreaking of the park in December. He asked the Council for permission to work with the consultants and include a potential visit to Sugar Sand Park to review the elements.

The City Council asked for amping up the wow factor for the park to

provide the best possible product, not just a park, but a destination all while keeping in mind the budgetary restrictions.

There being no further discussion, Vice Mayor Caraballo moved to approve the Torino Park Design updates, allowing Staff to consider Council's comments and ensuring the castle and smaller elements in the pods are enhanced with the theme to generate a wow factor. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo announced that the City received the Achievement of Excellence Procurement Award for 2025 by the National Procurement Institute. He announced that the Torino Roundabout was coming together nicely. City Manager Merejo commented on the Stars and Stripes Park and noted the progress of the site. He discussed the Heart at the Park and noted that parking may be an issue based on the location. City Manager Merejo stressed the need for people to practice safety protocols during thunderstorms.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan had no report during this portion of the Agenda.

Councilman Pickett reported he attended Freedom Fest and participated in the Boys and Girls Club introduction of how the City operates. He discussed the flag retirement boxes dispersed throughout the City. Councilman Pickett noted that by the fifth day of having these boxes there were 131 flags had been collected.

Vice Mayor Caraballo stated she attended the All-American Cities Award Event on behalf of Mayor Martin, Leadership Class 42, and a tour of Helping Human Services. She announced the registration opening for City University.

Councilman Bonna shared that he attended Freedom Fest and announced that the United Way Golf Classic Tournament raised \$21,854, held at the Saints Golf Course.

Mayor Martin thanked Vice Mayor Caraballo, the team, residents, Alexa, and Nikki from Bloomberg for participating in the All-American Cities Award Event. She gave kudos to Mattamy and the Parks and Recreation team, who are working on the Stars and Stripes park. Mayor Martin congratulated the St. Lucie County School District, as they were recently rated as an "A" School District.

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 during this portion of the Agenda.

17. Adjourn

There being no further business, the meeting was adjourned at 2:26 PM.

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Sally Walsh, City Clerk

Attended:

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Traci Mehl, Deputy City Clerk

Typed:

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Daisy Ruiz, Deputy City Clerk