

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, June 23, 2025	6:00 PM	Council Chambers, City Hall
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***Meeting to Follow the 5:30 PM CRA* *Request to Table Items 7E, 11A & 11B ***
Addition of Item 7L

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 Caraballo on June 23, 2025, at 6:11 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 Not Present:
Mayor Shannon Martin

3. Invocation & Pledge of Allegiance

Vice Mayor Caraballo led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Announcement of Enrique Rosario as the Winner of the Boys
& Girls Clubs of St. Lucie County 2025 Youth of the Year.

[2025-432](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) William Armstead, St. Lucie County Boys & Girls Club CEO, provided an introduction and presented on the impact of the club, and he introduced

the winner of the Youth of the Year. Enrique Rosario delivered a speech to the Council, and the Council provided positive sentiments.

5. Public to be Heard

Resident Michael Taylor spoke on the recent incident regarding the Elkcarn Waterway and an incident at the Juneteenth event at the MidFlorida Civic Center.

Resident Stephanie White spoke on the incident at the Elkcarn Waterway and submitted questions for staff review. (Clerk's Note: The document was submitted to the City Clerk and entered into the record.)

Resident Marcia Gillings spoke on the incident at the Elkcarn Waterway.

A brief discussion was then held on the decorum for the business portion of the City Council meeting.

A recess was called at 6:37 p.m., and the meeting convened at 6:40 p.m.

Resident Jasmine Ambersley spoke on the incident at the Elkcarn Waterway and swale conditions.

Resident Lee Sherman spoke on an issue with a roofing company and requested the City's help.

Resident Robert Cardenas spoke on the incident at the Elkcarn Waterway.

Vice Mayor Caraballo closed Public to be Heard and City Manager Merejo spoke on the waterway. He provided a history of what the City has done to keep the waterways clean, and assured residents that they would investigate this issue. Colt Schwerdt, Public Works Director, spoke to residents and stated that they were investigating this issue after being notified on Friday.

Councilman Pickett inquired if anything had been put in the water to create the film that residents described from traveling and contaminating other water, to which Mr. Schwerdt responded in the negative and stated that they would double-check to see if there was anything they could use.

Vice Mayor Caraballo inquired as to how long the City had been working with the contractor, to which Mr. Schwerdt replied two to three decades. Vice Mayor Caraballo then expressed concern for the incident and stated that this was unacceptable and needed to be investigated. She requested that all of Ms. White's questions be answered, and she wanted to hear from the company about the steps that would be taken moving forward to ensure that this was not an issue, and when the contract was up for renewal. Vice Mayor Caraballo also

requested for the City Manager to reach out about the roofing issue, and Councilman Pickett advised of a center at the DMV that may help with the roofing issue. Councilman Bonna expressed that he had the same inquiries regarding the Elkcam incident. Vice Mayor Caraballo stated that Ms. Ambersley's swale inquiries and Mr. Taylor's Juneteenth inquiries would be addressed.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilman Bonna moved to approve the Agenda with items 7.e, 11.a, and 11.b being tabled and item 7.l being added. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the May 7, 2025 Strategic Planning Session (Day 1), May 8, 2025 Strategic Planning Session (Day 2), and May 27, 2025 Regular City Council Meeting Minutes [2025-602](#)

Councilwoman Morgan moved to approve the Consent Agenda.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.b** Approval to Participate in the Sourcewell Cooperative Contract #RFP-121024 for Facility Security Systems. [2025-434](#)

Councilwoman Morgan moved to approve the Consent Agenda.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Approve a Partnership Agreement for Small Business Owner Mentorship between the City of Port St. Lucie and Florida Institute of Technology's weVENTURE Women's Business Center Program. [2025-492](#)

Councilwoman Morgan moved to approve the Consent Agenda.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.d** Award Contract #20250085 for the Drainage Improvements at the Saints Golf Course. [2025-522](#)

Councilwoman Morgan moved to approve the Consent Agenda.
Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

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

(Clerk's Note: This item was tabled during item 6.)

- 7.f** Approve Amendment #4 to Contract #20160120 for the [2025-482](#)

Supply of Zinc-Orthophosphate for the Water Treatment Facilities with Amaya Solutions, Inc. f/k/a American Water Chemicals, Inc. d/b/a American Water Chemicals

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.g** Approve Sole Source Contract #20250112 Water Treatment Equipment & Controls for Utilities with Water Treatment & Controls Technology, Inc. [2025-589](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.h** Award Contract #20250062 for the Replacement & Automation of Four (4) Water Control Structures. [2025-583](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Approve Amendment #2 to Contract #20240173 for the Construction of Whitmore Baffle Box. [2025-566](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.j** Approve a Grant Agreement between the City of Port St. Lucie and the Trust for Public Land for the Purpose of Supporting Resident Engagement in Neighborhood Green Space [2025-585](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Approve Contract 20250012 for Sole Source - All Wheel Adaptive BMX Racetrack-Tradition Regional Park. [2025-588](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously by voice vote.

- 7.l** Approve the Retention of Legal Counsel for ACR Litigation [2025-605](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Bonna seconded the motion. The motion passed unanimously

by voice vote.

Approval of the Consent Agenda

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

8. Second Reading of Ordinances

- 8.a** Ordinance 25-35, Authorizing the Conveyance of a Drainage Easement in Favor of LTC Ranch West Residential Community Development District [2025-493](#)

The City Clerk read Ordinance 25-35 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-35. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

- 9.a** Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Draft Annual Action Plan (AAP) for the Program Year 2025-26. [2025-433](#)

Alessandra Tasca, Neighborhood Services Deputy Director, stated that a final draft had been prepared and they were seeking approval so that they could officially open the 30-day public comment period and then submit it to HUD.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing. Councilwoman Morgan moved to approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Draft Annual Action Plan (AAP) for the Program Year 2025-26. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-36, Public Hearing, 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 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 Ordinance 25-36. Councilman Pickett seconded

the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-37, Public Hearing, 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 by title only.

(Clerk's Note: Planner Bethany Grubbs presented on behalf of Planner Daniel Robinson.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated that the amendment was to provide clarifications on exemptions, correct a scrivener's error, and provide additional freestanding signs for larger developments.

Vice Mayor Caraballo opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 25-37. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

The City Attorney then advised of the Quasi-Judicial rules and the City Clerk swore in applicants for the Quasi-Judicial Hearings.

- 10.c** Ordinance 25-38, Quasi-Judicial, Public Hearing, 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](#)

Vice Mayor Caraballo inquired if there were any ex-parte communications, to which the Council responded in the affirmative.

The City Clerk read Ordinance 25-38 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, 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. He noted that an updated presentation had been provided which corrected verbiage. He presented to the Council and stated that the request was for a 4th amendment to the Gatlin Plaza Planned Unit Development (PUD) to revise the PUD document to add additional building square footage and create conservation, stormwater, and future development tracks. He discussed the proposed amendment, exhibited an aerial map and surrounding uses,

and provided a background of the project. He also discussed the land use & zoning code consistency, transportation consistency, and new traffic conditions.

Councilwoman Morgan expressed that she did not have an issue with the condition, but she had an issue with putting it in last minute. The City Clerk then swore in John Cohen via Zoom.

Dennis Murphy, Culpepper & Terpening, stated that they were good with what was discussed over the last couple of days, but expressed that they needed to work on verbiage, and Mr. Cohen briefly addressed the Council.

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 25-38 with the condition that it be added under Exhibit 6, Section 4.D of the Gatlin Plaza PUD prior to the second reading of the Ordinance. Councilman Pickett 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 during item 6.)
- 11.b** Resolution 25-R30, Quasi-Judicial, Public Hearing, a [2025-552](#)
Resolution Granting a Special Exception Use to Allow a K-8
Private School in the Commercial General (CG) Zoning
District Per Section 158.124(C)(8) of the Code of Ordinances
for a Project Known as Dalton Learning Academy (P25-041);
Providing for Conflicts; Providing for Severability; and
Providing an Effective Date.
(Clerk's Note: This item was tabled during item 6.)
- 11.c** Resolution 25-R35, a Resolution of the City Council of the [2025-232](#)
City of Port St. Lucie Approving an Economic Development
Impact Fee Mitigation Agreement for Four Port St. Lucie, LLC,
a Delaware Limited Liability Company, and Authorizing the
City Manager or His Designee to Execute an Impact Fee
Mitigation Agreement by and Among the City of Port St.

Lucie and Four Port St. Lucie, LLC; Providing for Severability;
and Providing an Effective Date.

The City Clerk read Resolution 25-R35 aloud by title only.

(Clerk's Note: CRA Jennifer Davis presented on behalf of Economic
Development Administrator Elijah Wooten.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Jennifer
Davis, CRA, presented to the Council and discussed the project location,
project overview, executive summary, economic impact, and Impact Fee &
Mobility Fee mitigation.

There being no discussion, Councilman Bonna moved to approve
Resolution 25-R35. Councilman Pickett 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** Approval of the Conceptual Design for the NW Bayshore
Boulevard Corridor Improvements Project from Prima Vista
Blvd to NW Selvitz Rd as Identified in the Mobility Plan

[2025-591](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Everett
Tourjee, Public Works, presented to the Council and provided an
introduction for the project. Dan Burns, Scalar Consulting Group, provided
an overview of the project and discussed the scope of work, goals, and
major tasks. Shaun MacKenzie, MacKenzie Engineering & Planning,
discussed the traffic evaluation, safety evaluation, traffic level of service,
no-build scenario, 3-lane scenario, 4-lane scenario, and volume vs.
capacity summary. Mr. Burns concluded the presentation with discussion
on the 3 different lane alternatives and stated that Option 1 (4-lane) was
recommended.

Councilman Pickett expressed approval of the 4-lane option, and
Councilwoman Morgan stated that she attended the public meeting and
none of the residents had liked the 4-lanes as they preferred 2-lanes. She
stated that she had not received a follow-up to her round-about inquiries,
and she asked if the residents were sent these findings, to which Mr.
Tourjee replied that their intent was to present the findings along with the
Council's decision once made. Councilwoman Morgan expressed
concerns with options 1 and 2 and stated that she was not in favor of them,
and was in favor of option 3. Councilman Bonna expressed favor for option

1, and a further discussion was held on traffic volume and safety. Vice Mayor Caraballo stated that she was in favor of option 1 and expressed concern about the cost and issues of potentially doing this in the future instead of now. She stated that the proposed Floresta round-about should be closely looked at, that she wished to work with Councilwoman Morgan on further traffic calming, and that beautification needed to be done. The Council and applicants then briefly discussed purchasing property and bike lane safety.

There being no further discussion, Councilman Bonna moved to approve Option 1. Councilman Pickett seconded the motion, which passed by voice vote with Vice Mayor Caraballo, Councilman Pickett, and Councilman Bonna in favor and Councilwoman Morgan opposed.

14. City Manager's Report

City Manager Merejo spoke on the BMX Park, noting that it was estimated to be completed by the end of the year and operational by the first quarter of 2026.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She did not have a report, and she announced that the city was awarded a \$25,000 grant for green spaces.

Councilman Pickett – He attended the Juneteenth celebrations and he discussed Freedomfest.

Councilman Bonna – He attended the Juneteenth events, Homeless Advisory Committee, and Treasure Coast Regional Planning Council. He informed of the wedding ceremonies performed at The Heart.

Vice Mayor Caraballo – She did not have a report, and she announced participation in the National Civics League 2025 All-American Cities Award.

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 8:00 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk