

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, July 28, 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 Mayor Martin on July 28, 2025, at 6:00 p.m., in Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.	
2. Roll Call	Council Members Present: Mayor Martin Councilman Bonna Vice Mayor Caraballo Councilwoman Morgan Councilman Pickett	
3. Invocation & Pledge of Allegiance	The City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.	
4. Proclamations and Special Presentations	<div data-bbox="237 1585 1471 1617">4.a Proclamation: All-America Cities 2025-716</div> <div data-bbox="331 1648 1304 1722">Mayor Martin announced that Port St. Lucie was named an All-America City award winner.</div> <div data-bbox="237 1738 1471 1770">4.b All-America City Award Ceremony 2025-717</div> <div data-bbox="331 1801 1330 1837">Mayor Martin announced the participants of the All-America Cities award.</div>	
5. Public to be Heard		

Abriana White spoke regarding the fish kill at Elkcarn Waterway.

Robert Cardenas spoke regarding the fish kill at Elkcarn Waterway, fish stocking, gag order, and dredging.

Tiffany Johnson spoke regarding the fish kill at Elkcarn Waterway and the types of chemicals used along the canals.

Marcia Gillings spoke regarding the fish kill at Elkcarn Waterway, urged natural options for waterway maintenance and the canal dredging. She requested that the item be placed onto an Agenda for further discussion.

Stephanie White spoke regarding the fish kill at Elkcarn Waterway.

James Watt spoke regarding the fish kill at Elkcarn Waterway and the types of herbicides used along the canals.

Brian Kahl spoke regarding the fish kill at Elkcarn Waterway and the types of herbicides used along the canals.

The Mayor informed the Public that this incident was a mistake as the company did not perform the low dissolved oxygen level test prior to spraying. Sharon Gillenwalters, Aquatic Vegetation Control (AVC), explained the investigation that took place after the fishkill and stated that fishkills were multi-factor. She informed the Public that the chemicals they used were non-toxic and did not leach into water if properly used. She stated that it was best practice to perform the low dissolved oxygen level test, but it was not mandated. The City Council had numerous questions for Ms. Gillenwalters and asked for more clarity about her answers. She added that the company had now improved their procedures to ensure that decisions were guided by data and ecosystem dynamics not just the employee applying the treatment. She informed the City Council that her employee was reeducated, and the company had revitalized a submerged treatment initiation form that had to be approved by superiors. She stated that most clients preferred herbicides since it was efficient and cost effective to remove invasive plants but more environmentally friendly techniques to use were installing native plantings, stocking fish, conducting bacterial augmentation to reduce sediment and nutrient control. She informed the City Council that they strategized monthly with the Public Works Department.

Colt Schwerdt, Public Works Director, stated that dredging of the canal was yet to be determined and would depend on the design study and during the monthly meetings with AVC they discussed multiple methodologies to be used in the canals. He informed the Public that the fish stocking was completed throughout the canal. Vice Mayor Caraballo had questions regarding the changes to the

contract and wanted to go out for RFP prior to the next contract. She wanted to know how Cape Coral and other cities were maintaining their waterways. The City Attorney informed the City Council that the contract was not a piggyback and had 16 amendments to date.

There was City Council consensus to hold a City Council Workshop to discuss, in a holistic way, the options available for waterway maintenance. They also want to discuss contracts that have been long standing without going out to RFP. Vice Mayor Caraballo suggested inviting tonight's Public To Be Heard speakers to the Workshop.

Karen Love, Manager Environmental Services, provided examples of strategies that were discussed during the monthly AVC meetings and put into practice across the City. She also mentioned that they reached out to other cities across the state to learn about the methods they use to manage aquatic vegetation. The City Attorney & Assistant City Manager stated that no official guidance had been provided requiring silence on the matter.

Councilwoman Morgan stated that she spoke with Ms. Post regarding her written Public To Be Heard comment regarding an Airbnb, but she urged Neighborhood Services to follow up.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

- 7.a** Approval of the June 9, 2025 Regular City Council and June 23, 2025 Regular City Council Meeting Minutes [2025-692](#)

This item was approved.

- 7.b** Authorize the City Manager to Enter into and Execute Florida Department of Environmental Protection (FDEP) Amendment No. 2 to Grant Agreement No. 22SRP 12 to Benefit Water Quality. [2025-681](#)

This item was approved.

- 7.c** Ratify Amendment #5 and Approve Amendment #6 to Contract #20230117 for CEI & GEO Services for the Port St. Lucie Blvd. Segment 3 Project. [2025-661](#)

This item was approved.

- 7.d** Approve Contract #20250200 for Janitorial Services. [2025-697](#)

This item was approved.

- 7.e** Approve the Agreement with Respect to Florida Power & Light Lighting for a Portion of Marshall Parkway with Mattamy Palm Beach, LLC

[2025-699](#)

This item was approved.

- 7.f** Approve and Authorize the Execution of a Memorandum of Understanding with the President and Fellows of Harvard College Acting Through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government.

[2025-713](#)

This item was approved.

Approval of the Consent Agenda

This item was approved.

8. Second Reading of Ordinances

- 8.a** 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](#)

The City Clerk administered the Oath of Testimony to staff and other interested parties for Items 8a, 10a and 11a.

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

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

(Clerk's Note: A PowerPoint was shown at this time.) Francis Forman, Planner III, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the amendment was changing language within the document as well as the map to add additional tracks for future development. He explained that the language did meet Planning & Zoning & Public Works concerns.

Dennis Murphy, Culpepper & Terpening, stated that he was available for questions.

Mayor Martin opened the Public Hearing, there being no one to speak, she

closed the Public Hearing.

Councilwoman Morgan moved to approve Ordinance 25-38. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-40, Abandoning a Portion of a Twenty (20) [2025-634](#)
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.

The City Clerk read Ordinance 25-40 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 25-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-41, Abandoning a Portion of a Twenty (20) [2025-625](#)
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.

The City Clerk informed the City Council that this item had been misnumbered during the First Reading, clarifying that only the Ordinance number was incorrect and that the content of the document remained unchanged. She read Ordinance 25-41 aloud by title only.

Councilman Bonna moved to approve Ordinance 25-41. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-39, Quasi-Judicial, Public Hearing, an [2025-662](#)
Ordinance Rezoning 8.31 Acres of Land, Located on the
Northwest Side of the Enterprise Drive, from Industrial (IN)
Zoning District to Warehouse Industrial (WI) For Property
Legally Described as All of Lot 6, of St. Lucie West Plat No.
133, St. Lucie West Industrial Park (P25-087).

The City Clerk read Ordinance 25-39 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner III, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the applicant was proposing to rezone approximately 8.31 acres from Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

Alejandro Torro, Hayley Ward, stated that he was available for questions.

(Clerk's Note: Councilwoman Morgan and Assistant City Manager Lamar-Sarno stepped out of the meeting for one minute.)

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 25-39. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** 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.

The City Clerk read Resolution 25-30 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, and she informed the City Council that she had met with the applicant.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the applicant was requesting a Special Exception Use (SEU) to allow a K-8 private school within the Commercial General (CG) Zoning District per Section 158.124(C)(8) of the Zoning Ordinances. She showed a Conceptual Site Plan with the queuing stages. Vice Mayor Caraballo questioned the integrity of the plaza, to which Carmen Capezzuto, Neighborhood Services Director, replied that he would need to research the property and work with Planning & Zoning staff.

Rubenson Frederic, Gail Dawkins-Frederic & Fontley Corrodon, informed

the City Council that there would be fencing around the property which would be closed and had a separate entrance for late arrival/early pickup. Councilwoman Morgan & Councilman Pickett inquired about queuing/stacking, to which Ms. Dawkins-Frederic replied that half of the students would be transported by a bus system, and the school would be staggering pick up times.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan moved to approve Resolution 25-R30. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R40, a Resolution of the City Council of the [2025-700](#)
City of Port St. Lucie, Florida, Relating to the Collection and
Disposal of Solid Waste and Recyclable Materials in the City;
Establishing the Assessment Rate for Solid Waste Service
Assessments Against Assessed Property Located within the
City for the Fiscal Year Beginning October 1, 2025; Setting a
Maximum Rate for Annual Solid Waste Service Assessments
not to be Exceeded in Future Fiscal Years and Continuing
Thereafter Until Amended; Directing the Preparation of an
Assessment Roll; Authorizing a Public Hearing and Directing
the Provision of Notice Thereof; Providing for Conflict;
Providing for Severability; and Providing an Effective Date.

The City Clerk read Resolution 25-R40 aloud by title only.

Councilman Pickett moved to approve Resolution 25-R40. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R41, a Resolution of the City of Port St. Lucie, [2025-701](#)
Florida, Relating to the Provision of Stormwater
Management Services in the City of Port St. Lucie;
Reimposing and Increasing Stormwater Service Fees Against
Commercial and Residential Developed and Undeveloped
Property Located within the City of Port St. Lucie for the
Fiscal Year Beginning October 1, 2025; Setting a Maximum
Rate for Stormwater Service Fees not to be Exceeded in
Future Fiscal Years and Continuing Thereafter Until
Amended; Directing the Preparation of an Assessment Roll;
Authorizing a Public Hearing and Directing the Provision of
Notice Thereof; Providing for Conflict; Providing for

Severability; and Providing an Effective Date.

The City Clerk read Resolution 25-R41 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R41.

Councilwoman Morgan seconded the motion, which passed by voice vote with Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan, and Councilman Pickett voting in favor and Councilman Bonna voting against.

- 11.d** Resolution 25-R42, Authorizing the Acquisition of Real Property Described as Lot 6, Block 390, Port St. Lucie Section Twenty-Four, according to the Plat thereof, as Recorded in Plat Book 13, Pages 31, 31A Through 31C, of the Public Records of St. Lucie County, Florida, for the Expansion of the Utility Systems Departments Prineville Facility and for “Good Neighbor Buffering”. [2025-705](#)

The City Clerk read Resolution 25-R42 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R42. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 25-R43, Authorizing the Acceptance of a Special Warranty Deed from Mattamy Palm Beach, LLC, for a Portion of Real Property Associated with Marshall Parkway, Located on the Southeast Corner of Marshall Parkway and Community Boulevard, together with a Drainage and Irrigation Easement. [2025-592](#)

The City Clerk read Resolution 25-R43 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R43.

Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Discussion on the Proposed Update to the Public Buildings Impact Fee Schedule (P25-128) [2025-707](#)

Ms. Grubbs introduced Ben Griffith, Tischler Bise, who appeared via Zoom.

(Clerk’s Note: A PowerPoint was shown at this time.) Mr. Griffith explained Impact Fee basics, the project timeline, the Land Use assumptions, the

level-of-service analysis as well as the proposed fees. Mayor Martin requested clarity on which fees could cover a new Community Center. Susan Trevarthen stated that they would need to review the documents and urged that they would not want to overlap and double charge.

Under Public to be Heard, Deb Frazier, TCBA, suggested that other options be explored before increasing the fee.

There was City Council consensus to favor Option 1. Councilwoman Morgan inquired about the workshops, to which Ms. Grubbs and Mary Savage-Dunham, Planning & Zoning Director, replied that they held two workshops for this item and would be holding additional Mobility Fee Workshops. Councilwoman Morgan requested the amount of fees (current vs. proposed) for Single Family Residential, to which Ms. Savage Dunham replied that the County's fees as well as the City's fees had increased therefore, she would need time to compile the list. Councilwoman Morgan stated that she needed more information as she didn't like the options, but she would favor Option 1 at the moment.

14. City Manager's Report

There was nothing heard under this item.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Mentioned that the Port St. Lucie Business Accelerator Program registration opened, attended the City Council Workshop and stated that she wanted to have a discussion on Informal meetings and One-on-one meetings.

Councilman Pickett: Treasure Coast Council of Local Government BBQ, Riverland Publix Opening, City Council Workshop, Clothing drive for the upcoming job fair.

Vice Mayor Caraballo: Mentioned that the upcoming City University class was filled.

Councilman Bonna: Riverland Publix Opening, Treasure Coast Local Government BBQ, District 3 Town Hall.

Mayor Martin: Coffee with the City Council, Fireboard Meeting, Chamber Breakfast, City Council Workshop.

Councilman Bonna & Vice Mayor Caraballo voiced that if an item was important to a Council Member, it should be placed onto an agenda to be discussed at a public meeting. The City Council discussed informal meetings as well as one-on-one meetings. Some Council members felt that they did not receive the

same information as the Mayor or other Council members during one-on-one meetings and that was a concern. The City Attorney read Section 6 of the City Council rules which explained the agenda item procedure. There was City Council consensus to place a discussion regarding Informal & one-on-one meetings on a future City Council agenda.

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

There being no further business, the meeting was adjourned at 9:32 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk