

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, August 25, 2025

6:00 PM

Council Chambers, City Hall

Request to Table Item 8A* *Addition of Items 7L & 7M

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 August 25, 2025, at 6:03 p.m., in Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida & via Zoom.

2. Roll Call

Council Members Present:

Mayor Martin

Councilman Bonna

Vice Mayor Caraballo

Councilwoman Morgan (via Zoom)

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

There was nothing scheduled under this item.

5. Public to be Heard

Dodi Spence regarding rising costs and affordability in the City.

Marcia Gillings spoke regarding the Elk Cam & Saw Grass lake fish kills.

Cecile Renna spoke regarding the marked trees on Westmoreland.

Marie Falaise spoke regarding a pipe in a canal behind her home.

Dennis Lipp spoke regarding solid waste & rising costs.

James Packard spoke regarding rising costs & sustainable practices.

Chrisi Thanos spoke regarding rising costs & sustainable practices.

Frank Rayno spoke regarding storm water management expenditures.

Diane Tirado spoke regarding rising costs.

Richard Genchi spoke regarding rising costs and asked if the City received a reduction in state/federal funds.

Marceline Colas spoke regarding rising costs and home-based business.

Rosetta Giardina spoke regarding rising costs.

The City Council responded to public comments. There was City Council consensus to add solid waste questions to the referendum.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Bonna moved to approve the Agenda with the tabling of Item 8a to the October 27, 2025, City Council meeting. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote. Mayor Martin, Councilman Pickett, Councilman Bonna, and Vice Mayor Caraballo stated they would not support the item. The City Council discussed whether to proceed with a vote at the meeting. Deputy City Attorney Elizabeth Hertz advised that, since the applicant's representative was not present, therefore the City Council should consider tabling the item to a date certain as a courtesy to the applicant.

7. Approval of Consent Agenda

7.a Approval of the July 28, 2025 Regular City Council Meeting Minutes

[2025-791](#)

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

7.b Approve Sponsorship Request from Carebag Inc.

[2025-767](#)

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

vote.

- 7.c** Approve a Jennifer “Jenn” DuBey Memorial Plaque to be [2025-663](#)
Installed on a Bench Near the Intersection of Sandia Avenue
and SE Crosstown Parkway

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

- 7.d** Approve a Parks and Recreational Facilities Conveyance [2025-698](#)
Agreement between Mattamy Palm Beach LLC, the City of
Port St. Lucie for the Western Grove DRI.

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

- 7.e** Approve a Parks and Recreational Facilities Conveyance [2025-778](#)
Agreement between Mattamy Palm Beach LLC, the City of
Port St. Lucie for the Southern Grove DRI

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

- 7.f** Approval of a Major Site Plan Amendment for Gatlin Plaza - [2025-744](#)
BJ’s Wholesale Club (P17-057-A5).

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

- 7.g** Approve Amendment #4 to Contract #20210104 for Grinder [2025-781](#)
Pumps and Related Parts & Services with Environment-One
Corporation.

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

- 7.h** Approve Additional Expenditures for FY 24/25 Under [2025-763](#)
Contract #20240159 - Electrical Contractors - Service,
Repair, and Installation

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

- 7.i** Approve Amendment #2 with Rarestep, Inc. dba Fleetio for [2025-777](#)

Fleet Software.

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

- 7.j** Approval to Participate in the Citrus County Contract #24-088 for Countywide Resurfacing and Preservation Projects. [2025-762](#)

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

- 7.k** Award Contract #20240141 for Design-Build Services for Nine (9) Wells and a Raw Water Main. [2025-780](#)

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

- 7.l** Recommendation for Appointment to Serve on the City of Port St. Lucie Youth Council. [2025-776](#)

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

- 7.m** Approve Expenditures for an Emergency Access Road & Parking Improvements at McCarty Ranch Preserve. [2025-815](#)

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

Approval of the Consent Agenda

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

8. Second Reading of Ordinances

- 8.a** Ordinance 24-04, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City Of Port St. Lucie to Provide for a Large-Scale Amendment to the Future Land Use Map for 464.50 Acres of Land to Change the Future Land Use Designations from 90 Acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 Acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 Acres Of General [2024-054](#)

Commercial/ Residential, Office, and Institutional (CG/ROI) to 397.89 Acres of Low Density Residential (RL), 34.25 Acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 Acres of Open Space Recreation (OSR), and 18.43 Acres of Open Space Conservation (OSC) for a Parcel Legally Described in Exhibit "A", and generally located between Glades Cut-Off Road and the C-24 Canal Road and to Provide for Text Amendments to the Future Land Use Element to Amend Policies 1.1.4.18 and 1.1.4.19 as Requested by Lulfs Grove, LLLP (P22-336).

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

- 8.b** Ordinance 25-42, Public Hearing, an Ordinance Amending and Restating the City of Port St. Lucie Code of Ordinances Chapter 159, Article IV, Entitled "Public Buildings Impact Fee Schedule" (P25-128).

[2025-718](#)

The City Clerk read Ordinance 25-42 aloud by title only.

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

Vice Mayor Caraballo moved to approve Ordinance 25-42. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-43, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 69, Block 53, South Port St. Lucie Unit Five, as recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida.

[2025-703](#)

The City Clerk read Ordinance 25-43 aloud by title only.

Councilman Bonna moved to approve Ordinance 25-43. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 25-44, an Ordinance of the City of Port St. Lucie, Florida, Approving the Amendment and Extension of the Revised Original Community Redevelopment Area Plan to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2025-723](#)

The City Clerk read Ordinance 25-44 aloud by title only. Jennifer Davis, CRA Director, entered the St. Lucie County letter & the City's response

into the record.

Councilman Pickett moved to approve Ordinance 25-44. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: This item was reheard after the rehearing of Item 8 e.) Vice Mayor Caraballo moved to reconsider Ordinance 25-44. Councilman Pickett seconded the motion, which passed unanimously by voice vote. The City Clerk reread Ordinance 25-44 aloud by title only.

Ms. Davis requested to enter the City's response to the County into the record.

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

Vice Mayor Caraballo moved to approve Ordinance 25-44. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8.e

Ordinance 25-45, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Acquisition of Real Property from St. Lucie County Described as Tract K, Port St. Lucie Section Sixty-One, According to the Plat thereof, as Recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida, and Authorizing the Conveyance of a Lease Agreement to St. Lucie County for Said Real Property; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2025-726](#)

The City Clerk read Ordinance 25-45 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 25-45. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: This item was reheard after Item 13 a.) The City Attorney requested that the City Council reopen the item to enter Ms. Davis's letter in the public record & open the Public Hearing.

Vice Mayor Caraballo moved to reconsider Ordinance 25-45. Councilman Pickett seconded the motion, which passed unanimously by voice vote. The City Clerk reread Ordinance 25-45 aloud by title only.

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

Vice Mayor Caraballo moved to approve Ordinance 25-45. 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

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

- 10.a** Ordinance 25-46, Quasi-Judicial, Public Hearing, an [2025-768](#)
Ordinance Rezoning a 0.27-Acre Property, Located at the
Northeast Corner of SW Gatlin Boulevard and SW Brighton
Street, from Single-Family Residential (RS-2) to General
Commercial (CG) for Property Legally Described as Port St.
Lucie Section 16, Block 1501, Lot 1.

The City Clerk read Ordinance 25-46 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.) Marissa Da Breo-Latchman, Planner II, 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 to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map; the proposed use is restaurant and retail plaza.

Joseph Capra, Captec Engineering. Inc., stated that he was available for any questions.

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

Vice Mayor Caraballo moved to approve Ordinance 25-46. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-47, Quasi-Judicial, Public Hearing, an [2025-774](#)
Ordinance Rezoning a 0.46-Acre Property, Located East of
SW Biltmore Street, From General Commercial (CG) Zoning
District to Service Commercial (CS) Zoning District For
Property Legally Described As Port St. Lucie Section 28, Block

75, Lots 6 And 7 (P25-111)

The City Clerk read Ordinance 25-47 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.) Ivan Betancourt, Planner I, 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 requesting to rezone the subject property from General Commercial (CG) to Service Commercial (CS) Zoning District; the existing use is a towing business.

Connor Kennedy, Haley Ward, stated that he was available for questions. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 25-47. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-48, Public Hearing, Authorizing the Acquisition of 104.91 Acres of Real Property known as Rosser Lakes; Authorizing the Conveyance of a Non-Exclusive, Perpetual Access Easement therein of Approximately 7.41 Acres in Favor of Rosser Lakes; and Authorizing the Conveyance of a Ground Lease within the Access Easement Premises to Rosser Lakes.

[2025-683](#)

The City Clerk read Ordinance 25-48 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Davis explained that the item was to acquire over 100 acres of real property from Rosser Lakes, LLC., as well as additional acres to retain and maintain an existing cell tower. Vice Mayor Caraballo explained that the owner was going to build houses, which was their right, therefore the City decided to purchase the property to stop the construction of homes and provide additional stormwater.

Mayor Martin opened the Public Hearing. Cesar Pentzke inquired as to how the property would be acquired. The City Manager replied that the property would be purchased with savings and some reserve funds.

Belinda Green voiced her concern over the curve on Rosser Blvd., since there had been fatal car accidents. The City Council replied to the public

comment.

There being no one else to speak, Mayor Martin closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 25-48. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

A break was called at 7:47 p.m., and the meeting resumed at 8:01 p.m.

11. Resolutions

- 11.a** Resolution 25-R46, Quasi-Judicial, Public Hearing, a [2025-792](#)
Resolution Granting a Special Exception Use to Allow a
Drive-Through in the General Commercial (CG) Zoning
District Per Section 158.124(C)(14) of the Code of Ordinances
for a Project Known as Coyne, Dale P. & Gail A. McDonald's
(P24-231).

The City Clerk read Resolution 25-R46 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.) 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 request was for the approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District. She explained the ingress & egress and parking information for the location.

Craig McDonald, Corporate Property Services, stated that he was available for questions. Vice Mayor Caraballo inquired if the applicant was willing to discuss enhancing the landscape with the City Manager, to which Mr. McDonald replied in the affirmative.

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

Vice Mayor Caraballo moved to approve Resolution 25-R46 with the stated condition (applicant speaking with the City Manager). Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R48, Public Hearing, a Resolution of the City of [2025-779](#)
Port St. Lucie, Florida, Relating to the Collection and Disposal

of Solid Waste within the City of Port St. Lucie; Re-Imposing Solid Waste Service Assessments Against Assessed Property Located within Port St. Lucie, Florida, for the Fiscal Year Beginning October 1, 2025; Approving the Rate of Assessment; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

The City Clerk read Resolution 25-R48 aloud by title only. Carmen Capezzuto, Neighborhood Services Director, explained Waste Pro's full history within the City, the bidding process, as well as the Interlocal Agreement with the County. Vice Mayor Caraballo informed the public that the City was in active litigation as they were suing Waste Pro. Mayor Martin explained the meetings & discussions she had with Waste Pro.

Mariana Feldpausch, Solid Waste Director, explained the Non-Ad Valorem Assessment. The City Council and staff discussed the Consumer Price Index increase. The City Manager reported on discussions with the County regarding landfill expansion, noted the increased costs, and outlined options staff had reviewed to reduce expenses for residents. Mayor Martin informed the Public that the Solid Waste and the Stormwater Funds were enterprise funds, meaning the funds collected were directly passed through to the vendor (i.e.: solid waste collector). She explained that the funds were collected and paid for a specific purpose. Vice Mayor Caraballo reiterated that the 4.5% increase was a contractual fee for inflation.

Mayor Martin opened the Public Hearing. (Clerk's Note: The Mayor called multiple names to no availability.)

Cesar Pentzke spoke in opposition of increasing the stormwater fee.

Sheila Pentzke spoke in opposition of increasing the solid waste fee.

Michael Marmitt stated that other cities were paying less for more services.

Amanda Mckenzie spoke in opposition of increasing the solid waste fee.

John Hanlon urged the City to partner with the County to lower the fees or open a facility to permit residents to dispose of their own garbage.

Belinda Green spoke in opposition of increasing growth, fees & taxes.

Pat Collado spoke in opposition of increasing fees & taxes.

Diane Tirado stated that taxes are paid and money is spent, the work must meet quality standards.

Andy Martinez spoke in opposition of increasing the solid waste fee.

Gayle Genchi stated that effective communication, along with quality, were critical in solid waste pickups.

James Clark requested clearer communication on the assessment letters.

Marceline Colas explained that additional pickups should be paid for by the requesting residents and not implemented on a Citywide basis.

(Clerk's Note: Councilwoman Morgan left the meeting at 9:09 p.m.) Mayor Martin closed the Public Hearing. The City Council responded to Public comments.

Vice Mayor Caraballo moved to approve Resolution 25-R48. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan was not present for voting.)

- 11.c** Resolution 25-R49, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Relating to the Provision of Stormwater Management Services in the City of Port St. Lucie; Re-Imposing 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; Specifying the Unit of Measurement for the Stormwater User Fees; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2025-782](#)

The City Clerk read Resolution 25-R49 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Colt Schwerdt, Public Works Director, explained how Stormwater Fees supported City improvements, outlined the proposed fee, and identified the projects that the new assessment would fund.

Vice Mayor Caraballo requested that staff develop a Canal Master Plan. She also asked staff to produce videos incorporating past, present, and future images to help tell a story that makes stormwater projects easier for

residents to understand. Councilman Pickett emphasized the significance of the language used in the letters distributed to residents. Mayor Martin explained the City's stormwater system.

Mayor Martin opened the Public Hearing. (Clerk's Note: The Mayor called multiple names to no availability.)

John Hanlon discussed CDD's and elevation studies.

Amanda Mckenzie spoke in opposition of increasing the stormwater fee.

The City Council responded to public comments. They also discussed the fee and the cost of the mailing. Councilman Pickett moved to approve Resolution 25-R49. Vice Mayor Caraballo seconded the motion, which passed by voice vote Mayor Martin, Vice Mayor Caraballo and Councilman Pickett voting in favor and Councilman Bonna voting against. (Clerk's Note: Councilwoman Morgan was not present for voting.)

- 11.d** Resolution 25-R50, a Resolution of the City of Port St. Lucie, Florida, Relating to the Levy of Special Assessments Against the Lands and Real Estate within the City that are Specially Benefited by Certain Stormwater, Roadway, Water, and Wastewater Improvements and Which are in an area Known as the Southwest Annexation Special Assessment District No. 1; Adopting and Approving the Revised and Updated Assessment Roll with Respect to Such Special Assessments; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2025-783](#)

The City Clerk read Resolution 25-R50 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R50. Councilman Pickett seconded the motion, which passed by voice vote with Mayor Martin, Vice Mayor Caraballo and Councilman Pickett voting in favor and Councilman Bonna voting against. (Clerk's Note: Councilwoman Morgan was not present for voting.)

- 11.e** Resolution 25-R51, Approving the Acceptance of a Special Warranty Deed Relating to the Greco Park Site Plan and Construction Plan (P23-071).

[2025-786](#)

The City Clerk read Resolution 25-R51 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R51. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Councilwoman Morgan was not present for voting.)

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

13.a Authorize Staff and the City Attorney's Office to Take All
Actions Necessary to Preserve the City's Rights and Interests
In Its Property Being Affected by Mike's Organic Topsoil
and/or Marburger Ranch, LLC, Including Taking Legal Action
and Communicating with St. Lucie County On Pending
Applications

[2025-788](#)

Councilman Pickett moved to approve Item 13a. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan was not present for voting.)

14. City Manager's Report

There was nothing heard under this item.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Not present.

Councilman Pickett: Tradition Townhall & thanked the Public for attending the meetings.

Vice Mayor Caraballo: Announced the Keep Port St. Lucie Beautiful Tree Giveaway.

Councilman Bonna: Heart at the Park opening, Townhall meeting at Lifeshift Church.

Mayor Martin: Fireboard meeting & announced the Port St. Lucie All America City event.

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 10:19 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk