

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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Monday, April 13, 2026

1:00 PM

Council Chambers, City Hall

Addition of Item 7G

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 April 13, 2026, at 1:00 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

Council Members Not Present:

Councilman Pickett

3. Invocation & Pledge of Allegiance

The Acting City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Proclamation: Port St. Lucie's 65th Anniversary

[2026-368](#)

Nan Krushinski, Special Events Division Director, accepted the proclamation.

4.b Proclamation: Arbor Day

[2026-369](#)

Jennifer Perkey, Community Services Administrator, accepted the proclamation.

- 4.c** Donation of Bronze Plaque by the St. Lucie River Chapter of the Daughters of the American Revolution [2026-361](#)

Rochelle Riordan, St. Lucie River Chapter of the Daughters of the American Revolution, presented the plaque to the City.

5. Public to be Heard

There was nothing heard under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

- 7.a** Approval of the February 18, 2026 Winter Workshop (Day 1), February 19, 2026 Winter Workshop (Day 2), February 20, 2026 Winter Workshop (Day 3), and March 9, 2026 Regular City Council Meeting Minutes [2026-316](#)

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 #112124-XOX for Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories, and Services with Xerox Corporation under City Contract # 20260173. [2026-315](#)

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

- 7.c** Approve Amendment #1 to Contract #20250115 for Furnishing and Installing Sod. [2026-355](#)

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

- 7.d** Approval to Participate in the Sourcewell Cooperative Contract #101625 for Playground, Water Play and Aquatic Equipment, Site Amenities, and Outdoor Fitness Equipment with Related Accessories and Services under City Contract [2026-176](#)

#20260138.

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

- 7.e** Approve Increased Spending for OMNIA Partners [2026-366](#)
Cooperative Contract #2400078 for Maintenance, Repair,
and Operations (MRO) Supplies, Parts, Equipment, Materials
and Related Services under City Contract #20250075.

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

- 7.f** Approve Contract #20260103 for Preventive Maintenance [2026-364](#)
and On-Call Repair Services for the City's Irrigation
Infrastructure with Hoover Pumping Systems Corporation.

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

- 7.g** Approve Amendment #7 to Renew Contract #20190076 for [2026-365](#)
Mowing of Drainage Rights of Way, Greenbelts, Ponds &
McCarty Ranch WQR Area 1.

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

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 26-24, Public Hearing, an Ordinance Amending [2026-263](#)
Chapter 153, Definition by adding a Definition of Certified
Recovery Residences and Section 158.233, Reasonable
Accommodation Procedures, of the Code of Ordinances of
the City of Port St. Lucie. (P25-215).

The Acting City Clerk read Ordinance 26-24 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-24. Vice Mayor

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

- 8.b** Ordinance 26-25, Public Hearing, an Ordinance Amending Title XV, "Land Usage", Chapter 158, "Zoning Code", Article VI "Open Space Districts" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.100 to Add Enclosed Assembly Area as a Special Exception Use in the Open Space Recreational (OSR) Zoning District (P26-030). [2026-287](#)

The Acting City Clerk read Ordinance 26-25 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 26-25. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 26-26, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 27, Block 2966, Port St. Lucie Section Forty-Three, According to the Plat thereof, as Recorded in Plat Book 16, Pages 15, 15A through 15L, of the Public Records of St. Lucie County, Florida. [2026-264](#)

The Acting City Clerk read Ordinance 26-26 aloud by title only.

Councilman Bonna moved to approve Ordinance 26-26. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-27, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 8.03 Acres from Residential Golf Course (RGC) to General Commercial (CG) for a Parcel Legally Described as Parcels 1, 2, 3, and 4, Central Park Commercial Plat, as Recorded in Plat Book 135, Pages 39 through 41, Inclusive, of the Public Records of St. Lucie County, Florida, in the City of Port St. Lucie, Florida, Located at the Northwest Corner of the Intersection of Crosstown Parkway and Verano Parkway (P26-008). [2026-265](#)

The Acting City Clerk read Ordinance 26-27 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 26-27. Councilwoman Morgan 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 26-28, Public Hearing, an Ordinance Authorizing the Issuance of not to Exceed \$75,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida Special Obligation Refunding Revenue Bonds, Series 2026 to Refund a Portion of the City's Outstanding Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) and a Portion of the City's Outstanding Taxable Special Obligation Refunding Revenue Bonds, Series 2017, in Order to Achieve Debt Service Savings and to Provide Funding for the Torino Regional Park Project; Providing for a Covenant to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Pay the Principal of, Redemption Premium, if Any, and Interest on the Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date.

[2026-228](#)

The Acting City Clerk read Ordinance 26-28 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-28. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 26-30, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 19, 20, 21 and 22, Block 1463, Port St. Lucie Section Fifteen, According to the Plat thereof, as Recorded in Plat Book 13, Pages 6, 6A through 6E, of the Public Records of St. Lucie County, Florida.

[2026-295](#)

The Acting City Clerk read Ordinance 26-30 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 26-30. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-31, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter

[2026-363](#)

into a Third Amendment to the Site Lease Agreement Between the City of Port St. Lucie and Crown Castle South LLC, for Continued Use of Existing Telecommunication Tower Located At 480-TW SW Thornhill Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

The Acting City Clerk read Ordinance 26-31 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan moved to approve Ordinance 26-31. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 26-32, Public Hearing, Authorizing the First Amendment to a Lease Agreement between the City of Port St. Lucie and PIII Investments, LLC, for a Portion of Real Property Located at 2454 SE Westmoreland Boulevard (The Port District Riverfront Park) for a Riverfront Restaurant.

[2026-304](#)

The Acting City Clerk read Ordinance 26-32 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Jennifer Davis, CRA Director, provided a brief presentation which explained the terms of the agreement and clarified the reasons the changes were necessary.

Gaurav Butani, PIII, provided a timeline on progression & informed the City Council that they were hoping to be ready for Fall 2027.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing. There being no more discussion, Vice Mayor Caraballo moved to approve Ordinance 26-32. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-33, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 2878, Port St. Lucie Section Forty, According to the Plat thereof, as Recorded in Plat Book 15, Pages 34, 34A through 34Y, of the Public Records of St. Lucie County, Florida.

[2026-330](#)

The Acting City Clerk read Ordinance 26-33 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-33. Vice Mayor

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

- 10.f** Ordinance 26-34, Public Hearing, Abandoning a Portion of a [2026-331](#)
Twenty (20) Foot Wide Rear Utility and Drainage Easement
Affecting Lot 22, Block 2036, Port St. Lucie Section
Twenty-Two, According to the Plat there of, as Recorded in
Plat Book 13, Pages 28, 28A through 28G, of the Public
Records of St. Lucie County, Florida.

The Acting City Clerk read Ordinance 26-34 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-34. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 26-35, Public Hearing, Abandoning a Portion of a [2026-332](#)
Twenty (20) Foot Wide Rear Utility and Drainage Easement
Affecting Lot 3, Block 1828, Port St. Lucie Section Thirty-Five,
According to the Plat thereof, as Recorded in Plat Book 15,
Pages 10, 10A through 10P, of the Public Records of St. Lucie
County, Florida.

The Acting City Clerk read Ordinance 26-35 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 26-35. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 26-R26, a Resolution of the City of Port St. Lucie, [2026-243](#)
Florida, Authorizing the City Manager to Enter into and
Execute a Highway Maintenance Memorandum of
Agreement between the State of Florida Department of
Transportation and the City of Port St. Lucie; Providing for
Conflict; Providing for Severability; and Providing an Effective
Date.

The Acting City Clerk read Resolution 26-R26 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 26-R26. Councilman Bonna seconded the motion which passed unanimously by voice vote.

- 11.b** Resolution 26-R27, Approving a Limited Purpose Party [2026-303](#)

Membership Agreement with the Florida Resiliency and Energy District; Authorizing a Commercial-Only Property Assessed Clean Energy ("C-PACE") Program for Real Property Located at 3500 SE Morningside Blvd, Port St. Lucie, Florida; Utilizing Voluntary Non-Ad Valorem Assessments to Finance Qualifying Improvements; and Authorizing the Mayor, or Designee, to Execute said Agreement.

The Acting City Clerk read Resolution 26-R27 aloud by title only.

Councilman Bonna moved to approve Resolution 26-R27. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R28, Authorizing the Final Acceptance of [2026-362](#)
Public Roadway Improvements for SW Tom Mackie
Boulevard Phase 3 (P21-263), Constructed by Miller
Construction Company, LLC.

The Acting City Clerk read Resolution 26-R28 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 26-R28. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 26-R29, Resolution Approving Road Improvement [2026-354](#)
Cost Advancement, Reimbursement and Park Relocation
Agreement

The Acting City Clerk read Resolution 26-R29 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Teresa Lamar Sarno, Chief Assistant City Manager, provided a brief presentation which explained the terms & the park relocations. She added that the connection would be advancing the road by 11 years and was vital for first responders. The City Council thanked staff and Mattamy for their hard work and partnership.

Vice Mayor Caraballo moved to approve Resolution 26-R29. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** 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).

The Acting City Clerk read Resolution 25-R12 aloud by title only. The City Clerk administered the Oath of Testimony to staff & the applicants. The

City Council stated that they all had ex-parte communications. Vice Mayor Caraballo requested that her comments under Resolution 26-R29 be entered into the record for this item. Mayor Martin clarified that this item was not the MPUD amendment for Fairway Green.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director, 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 provided a brief overview of the item which included the project's background, an aerial view, a summary of changes & the proposed changes, revisions to the utility conditions, new/revised transportation requirements, signal warrant analysis, and traffic review and analysis. She clarified that with the proposed changes there was no increase to residential units.

Steve Garrett, Lucido & Associates, thanked staff for their partnership and stated that he was available for questions.

Councilwoman Morgan moved to approve Resolution 25-R12. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

There was nothing scheduled under this item.

14. City Manager's Report

The City Manager informed the City Council & Public that Vice Mayor Caraballo, Councilwoman Morgan, Deputy City Manager Kate Parmelee and Finance Director Stephen Okiye were nominated by Florida League of Cities for the Home Rule Award.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: St. Lucie County Fire District Push In Ceremony, TPO meeting, St. James Beautification drive, Paul Trabulsky's Retirement, Tourist Development Council, St. Lucie Cultural Arts Alliance presentation. She invited the Public out for Port St. Lucie's 65th anniversary on Saturday April 25th.

Vice Mayor Caraballo: Retail Live Conference, Statewide Council of Opioid Abatement, Artemis Launch, Tour, Leadership Class at Midflorida Event Center. She invited the Public out for Arbor Day on April 24th.

Councilman Bonna: Young Floridian judge, IRSC community update, Toured

Project Lift, Easter Bunny Breakfast, and White House Egg Roll. He informed the Public that there would be a yard waste increase until the 24th. He invited the Public out for Autism Awareness Day on April 18th.

Mayor Martin: Morning with the Mayor, Clean Up Day, Vet Fest and City Hall Field Trip. She requested the final number of picked up trash from Community Clean Up Day. Vice Mayor Caraballo requested that staff increase the litter pick up on Crosstown Parkway specifically by the bridge.

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 2:12 p.m.

Calleigh Nazario, Acting City Clerk

Shanna Donleavy, Deputy City Clerk