121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

City of Port St. Lucie

City Council

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, October 27, 2025	6:00 PM	Council Chambers, City Hall

Addition of Item 7P* *Request to Table Item 11B

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 6:00 PM on October 27, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Martin
Councilwoman Morgan
Councilman Bonna
Councilman Pickett

Council Members Not Present:
Vice Mayor Caraballo

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

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

5. Public to be Heard

Mayor Martin announced the standards of decorum.

Trent Ackleson spoke against the Soccer Stadium and submitted documents to the City Council for their review.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Amended Agenda with the addition of Item 7)p and tabling of Item 11)b to a date certain of November 10, 2025. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Approval of the August 4, 2025 City Council Workshop, August 18, 2025 City Council Workshop, September 8, 2025 Special City Council (Budget Hearing), September 22, 2025 Regular City Council, and October 13, 2025 Special City Council Meeting Minutes **2025-855**

7.b Approve the Cooperation Agreement with Respect to Construction Plans and FPL Lighting Agreements for Construction of the extension of Crosstown Parkway and North-South Road “A” within the Verano DRI. **2025-785**

7.c Award Contract #20250180 for O.L. Peacock Sr. Park. **2025-865**

7.d Request Approval of the 2026 Meeting Schedule for City Council Regular, Special, Government Finance Corporation (GFC), Community Redevelopment Agency (CRA), Winter and Summer Workshops, and Strategic Planning Sessions. **2025-999**

7.e Approval to Participate in the OMNIA Partners Cooperative Contract #23-6692-01 for Technology Product Solutions and Related Services with Carahsoft Technology Corporation. **2025-960**

7.f Approve the Annual Expenditure for Contract #95-31218 for Crime Laboratory Services at Indian River State College. **2025-1011**

7.g Approve Contract #20260016 for MILO Force Options Simulators With FAAC INC. D/B/A MILO Range Training Systems. **2025-1016**

7.h Approve a Major Site Plan Amendment for SLW-Clover Park -Minor League Baseball Clubhouse (P17-177-A5). **2025-1017**

7.i Approval to Piggyback Bay County Contract #25-40 for Diving & Cleaning Services with In Depth Inc. **2025-1010**

7.j Approval to Participate in the Cobb County Cooperative **2025-800**

Agreement #24-6800 for Maintenance, Repair, Operating Supplies, Industrial Supplies and Related Products and Services.

7.k Approve Task Order #20260031 FY 25/26 Resurfacing: Palm Trails (Sales Tax) Under Continuing Contract# 20230062. **2025-1015**

7.l Approve Amendment # 1 to Contract # 20230034 for Acrylic Coating for Sports Surfaces. **2025-1020**

7.m Award Contract #20250215 for Electrical Connection of Retrofitted City Grinder Pump Systems with Ehman Electrical Contractor, LLC. **2025-1014**

7.n Approval of a Major Site Plan Amendment for St. Lucie County Fire District - Milner Drive (P07-002-A4). **2025-1021**

7.o Approval to Participate in the NASPO ValuePoint Contract #43230000-NASPO-16-ACS to Purchase Cloud Based Asset Management Solutions Under City Contract #20260037. **2025-1013**

7.p Approve the Purchase of Four (4) Solar Powered, Trailered Portable Traffic Signals and Eight (8) Portable Pedestrian Pedestals from Street Smart Rentals, LLC. **2025-1052**

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 25-05, an Ordinance to Approve an Amended Conceptual Plan for Approximately 1.2 Acres of Property Located Northwest of the Intersection of Port St. Lucie Boulevard and Southwest South Globe Avenue Within the LMD (Limited Mixed Use) Zoning District for a Project Known as Globe Townhomes (P24-117). **2025-021**

The City Clerk read Ordinance 25-05 aloud.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-05. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8.b Ordinance 25-56, Approve the First Budget Amendment to **2025-921**

Fiscal Year (FY 2024-25)

The City Clerk read Ordinance 25-56 aloud.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-56. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

8.c Ordinance 25-57, Authorizing the Conveyance of an Easement to Florida Power & Light Company Benefiting the McCarty Ranch Preserve and Extension. **2025-882**

The City Clerk read Ordinance 25-57 aloud.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-57. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8.d Ordinance 25-58, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida. **2025-920**

The City Clerk read Ordinance 25-58 aloud.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-58. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

8.e Ordinance 25-60, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Second Amendment to the Cell Tower Site Lease Agreement Between the City of Port St. Lucie and GrainComm I, LLC, a Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Tower Located at 1001 SE Prineville St., Port St. Lucie, Florida; Providing for Conflict; Providing for Severability; and Providing an Effective Date **2025-899**

The City Clerk read Ordinance 25-60 aloud.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-60. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

8.f Ordinance 25-61, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Second Amendment to the Cell Tower Site Lease Agreement **2025-896**

Between the City of Port St. Lucie and GrainComm I, LLC, a Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Tower Located at 1449 SW Apache Ave, Port St. Lucie, Florida; Providing for Conflict; Providing for Severability; and Providing an Effective Date

The City Clerk read Ordinance 25-61 aloud.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-61. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

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

10. First Reading of Ordinances, Public Hearing

10.a Ordinance 25-62, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 3, Block 1604, Port St. Lucie Section Twenty-Three, According to the Plat thereof, as Recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. **2025-979**

The City Clerk read Ordinance 25-62 aloud.

Mayor Martin opened the Public Hearing. There being no one, Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-62. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

10.b Ordinance 25-63, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Utility and Drainage Easement Located on the East Side of Lot 5, Block 3089, Port St. Lucie Section Thirty-Four, According to the Plat thereof, as Recorded in Plat Book 16, Pages 23, 23A through 23U, of the Public Records of St. Lucie County, Florida. **2025-984**

The City Clerk read Ordinance 25-63 aloud.

Mayor Martin opened the Public Hearing. There being no one, Mayor Martin closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-63. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

10.c Ordinance 25-64, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 0.23-Acres of Land, Located South of SW Gatlin Boulevard, on the West Side of SW Fondura Road, from Single-Family Residential (RS-2) Zoning District to Service Commercial (CS) for Property Legally Described as Port St. Lucie Section Thirty-One, Block 1708, Lot 20 (P25-147). **2025-1001**

The City Clerk administered the Oath of Testimony to staff and other interested parties for Item 10)c.

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

The City Clerk read Ordinance 25-64 aloud by title only.

Sophia Trail, 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. (Clerk's Note: A PowerPoint was shown at this time.) She explained that the applicant was requesting to rezone the subject property from approximately 0.23 acres of land, located south of SW Gatlin Boulevard, on the west side of SW Fondura Road, from Single-Family Residential (RS-2) Zoning District to Service Commercial (CS) (P25-147).

The Applicant was present but did not wish to make a presentation to the City Council. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-64. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

10.d Ordinance 25-66, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 3.12 Acres From Open Space Recreation (OSR) to Commercial General/Institutional (CG/I) for a 0.94-Acre Area Located Between the Existing Fields and Parking Lot and a 2.18-Acre **2025-1024**

Area at the Southernmost End of SE Morningside Boulevard, Where the Roadway Terminates, For Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of SE Westmoreland Boulevard, East of SE Morningside Boulevard, at the Western Terminus of SE Pine Valley Street (P25-154).

The City Clerk read Ordinance 25-66 aloud by title only.

Bethany Grubbs, 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. (Clerk's Note: A PowerPoint was shown at this time.) She explained that the applicant was requesting to amend the Comprehensive Plan to include a Small-Scale Amendment to the Future Land Use Map to change the Future Land Use Designation of Approximately 3.12 Acres from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I) for a 0.94-acre area located between the existing fields and parking lot and a 2.18-acre area at the southernmost end of SE Morningside Boulevard (P25-154).

Councilman Pickett inquired if the 3 acres were private or public property, to which Planner Grubbs responded that the 3 acres were on private property. He clarified that the City Council was not taking open space from the City.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 25-66. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

11.a Resolution 25-R66, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use, Pursuant to Section 158.124(C)(14) of the Zoning Code, to Allow Two Restaurants with Drive Through Service Lanes in the CG (General Commercial) Zoning District for a Project Known as Savona Plaza (P25-002). **2025-1022**

The City Clerk administered the Oath of Testimony to staff and other interested parties for Item 11)a.

The City Clerk read Resolution 25-R66 aloud by title only.

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

Francis Forman, Planner, 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. (Clerk's Note: A PowerPoint was shown at this time.) He explained that the applicant was requesting a Special Exception Use to allow two Restaurants with drive-through service lanes in the CG (General Commercial) zoning district for a project known as Savona Plaza.

Councilman Pickett inquired if the Special Exception Use would be for the entire building or just for the parcels at the end of the building, to which Planner Forman confirmed the Special Exception Use would only be for the two restaurants at the ends of the building.

Director Mary Savage-Dunham indicated that the Applicant had been present at the meeting earlier but had left the Council Meeting. She advised that they did not have a formal presentation to the City Council.

Mayor Martin asked how the project would coincide with the turn lane that was required. She expressed concern over having to dig up the road after the roundabout had been constructed, to which Director Colt Schwerdt indicated that the timing was not currently a function of the project because it would depend on when the City would get to the construction of the roundabout and when the developer gets to construct their project. He explained that he believed the Developer would likely initiate their construction before the City. Director Schwerdt indicated that it was important for the City to get the horizontal location of the driveways and the appropriate locations. He added that those had been worked out.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R66. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11.b Resolution 25-R75, Authorizing the City Manager to Enter into and Execute a Local Agency Program Agreement with the State of Florida Department of Transportation for Federal Funds Concerning the Rehabilitation of Asphalt Shared Use Path on the East Side of SE Green River Parkway from SE Walton Rd. to the Martin County Line; Providing for Conflict; Providing for Severability; Providing an Effective **2025-966**

Date.

(Clerk's Note: This item was tabled to November 10, 2025, during Item 6. Additions and Deletions to Agenda.)

11.c Resolution 25-R76, Authorizing the Final Acceptance of Public Roadway Improvements for SW Marshall Parkway at Riverland Parcel B Phase 1 (P21-157), Constructed by Riverland Development Company, LLC. **2025-1023**

The City Clerk read Resolution 25-R76 aloud by title only.

Councilman Pickett moved to approve Resolution 25-R76.

Director Schwerdt announced that the Resolution did not have the condition language that was included in the Agenda Item Summary and the letter from the engineer of record. He asked that the City Council approve the Roadway turnover request with the condition that the sidewalk, as located in Station 677+15, be replaced within three (3) months of approval of this turnover request.

There being no discussion, Councilman Pickett moved to amend his motion to approve Resolution 25-R76 and for it to include the condition as stated by Director Schwerdt. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

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

13. New Business

13.a Recap of Half-Cent Sales Tax Projects from 2019 through 2025. Proposed Sales Tax Extension Project List **2025-1003**

Everette Tourjee, Public Works Project Manager, presented a video to the City Council, a recap of the current half-cent sales projects, and a preview of the future half-cent projects.

Councilman Pickett inquired about how it was determined that the eastern part of Torino needed widening more than the western part, to which Project Manager Tourjee advised that the eastern side was identified on the 2045 Mobility Plan and had been identified with the ongoing update to the Mobility Plan. He stated that the western portion also needed improvements at the roundabout on California Boulevard.

Mayor Martin asked when the funding switched over for St. Lucie West Boulevard from TPO to half-cent sales tax, to which Director Schwerdt advised that the project remained on the TPO list, but it is also identified as a half-cent sales tax project due to the amount of funding that will be required. He stated that this was to leverage different pots of funding possible to make the project a reality.

City Manager Merejo noted it was also in the City's interest to expedite the projects.

Mayor Martin inquired about the status of the Savona project, to which Director Schwerdt advised that the project is currently under a feasibility study.

Mayor Martin asked for a full list of projects to be discussed at the February workshop. She stated she was under the impression that the City would be putting the project on the ballot for next year.

City Manager Merejo indicated Mayor Martin was correct but noted that the City Council would need to have a conversation before the February Workshop. He recommended that this be a part of a broader discussion during a 2025 City Council Workshop.

Mayor Martin noted the need to provide traffic count data for Savona and Southbend.

Project Manager Tourjee stated that the public engagement meeting for Torino and Southbend was part of a new strategy that the City was implementing, where the public engagement meeting occurs as part of the data collection.

Director Schwerdt indicated they would be able to provide the traffic count information for the upcoming discussion.

Mayor Martin stressed the need to have data when prioritizing projects.

City Manager Merejo used the resurfacing project on Gatlin Boulevard as an example of not being on the horizon about a year or a year and a half ago, and the importance of addressing this need soon.

It was the consensus of the City Council to place the Proposed Sales Tax Project Priority List on to the November 17, 2025, City Council Workshop, and for it to include traffic count data.

13.b Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of City of Port St. Lucie v. Waste Pro of Florida, Inc., Case No. 2021-CA-001628. **2025-1037**

City Attorney Berrios requested a shade session with the City Council to discuss the pending litigation matter.

There being no discussion, Councilwoman Morgan moved to approve Item 13)b. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo announced they would be hosting two public workshop meetings for the City Mobility Plan and Fees. He stated the first meeting would be on November 6, from 6-8 PM, and the second meeting would be on November 7, from 10 AM-12 PM.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan stated she attended the Fire Board Meeting, White Cane Day, the groundbreaking ceremony for the Grove, and Making Strides against Breast Cancer at IRSC. She also announced the City's Fitness Park Pass Program.

Councilman Pickett advised that he attended the Florida League of Cities policy committee meeting in Orlando, the groundbreaking ceremony for the Grove, and the memorial service for Deputy Mock. He also shared that he presented Beryl Bushay with a certificate from the City for her 105th Birthday. Councilman Pickett announced the upcoming Fall Fun Fest.

Councilman Bonna stated he attended the Boys and Girls Club Chili Cookoff, the Treasure Coast Regional League of Cities, the Treasure Coast Regional Planning Council, and the groundbreaking ceremony for the Grove. He announced that City Staff connected with St. Lucie County Students during Florida City Week.

Mayor Martin indicated she attended the Fire Board Meeting, Morning with the Mayor, and the groundbreaking ceremony for the Grove. She announced that City University had recently graduated 100 students and congratulated them.

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

(Clerk's Note: No one signed up to speak during this portion of the Agenda.)

17. Adjourn

There being no further business, the meeting was adjourned at 7:05 PM.

Sally Walsh, City Clerk Daisy Ruiz, Deputy City Clerk