

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, February 24, 2025

6:00 PM

Council Chambers, City Hall

Meeting to Follow the 5:30 PM Board of Zoning Appeals* *Addition of Item 70

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 February 24, 2025, at 6:04 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon Martin
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Award Presentation - PSL in Lights Home Outdoor Decorating Contest

[2025-113](#)

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Makenzie Spittler presented the Holiday Lights Awards to all the winners.

5. Public to be Heard

There was nothing heard under this item.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilman Bonna moved to approve the Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Termination of Declaration of Restrictive Covenants [2025-174](#)

Executed by Ernest L. Pifer and Joanne P. Pifer with Respect to Lots 20 and 21, Block 307, Port St. Lucie Section Two, and Recorded in Official Records Book 2905, Page 1848, of the Public Records of St. Lucie County, Florida.

This Consent item was Approved.

7.b Termination of Restrictive Covenant Executed by John R. [2025-175](#)

Kusnir with Respect to Lots 3 and 4, Block 1341, Port St. Lucie Section Eleven, and Recorded in Official Records Book 1458, Page 1486, of the Public Records of St. Lucie County, Florida.

This Consent item was Approved.

7.c Termination of Restrictive Covenant Executed by Richard D. [2025-176](#)

Kelly and Nancy P. Kelly with Respect to Lots 16 and 36, Block 1293, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1458, Page 2613, of the Public Records of St. Lucie County, Florida.

This Consent item was Approved.

7.d Award Contract #20240152 for Maintenance and Repair of [2025-140](#)

Irrigation Systems.

This Consent item was Approved.

7.e Award Contract #20250009 for the Installation of a Liquid [2025-135](#)

Solution Feed Carbon Dioxide System at the James E. Anderson Water Treatment Plant.

This Consent item was Approved.

7.f Approve a Major Site Plan for a Project Known as 639 NW [2025-179](#)

Enterprise Drive (P24-092).

This Consent item was Approved.

7.g Award Contract #20240072 City Hall Expansion and City [2025-147](#)

Complex Parking Garage Design with CPZ Architects, Inc.

This Consent item was Approved.

- 7.h** Approve the Conveyance of St. Lucie West Services District Signage to the City of Port St. Lucie located on NW Prima Vista Boulevard a/k/a St. Lucie West Boulevard. [2025-091](#)

This Consent item was Approved.

- 7.i** Recommendation for Appointments to Various Boards and Committees [2025-182](#)

This Consent item was Approved.

- 7.j** Approval to Participate in the NASPO Value Point Contract No. 43230000-NASPO-16-ACS to Purchase Cloud Based Asset Management Solutions Under City Contract #20250078. [2025-162](#)

This Consent item was Approved.

- 7.k** Ratify Original Contract, Amendments #1 through #19, and Approve Amendment #20 to Contract #20180111 for Citywide Pesticide Services. [2025-144](#)

This Consent item was Approved.

- 7.l** Approve Amendment #2 to Contract #20200016 for QAlert CRM Knowledge Base. [2024-1210](#)

This Consent item was Approved.

- 7.m** Approve Extension of Contract Term for Contract #20120017 - ICMA Administration Services [2025-169](#)

This Consent item was Approved.

- 7.n** Approval of a Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Eight (P24-075). [2025-126](#)

There being no discussion, Councilman Pickett moved to approve item 7.n with the condition that the plat will not be recorded until a bond in a form reviewed and approved by the City Attorney's Office is received by the Public Works Department. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 7.o** Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West Pod 5 Phase 1 (P24-063). [2025-006](#)

There being no discussion, Vice Mayor Caraballo moved to approve item 7.o with the following conditions:

1. The plat shall not be recorded until a bond, in a form reviewed and

approved by the City Attorney's Office, is received by the Public Works Department.

2. The color of the asphalt shingles on the building elevations shall be revised to conform to the Citywide Design Standards.

Councilman Bonna seconded the motion, which passed unanimously by voice vote.

Approval of the Consent Agenda

There being no discussion, Councilwoman Morgan moved to approve the Consent Agenda with items 7.n and 7.o being pulled for separate discussion. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 24-77, an Ordinance of the City of Port St. Lucie, [2024-1177](#)
Florida, Authorizing the City Manager to Enter into a Second
Amendment to the Site Lease Agreement Between the City
of Port St. Lucie and New Cingular Wireless PCS, LLC, a
Delaware Limited Liability Company, for Continued Use of
Existing Telecommunication Monopole Tower Located at SW
Becker Road; Providing for Conflict; Providing for
Severability; and Providing an Effective Date

The City Clerk read Ordinance 24-77 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 24-77. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 24-84, an Ordinance to Rezone Approximately [2024-125](#)
0.24 Acres of Property Located between SW Buckhart Street
and SW Casella Street and north of Hayworth Avenue from
the Zoning Designation of Single Family Residential (RS-2) to
Service Commercial (CS) Zoning District for Property Legally
Described as 14, Block 1705, Port St. Lucie Section 31
(P24-050).

(Clerk's Note: This item was heard after item 8.c.)

The City Clerk read Ordinance 24-84 aloud by title only. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 24-84. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-08, an Ordinance Amending the [2025-039](#)

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 0.24 Acres From General Commercial (CG) to Service Commercial (CS) for Property Located at 1915 SW Hayworth Avenue, Generally Located South of SW Gatlin Boulevard, North of SW Hayworth Avenue, and Between SW Casella Street and SW Buckhart Street (P24-094).

(Clerk's Note: This item was heard before item 8.b.)

The City Clerk read Ordinance 25-08 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-08. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 25-11, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 20, Block 1524, Port St. Lucie Section Thirty, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida. [2025-088](#)

The City Clerk read Ordinance 25-11 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-11. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-12, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 14, Block 2682, Port St. Lucie Section Thirty-Nine, as Recorded in Plat Book 15, Pages 30, 30A through 30NN, of the Public Records of St. Lucie County, Florida. [2025-150](#)

The City Clerk read Ordinance 25-12 aloud by title only.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-12. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-13, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 8, Block 1653, Port St. Lucie Section Five, as Recorded in Plat Book 12, Pages 15, 15A through 15E, of the Public Records of St. Lucie County, Florida.

[2025-151](#)

The City Clerk read Ordinance 25-13 aloud by title only.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-13. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R10, Authorizing the Final Acceptance of Public Roadway Improvements for Marshall Parkway at Del Webb at Tradition (P17-071) Constructed by Pulte Home Company, LLC

[2025-160](#)

The City Clerk read Resolution 25-R10 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R10. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

- 12.a** Approve an Increase for PSL Summer Camp Weekly Rates

[2025-181](#)

Kelly Boatwright, Parks & Recreation Assistant Director, stated the Summer Camp expansion proposal and fee increase had previously been presented at the February 10th City Council meeting and they were directed to calculate the cost of full recovery for the camp program. She stated that the request was for a fee increase to \$140/week which would bring them to a full cost recovery. Mayor Martin inquired if this included a sibling discount, to which Ms. Boatwright responded in the negative, stating that if the Council wished, they could look into this. Vice Mayor Caraballo stated that she wanted to make sure they got back the cost recovery and not subsidize it, and Councilman Bonna expressed agreeance and stated that it was worth looking into what they could do for

siblings. Councilman Pickett inquired about data regarding the siblings, to which Ms. Boatwright stated that they could get that information. City Manager Merejo stated that there were employees that took advantage of the sibling discount. Vice Mayor Caraballo discussed challenges and that she didn't think they should use the word 'discount', and Councilman Bonna stated that he would like to see the data and that they should also promote families as a city.

There being no further discussion, Councilwoman Morgan moved to approve of an increase for PSL Summer Camp Weekly Rates. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

13. New Business

13.a Torino Regional Park Phase 1 Design Update

[2025-180](#)

Zakariya Sherman, Parks & Recreation Executive Project Manager, stated that this was a follow-up from the February 10th meeting and that the Police and Fire Departments were in support of the options to be presented. (Clerk's Note: A PowerPoint presentation was shown at this time.) Kristen Alexa, Kimley Horn, discussed the options, noting that all options for number 1 have a single entrance, and number 2 has a double entrance. She discussed the entrances and prices and stated that option 1B was the recommendation. Vice Mayor Caraballo advocated for option 1C, and Mayor Martin expressed agreement. Vice Mayor Caraballo inquired about the current rating for that road, to which Stephanie Guerra, Kimley Horn, replied that it was a C rating and discussed the variables that they had researched. She also stated that they had not projected any failure in a 5-year time frame. Vice Mayor Caraballo inquired about the impact of a roundabout, to which Ms. Guerra replied that they expected traffic to flow easily and that they found it would operate acceptably without a roundabout. She stated that she understood the concerns for potential growth and that if they were designing just for the capacity of the roadway, a roundabout may reduce the capacity. She also stated that if they went with option 1B, it would require pavement widening, but a roundabout would not, so they would be paying more up front and potentially paying more down the road to do further construction if needed.

Councilwoman Morgan discussed concerns for the access points, and Ms. Alexa advised that the wetland impacts would be a reason to not select option 2. Ms. Alexa then discussed the wetlands impacts for each of the options. Councilman Bonna expressed that he was in support of 1B and not in support of 1C, and the Council held further discussion on the options.

There being no further discussion, Vice Mayor Caraballo moved to

approve option 1C. Councilman Pickett seconded the motion, which passed by voice vote with Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan, and Councilman Pickett in favor and Councilman Bonna opposed.

13.b City Manager's Annual Review

[2025-167](#)

HR Director Natalie Cabrera read the City Manager's review, and the Council held discussions on his performance. Mayor Martin recommended a salary increase for City Manager Merejo although he did not request one and noted that he did not request an increase the previous year.

There being no further discussion, Vice Mayor Caraballo moved to approve the City Manager's Annual Review. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

13.c City Attorney's Annual Review

[2025-168](#)

HR Director Natalie Cabrera read the City Attorney's review, and the Council held discussions on his performance. Councilwoman Morgan recommended further compensation for his performance and a merit increase, and Councilman Pickett, Councilman Bonna, Vice Mayor Caraballo, and Mayor Martin expressed agreement. Vice Mayor Caraballo also recommended an increase to his annual leave time. Attorney Berrios suggested that his merit increase be shared with his team.

There being no further discussion, Councilman Bonna moved to approve the City Attorney's Annual Review with a 4% merit increase and 2% additional increase for a total of a 6% increase. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

There being no further discussion, Vice Mayor Caraballo moved to approve 5 additional days of leave time. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

City Manager Merejo thanked the Council and City staff.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She did not have a report, and she informed of the upcoming Hazardous Waste Collection Day.

Councilman Pickett – He attended the Youth Council, Sportsman's Park opening, Mets Spring Training opening day, FAM Fest, Better Than Ezra concert for the Concert Series, Del Taco event, and the Daddy Daughter Dance. He suggested moving the Daddy Daughter Dance to the MidFlorida Event Center.

Councilman Bonna – He attended the Realtor’s Annual Bake Sale, Treasure Coast High School JROTC Military Ball, Floresta Phase 3 groundbreaking, Treasure Coast Regional League of Cities, Mets Spring Training opening day, FAM Fest, and Del Taco event. He also informed that the City was launching a Commercial Façade Grant Improvement program.

Vice Mayor Caraballo – She attended Leadership St. Lucie, Floresta Phase 2 improvement event, and the Treasure Coast Regional League of Cities.

Mayor Martin – She attended the Love Your Block at Whispering Pines event, Fire Board, Florida Coast Medical Center board meeting, Coffee with the Council, treasurecoast.com podcast, and Mornings with Mayor Martin. She discussed the opening of the new medical center and hiring of staff, and she provided an update on the Police Training Facility.

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 7:43 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk