

# 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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| <b>Monday, June 9, 2025</b> | <b>1:00 PM</b> | <b>Council Chambers, City Hall</b> |
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**\*Request to Table Item 11A\* \*Addition of Item 7S and 7T\***

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 at 1:05 PM on June 9, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Shannon M. Martin  
Vice Mayor Jolien Caraballo  
Councilman Dave Pickett  
Councilman Anthony Bonna

Council Members Not Present:

Councilwoman Stephanie Morgan

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

**4.a** Proclamation: Juneteenth

**[2025-513](#)**

Mayor Martin read the proclamation commemorating the Juneteenth holiday and presented it to the leaders of the Juneteenth Committee. Mayor Martin thanked the members of the Committee and acknowledged Salome Angrand for leading this effort.

**4.b** Waterway Cleanup[2025-586](#)

(Clerk's Note: Mayor Martin added the Waterway Cleanup proclamation at this time.)

Mayor Martin read the proclamation for Waterway Cleanup and presented it to April Price, Meighan Beckett, and Sergeant John Fazio. On behalf of the Marine Industries Association, April Price thanked the City Council and PSL Police Department for their continued partnership and stated she was proud to be a resident of Port St. Lucie.

**4.c** Celebrating Mr. Richard Rossi[2025-558](#)

Mayor Martin read the Certificate of Recognition for Mr. Richard Rossi, U.S. Army Veteran, to honor him and his service as well as celebrate his 101st birthday. In addition, representatives from Congressman Brian Mast's office read a letter from Congressman Mast and presented it to Mr. Rossi.

**5.** Public to be Heard

Mayor Martin called on those who wished to speak:

1. Cary Kantor, 718 S.E. Cavern Avenue, spoke regarding the Cameo dump site changes and suggested that residents show their driver's license and utility bills to distinguish them from the contractors.
2. Dodi Spence, address not stated, inquired about who was responsible for inspecting the overhead power lines/wires, as they were pulling and snapping the poles.
3. Richard Beuchard, 581 N.W. Haven Street, spoke regarding the City's storm water ordinance, specifically the operation and maintenance activities on public property.

The City Manager indicated FP&L was responsible for maintaining the overhead power lines and following through with the cable companies.

Vice Mayor Caraballo advised that the Cameo site was never meant to be permanent. She stated the City needs to provide some solutions for the residents.

Vice Mayor Caraballo also spoke to the swale liner and culvert programs, as the City is working to find solutions. She requested that the City Manager respond to the public comments.

Councilman Bonna stated the City cannot afford the Cameo site. He indicated

that it is a temporary site and the City is working on solutions for the residents who utilize the site.

Mayor Martin spoke to the general fund versus special assessments regarding the Cameo site and solid waste. She stated it has always been City policy that residents clean out their swales and culverts. She indicated the City also cleans out the swales in front of residents' homes, so it is a mixed responsibility.

Vice Mayor Caraballo noted the public comment received from Shakira Hines online. Vice Mayor Caraballo requested an update on the swale liner program at the next City Council Workshop and inquired if there were any measures to accelerate the program.

6. Additions or Deletions to Agenda and Approval of Agenda

Mayor Martin indicated there were requests to table Item 11.a to the June 23, 2025, City Council meeting and to add Items 7.s and 7.t to the Agenda.

There being no discussion, Vice Mayor Caraballo moved to approve the Agenda with the requests to table Item 11.a. to the June 23, 2025, City Council meeting and to add Items 7.s and 7.t to the Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

Mayor Martin indicated that Item 7.p needed to be pulled, as the conditions had to be read into the record.

There being no discussion, Vice Mayor Caraballo moved to approve the Consent Agenda with the request to pull Item 7.p, so the conditions can be read into the record. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**7.a** Approval of the May 12, 2025 Regular City Council and May 19, 2025 City Council Workshop Meeting Minutes [2025-532](#)

**7.b** Approve Sponsorship Request from the Marine Industries Association of the Treasure Coast Inc., for the 18th Annual Treasure Coast Waterway Cleanup [2025-491](#)

**7.c** Recommendation for Appointment to the Citizens Advisory Committee [2025-521](#)

**7.d** Approval to Participate in the City of St. Augustine Contract #RFB-24052 for the Purchase and Delivery of Sulfuric Acid for Water Treatment Purposes. [2025-430](#)

**7.e** Approve Extension of the Alternate Vehicle Purchasing Plan [2025-525](#)

for an Additional Fiscal Year.

- 7.f** Accept the St. Lucie County Regional Resilience Vulnerability Assessment Final Report [2025-557](#)
- 7.g** Approval to Participate in Corporate Contract No. 43210000-23-NASPO-ACS for Computer Equipment, Peripherals, and Related Services. [2025-506](#)
- 7.h** Approval to Participate in the City of Hollywood Contract Resulting from IFB-243-25-JJ for the Supply and Delivery of One-Ton Cylinders of Liquid Chlorine. [2025-535](#)
- 7.i** Award Contract #20250072 for Professional Design Services for the Village Green Corridor Improvements Project. [2025-541](#)
- 7.j** Award Contract #20250037 for Maintenance of Portable and Stationary Generators. [2025-516](#)
- 7.k** Approval to Participate in the Bradford County Sheriff's Office Contract #BCSO2019-01 for Lighting, Emergency Lighting, Specialty Equipment, Public Safety Equipment and Accessories - Parts Sales and Installation Service. [2025-498](#)
- 7.l** Ratify Amendments #6 & #7 and Approve Amendment #8 to Contract #20220045 for the Floresta Drive Improvements Phase 2 Construction Project. [2025-539](#)
- 7.m** Approve a Preliminary and Final Plat for a Project known as Central Park Commercial Plat (P24-223). [2025-438](#)
- 7.n** Approve the Recommended Art Submissions for Utility Box Wraps Citywide. [2025-553](#)
- 7.o** Approve a Major Site Plan for Four Port St. Lucie (P24-191). [2025-555](#)
- 7.p** Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 9 Phases 2 and 3 (P24-155). [2025-414](#)

Mary Savage-Dunham, Director, Planning and Zoning, read Item 7.p and the associated conditions into the record.

Councilman Bonna moved to approve Item 7.p, Final Subdivision Plat and Construction Plans for LTC Ranch West POD 9 Phases 2 and 3 (P24-155), including the conditions as read into the record. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

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- 7.q** Approve a Preliminary Plat with Construction Plans for a Project Known as Verano South PUD 1- POD D- Plat No. 7 (P24-146). [2025-505](#)
- 7.r** Authorizing a Partnership with St. Lucie County on a Competitive Solicitation to Construct Community Land Trust Homes on Three City-Owned Lots. [2025-507](#)
- 7.s** Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 6A Phase 2 (P24-173). [2025-549](#)
- 7.t** Authorize the City Manager to Accept Sponsorship Commitment from St. Lucie County for the 2025 FreedomFest [2025-582](#)

**8. Second Reading of Ordinances**

- 8.a** Ordinance 25-27, Abandoning a Portion of a Fifty (50) Foot Wide Drainage Easement Affecting Real Property Located at 350 SE Southbend Boulevard, Port St. Lucie, Florida. [2025-462](#)

The City Clerk read Ordinance 25-27 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-27. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-28, Abandoning a Portion of a Twenty (20) Foot Wide Side and Rear Utility and Drainage Easement Affecting Lot 35, Block 538, Port St. Lucie Section Thirteen, as Recorded in Plat Book 13, Pages 4, 4A through 4M, of the Public Records of St. Lucie County, Florida. [2025-477](#)

The City Clerk read Ordinance 25-28 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-28. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-29, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 1538, 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. [2025-478](#)

The City Clerk read Ordinance 25-29 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-29. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 25-30, an Ordinance Adopting a Master Sign Program for Sundance Port St. Lucie (P25-001). [2025-484](#)

The City Clerk read Ordinance 25-30 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-30. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 25-31, an Ordinance Amending the Riverland Master Sign Program (P17-097-A1). [2025-480](#)

The City Clerk read Ordinance 25-31 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-31. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 25-32, an Ordinance Rezoning 72.88 Acres of Land, Located South of the Proposed Intersection of Midway Road and Wylder Parkway, within the LTC Ranch DRI, from St. Lucie County Agricultural (SLC-AG-5) Zoning District to Planned Unit Development (PUD) For Property Legally Described as Tracts "A" & "B" of the Plat of LTC Ranch West as Recorded in Plat Book 83, Pages 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida (P24-213). [2025-415](#)

The City Clerk read Ordinance 25-32 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-32. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

At this point, Vice Mayor Caraballo discussed an article regarding the DRI, that was approved by the County in 1997 and assumed by the City in 2000, and how it relates to the commercial component. Mayor Martin noted that commercial follows residential by three to five years, so the City has to work and partner with the development community.

- 8.g** Ordinance 25-33, Authorizing the Mayor to Grant a Perpetual Non-Exclusive Utility Easement and a Temporary Construction Easement to Pivotal Utility Holdings, Inc. for [2025-442](#)

the Purpose of Constructing, Operating, Maintaining, Repairing and Replacing a Gas Pipeline.

The City Clerk read Ordinance 25-33 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-33. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.h** Ordinance 25-34, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for GH0 Homes at Southern Grove (P24-183).

[2025-485](#)

The City Clerk read Ordinance 25-34 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-34. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-17, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Designation for Approximately 3.72 Acres from Limited Commercial (CL) to Low Density Residential (RL) for a Parcel Legally Described as Port St. Lucie Section 47 Tract E (P25-010)

[2025-369](#)

The City Clerk read Ordinance 25-17 aloud by title only.

Councilman Bonna indicated he did not need a presentation from staff. Mayor Martin explained this was a Public Hearing and they had to go through the legal process.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on the Conley Drive, LLC, Small Scale Comprehensive Plan Future Land Use Map Amendment. She stated the request is to amend the land use from Limited Commercial to Low Density Residential. She indicated the applicant's intent is to develop four single-family lots and stated the property owner is Conley Drive, LLC, represented by Left Builders, LLC.

Planner Grubbs reviewed the details of the subject property, discussed the

commercial versus residential balance, and presented the transportation impact. She stated the Planning & Zoning Department staff finds the petition to be inconsistent with the intent and direction of the City's Comprehensive Plan and recommends denial. She also indicated the Planning and Zoning Board recommended denial of the comprehensive plan amendment at their meeting of April 1, 2025.

Oscar Izquierdo stated he was representing Conley Drive, LLC. He provided a presentation on the applicant's intent, discussed commercial versus residential in the surrounding area, and displayed a brief video of the subject property. (Clerk's Note: Mr. Izquierdo handed copies of the Tract "E" Replat to the City Clerk who distributed them to Council.)

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

Councilman Bonna stated he was not persuaded, as they need to support the City's growth and increase the commercial aspect. He indicated he did not support this project.

Vice Mayor Caraballo inquired if the City has worked with other commercial owners regarding storm water issues. Diana Spriggs, Assistant Director, Public Works, stated the City works with every applicant, but she is not aware of the environmental factors of this site. Vice Mayor Caraballo wanted to ensure the property was not impractical for commercial use, as the City needs more neighborhood commercial options. She indicated she was not in support of this item.

Councilman Pickett stated he was not supporting this item, as there was no need to add more homes in the proposed area.

Mayor Martin stated the subject property is zoned commercial, so the City will work with future commercial applicants to make sure everything goes through the process. She indicated she will be supporting the recommendation of the Planning and Zoning Department and staff.

There being no further discussion, Councilman Pickett moved to deny Ordinance 25-17. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-35, Public Hearing, Authorizing the  
Conveyance of a Drainage Easement in Favor of LTC Ranch  
West Residential Community Development District

[2025-493](#)

The City Clerk read Ordinance 25-35 aloud by title only.



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

There being no discussion, Councilman Pickett moved to approve Ordinance 25-35. 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.

(Clerk's Note: This item was tabled under Item 6, Additions or Deletions to Agenda and Approval of Agenda.)

- 11.b** Resolution 25-R32, a Resolution of the City Council of the [2025-220](#)  
City of Port St. Lucie Approving an Economic Development  
Impact Mitigation Agreement for Import Mex of FL, LLC, a  
Distribution and Logistics Facility, and Authorizing the City  
Manager or His Designee to Execute an Impact Fee  
Mitigation Agreement by and Among the City of Port St.  
Lucie and Import Mex of FL, LLC; Providing an Effective Date.

The City Clerk read Resolution 25-R32 aloud by title only.

Elijah Wooten, Economic Development Administrator, provided a PowerPoint presentation on the impact and mobility fee mitigation agreement for Import Mex of Florida, LLC, previously known as Project King, and reviewed the details of the project and its economic impact. He indicated that staff recommends approval of the impact mobility fee mitigation agreement and noted that representatives from the EDC and Import Mex of Florida, LLC, were in attendance to answer any questions.

Vice Mayor Caraballo inquired about the tax abatement. Mr. Wooten explained it is included in the incentive package, which will come before Council as they go through the course of the project. He indicated the ad valorem tax exemption will be requested once the building is determined significantly complete by the Property Appraiser's office. Vice Mayor Caraballo also spoke to the jobs being created by the project.

Mayor Martin noted that one important component of their economic development and jobs corridor is to shift the burden from residential to commercial. She stated it is important to build up their local economy and keep the spending local.

Councilman Pickett indicated he was for initiating a penalty when the project does not bring the anticipated number of jobs to Port St. Lucie.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R32. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R33, Approving Agreement to Rebate  
Stormwater Assessments and Provide for Maintenance of  
Stormwater Management System for Sundance  
Communities.

[2025-551](#)

The City Clerk read Resolution 25-R33 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R33. Vice Mayor Caraballo seconded the motion.

Mayor Martin inquired if the developers all had the same rate, to which the City Manager responded in the affirmative. He stated staff evaluated the rates and felt that all developers should be treated the same regarding the storm water system. Mayor Martin thought the rates were to be negotiated and requested more information, so the Council knows what each party is doing and how much is being contributed. The City Manager indicated staff will summarize the report and submit it to Council

Vice Mayor Caraballo stated she had the same conversation with the City Manager this morning. She suggested going through past Action Agendas to ensure everything has been completed, to which the City Manager indicated he would provide this information to Council.

The Council voted and the motion passed unanimously by voice vote.

- 11.d** Resolution 25-R34, Authorizing the Acquisition of Real  
Property Described as Lot No. 1, St. Lucie West Plat No. 116,  
Parcel 24 Commercial Subdivision, According to the Map or  
Plat thereof, as Recorded in Plat Book 38, Pages 12, 12A and  
12B, of the Public Records of St. Lucie County, Florida, for  
Future Expansion of the City Hall Complex.

[2025-508](#)

The City Clerk read Resolution 25-R34 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R34. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

13. New Business

**13.a** Fiscal Year 2025-26 Community Development Block Grant  
(CDBG) Project Discussion

[2025-431](#)

Alex Tasca, Deputy Director NSD, provided a PowerPoint presentation on the Community Development Block Grant (CDBG) projects for Fiscal Year 2025-26. She discussed the CDBG activities to date for the 5-Year Consolidated Plan and reviewed the proposed projects from the departments for prioritization by Council. She indicated staff will be coming back to Council on June 23, 2025, for the 30-day public comment period and the finalization of the draft action plan that will be presented to HUD for approval.

Mayor Martin and Vice Mayor Caraballo thought this would be a good workshop item, since this was the fifth year of the program and there will be a whole new program next year.

Vice Mayor Caraballo inquired if there was any guidance from HUD for allocating the funds. Ms. Tasca stated there is guidance for supporting various activities across different sectors, but there are many ways a city can do that over a five year period. She added that Port St. Lucie has been running the program very successfully for more than 30 years and explained it is all based on the greatest needs. She noted that reallocating and reforecasting can be done along the way.

Vice Mayor Caraballo suggested, for future discussions, having information on the programs that require perpetual funding versus one-time funding. In addition, she requested background information on these projects and having a broader conversation to better understand each ask.

Mayor Martin stated they can split the projects and funding across the City. She requested more data and the outcomes of past projects. The City Manager stated he would provide the background, data, outcomes, etc., to Council.

Vice Mayor Caraballo also requested information and data on the programs being done outside the City and the impact they have on Port St.

Lucie and its residents.

Ms. Tasca indicated they have the information being requested and suggested this be an item at Monday's City Council Workshop. Mayor Martin stated she would leave that decision up to the City Manager.

Councilman Pickett inquired about using CDBG funds for the lights at Winterlakes Park, to which Ms. Tasca indicated these funds covered a portion of the project. He stated they could use the CDBG funds to pay for the lights and use the CIP money for another project. Councilman Pickett indicated they could discuss the other items, but he would support this project. Mayor Martin stated they need to look at the whole picture to maximize the use of funds.

14. City Manager's Report

City Manager Merejo reported that the Port St. Lucie Utility Department released the 2024 Water Quality Report and it is available on the City's website at [www.CityofPSL.com/Utilities](http://www.CityofPSL.com/Utilities).

He also expressed his appreciation to the Council for approving the acquisition of the Peacock site, noting it is a significant asset for the City that will greatly benefit their organization and staff. He stated that the Building Department, Planning & Zoning, Utility, and Commercial Development divisions will be relocating to the new site.

Mayor Martin explained that space is limited and constructing new buildings is more costly than acquiring and renovating existing ones. She noted that improvements are being made to the facility and parking lot in response to the City's growth and to ensure continued public access to City Hall.

15. Councilmembers Report on Committee Assignments

Councilman Pickett reported that he attended the Treasure Coast Council of Local Governments, Transportation Planning Organization meeting, Roundtable of St. Lucie County, and Joel Dramis' retirement. He announced that the Port St. Lucie Police Explorers Post 411 recently completed the 2025 law enforcement explorer challenge at IRSC and placed first overall. Councilman Pickett thanked Chief Leo Niemczyk for putting officers on Glades Cutoff and Commerce for traffic enforcement.

Vice Mayor Caraballo reported that she attended the Transportation Planning Organization meeting as well as the Florida League of Cities Board of Directors and Nominating Committee meetings. She acknowledged the retirement of Joel Dramas and stated he has done great things for the City's Building Department, State of Florida, and the nation. Vice Mayor Caraballo noted that she will be serving on the IRSC Leadership Committee for the Promise Program and will

share any updates with the Council.

Councilman Bonna reported that he attended the Leadership Florida annual meeting in Tampa. He announced he accepted, on behalf of the City of Port St. Lucie, the Trailblazer of the Year Award from the Florida Alliance to End Human Tracking. He thanked everyone for their support and for implementing and completing the training.

Mayor Martin reported she attended her quarterly meeting with SLC Commissioner Jamie Fowler, PSL City Manager Jesus Merejo, and SLC Administrator George Landry; Transportation Planning Organization meeting; Governmental Leaders Luncheon; and board meetings for the Florida Coast Medical Center and the Humane Society. She announced the upcoming Juneteenth events and stated further information is available on the City's website at [www.CityofPSL.com/Juneteenth](http://www.CityofPSL.com/Juneteenth). Mayor Martin also announced that the KPSLB Appreciation Night at Clover Park was a big success and thanked all of the volunteers who keep their City beautiful. She noted the Del-Webb Community is super passionate, where Mr. Wayne Landry organizes their community, volunteers, field trips, and also delivers cigarette receptacles to local businesses.

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 2:48 PM.

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Sally Walsh, City Clerk

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Traci Mehl, Deputy City Clerk