

City of Port St. Lucie

City Council

Meeting Minutes - Draft

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, October 13, 2025

1:00 PM

Council Chambers, City Hall

***Request to Withdraw Item 13A* *Request to Table Item 10E* *Addition of Item 7L
& 13E***

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 October 13, 2025, 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

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

Richard Bouchard spoke regarding a right-of-way & Public Works issue.

Nicolas Messina spoke regarding a toy event at Sportsman's Park.

Bob Staneruck spoke regarding Rolling Thunder installing a chair monument at City Hall.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Bonna moved to approve the Agenda with the withdrawal of Item 13a, the tabling of Item 10e, and addition of Item 7I & 13e. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the July 23, 2025 Summer Workshop (Day 1), [2025-880](#)
July 24, 2025 Summer Workshop (Day 2), August 25, 2025
Regular City Council, September 22, 2025 Special City Council
(Budget Hearing) Meeting Minutes

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

- 7.b** Approve Sponsorship Request from Character Through [2025-908](#)
Sports Foundation.

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

- 7.c** Award Contract #20250187 for Lakehurst Drive Sidewalk [2025-886](#)
Project.

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

- 7.d** Approve Additional Expenditures for FY 25/26 Under [2025-916](#)
Contract #20240176 - Vehicle & Equipment Graphics-
Installation and Removal.

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

- 7.e** Approval to Piggyback the City of Plantation Contract No. [2025-912](#)
072-22 for Asphalt Rejuvenation with Pavement Technology,
Inc.

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

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- 7.f** Memorandum of Agreement Between the United States Immigration and Customs Enforcement (ICE) and the City of Port St. Lucie, for the Performance of Certain Immigration Enforcement Functions. [2025-952](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Approval to Piggyback Broward County Contract #OPN2129644B2_6 for Water, Sewer, and Irrigation Materials with Fortiline, Inc., D/B/A Fortiline Waterworks. [2025-911](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.h** Ratify the Original Contract and Amendments #1-#3 and Approve Amendment #4 to Contract #20210108 for Armored Car Services. [2025-948](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.i** Approve Amendment #8 to Contract #20220014 for the Purchase of Axon's Drone as First Responder (DFR) Program. [2025-953](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.j** Ratify Amendment #7 and Approve Amendment #8 to Contract #20230117 for CEI & GEO Services for the Port St. Lucie Blvd. North Segment 3 Project. [2025-954](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
- 7.k** Approve Amendment #1 to Contract #20230069 Demolition & Asbestos / Lead Paint Abatement, Ratify Additional Expenditures, and Approve Additional Funding for Anticipated Usage. [2025-956](#)
- Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. The motion passed unanimously by voice vote.
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7.1 Darwin School of Autism Major Site Plan (P25-020)[2025-962](#)

Approved.

Approval of the Consent Agenda

Vice Mayor Caraballo moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion. Under discussion, Vice Mayor Caraballo inquired if the parking lot was facing the canal, to which Brad Currie, Hayley-Ward, replied that currently you could see the canal but, in the future, there would be buildings. He added that there would be a gate and ensured safety for the area around the canal. The motion passed unanimously by voice vote.

8. Second Reading of Ordinances

There was nothing scheduled for this item.

9. Other Public Hearings

There was nothing scheduled for this item.

10. First Reading of Ordinances, Public Hearing

10.a Ordinance 25-05, Quasi-Judicial, Public Hearing, 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](#)

(Clerk's Note: This item was heard after Item 13 d.).

The City Clerk read Ordinance 25-05 aloud by title only. The City Clerk administered the Oath of Testimony to staff and other interested parties for Item 10 a). Mayor Martin inquired if there was any ex-parte communication, to which the City Council replied in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Forman, Planner III, stated that he had been sworn in, noted that the official file was submitted to the City Clerk's Office five days prior to the meeting, and requested that it be entered into the record. He explained the surrounding uses, showed an aerial and the previously approved conceptual plan with the proposed landscape plan with elevations. He explained that the change to the previously approved conceptual plan was to allow for a 13-unit multifamily project. He added that any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code.

(Clerk's Note: A PowerPoint was shown at this time.) Todd Mowry, Redtail Design Group, explained that the site could not exceed 50% retail use in the LMD zoning district. He noted that water quality standards now require sites to hold 18-20% of stormwater so it was challenging on smaller sites.

Mayor Martin opened the Public Hearing.

Jeff Jackman voiced safety concerns over speeding and traffic.

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

Councilwoman Morgan moved to approve Ordinance 25-05. Vice Mayor Caraballo seconded the motion. Under discussion, the City Council discussed how the residential plan would have far less traffic than any commercial project. Vice Mayor Caraballo suggested to evaluate the remaining parcels along Port St. Lucie Blvd., to decide what use would be best given the new stormwater requirements. There was City Council consensus to conduct a new traffic study. The motion passed unanimously by voice vote.

- 10.b** Ordinance 25-56, Public Hearing, Approve the First Budget Amendment to Fiscal Year (FY 2024-25)

[2025-921](#)

The City Clerk read Ordinance 25-56 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Caroline Sturgis, Office of Management and Budget Director, explained the budget amendment process along with the amendments staff were seeking approval for. She explained that the increase was \$107,064,817 for a total appropriation of \$958,106,832 for FY 2024-25. She explained that there were no new projects, they were already in the adopted plan but either the cost was over budget or the project was delayed over multiple years. Councilwoman Morgan inquired if the change in the building department fund was for the purchase of the peacock building or the purchase & renovations for the building, to which Ms. Sturgis replied that it was only for the purchase of the building. Jesus Merejo, City Manager, added that the renovations would be coming forward in the future.

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

Vice Mayor Caraballo moved to approve Ordinance 25-56. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-57, Public Hearing, Authorizing the Conveyance of an Easement to Florida Power & Light

[2025-882](#)

Company Benefiting the McCarty Ranch Preserve and Extension.

The City Clerk read Ordinance 25-57 aloud by title only.

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

Councilman Pickett moved to approve Ordinance 25-57. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 25-58, Public Hearing, 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 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 25-58. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 25-59, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Adopting the First Amendment of the Engineering Standards for Land Development - Commercial, Residential Subdivisions and Capital Improvement Projects; Providing for Conflict; Providing for Severability; Providing an Effective Date

[2025-929](#)

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

- 10.f** Ordinance 25-60, Public Hearing, 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 by title only.

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

Councilman Pickett moved to approve Ordinance 25-60. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 25-61, Public Hearing, 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 1449 SW Apache Ave, Port St. Lucie, Florida; Providing for Conflict; Providing for Severability; and Providing an Effective Date [2025-896](#)

The City Clerk read Ordinance 25-61 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 25-61. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R63, Appointment and Reappointment, Respectively, of Two Special Magistrates and Approval of and Authorization for the City Manager to Execute an Engagement Agreement with Each Special Magistrate. [2025-897](#)

The City Clerk read Resolution 25-R63 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R63. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R64, Authorizing the Acquisition of Real Property Described as Lot 23, Block 692, Port St Lucie Section Eighteen, according to the Plat thereof, as Recorded in Plat Book 13, Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida. [2025-957](#)

The City Clerk read Resolution 25-R64 aloud by title only.

Councilwoman Morgan moved to approve Resolution 25-R64. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R65, Approve Torino Regional Park Name [2025-958](#)

The City Clerk read Resolution 25-R65 aloud by title only.

Councilman Bonna moved to approve Resolution 25-R65. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 25-R68, Authorizing the Final Acceptance of [2025-955](#)
Public Roadway Improvements for SW Riverland Boulevard
at Riverland Parcel D (P22-210), Constructed by Riverland
Development Company, LLC.

The City Clerk read Resolution 25-R68 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R68. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 25-R69, Approving the Acceptance of an Exclusive [2025-961](#)
Perpetual Easement Relating to the McDonalds Site Plan and
Construction Plan (P24-230) for a Bus Shelter; Providing for
Conflict; Providing for Severability; Providing an Effective
Date.

The City Clerk read Resolution 25-R69 aloud by title only.

Councilman Pickett moved to approve Resolution 25-R69. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 25-R70, A Resolution of the City of Port St. Lucie, [2025-992](#)
Florida, Authorizing Participation in a Lawsuit Seeking,
Among Other Things, to Declare That Senate Bill 180's
Imposition of a Blanket Statewide Prohibition on the Exercise
of Home Rule Authority Over Land Use and Zoning
Regulations, is Unconstitutional and Should be Enjoined, and
Retaining Weiss Serota Helfman Cole + Bierman, PL to
Prosecute the Lawsuit; Providing for Conflict; Providing for
Severability; Providing for an Effective Date.

The City Clerk read Resolution 25-R70 aloud by title only.

The City Council discussed their concerns over the lawsuit. They agreed that staff should monitor the item and, if necessary, bring it back for discussion at a workshop or in one-on-one meetings.

Councilman Pickett moved to deny Resolution 25-R70. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.g** Resolution 25-R71, Memorialize the Retiree Health Insurance [2025-933](#)
Policy Applicable to those Hired Prior to July 12, 2010

The City Clerk read Resolution 25-R71 aloud by title only.

Councilman Pickett moved to approve Resolution 25-R71. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.h** Resolution 25-R72, Approve the Retiree Health Insurance Policy Applicable to those Hired On or After July 12, 2010 (Rule of 62) [2025-932](#)

The City Clerk read Resolution 25-R72 aloud by title only.

Councilman Pickett moved to approve Resolution 25-R72. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 11.i** Resolution 25-R73, Approve the Revised Subsidy Policy for Retiree Health Insurance Coverage [2025-931](#)

The City Clerk read Resolution 25-R73 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 25-R73. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Review of Resolution 84-R36 and Municipal Nonprofit Funding Practices [2025-919](#)
(Clerk's Note: This item was previously withdrawn.)

- 13.b** Torino Regional Park Phase 1 Design Updates (Follow-Up Presentation) [2025-959](#)

(Clerk's Note: A video was shown at this time.) Zak Sherman, Parks & Recreation Executive Project Manager, stated that they would reach 90% of design by December. Vice Mayor Caraballo suggested that the artist who created the mural at the Port work on the pavilions and posts for this park. The City Council felt that this was a much better design than the previous concept. They expressed a desire for the use of mature landscaping.

(Clerk's Note: A PowerPoint was shown at this time.) Jonathon Haigh & Kristin Alexa, Kimley Horn, explained each park segment with their respective theme. The City Council reached a consensus to engage with the skater community to hear their ideas. Mr. Sherman stated that December 6th would be the groundbreaking event.

13.c Discuss Proposed POW/MIA Chair Monument[2025-980](#)

Bob Staneruck, Rolling Thunder Chapter 6, spoke regarding Rolling Thunder installing a chair monument at City Hall. Councilman Pickett stated that the chair would be a replica of the one in Veteran's Park and would be placed by the roundabout at City Hall. He noted that the City Hall location was chosen because it experiences high foot traffic and ensures good visibility for people to remember POWs. Mayor Martin inquired about the City Hall redesign, to which Mr. Merejo replied that the design of the parking garage would be moving forward. Mayor Martin voiced her concern over installing the chair at City Hall and then having to move it during construction.

The City Council discussed what they thought the vision for Stars & Stripes park was. Brad Keen, Parks & Recreation Director, stated that the larger star sculptures in the Stars & Stripes park had cutouts of quotes/phrases/testimony from a variety of people including first responders & veterans.

The City Council agreed to place a chair monument at Submarines Park and to consider additional locations after plans for the City Hall renovations and Stars & Stripes Park were finalized.

13.d Hear a Legislative Update and Approve the Proposed 2026 Port St. Lucie State Legislative Program[2025-988](#)

(Clerk's Note: This item was heard after Item 7.)

Kate Parmelee, Deputy City Manager introduced Chris Carmody, GrayRobinson.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Carmody presented a presentation of the 2026 Legislative Session.

(Clerk's Note: A PowerPoint was shown at this time.) Deputy City Manager Parmelee explained the proposed State Legislative Program priorities for 2026. Vice Mayor Caraballo requested that Finance Director Stephen Okiye provide a more comprehensive presentation on property tax on the City's podcast.

Vice Mayor Caraballo moved to approve the proposed state legislative program priorities for 2026. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

13.e Approval of One (1) Year Agreement Between the City of Port St. Lucie and the Federation of Public Employees (FOPE)[2025-848](#)

Bargaining Unit

Kim Sala, Assistant Director of Human Resources, presented the tentative one-year agreement between the City and FOPE.

Councilman Pickett moved to Item 13 e.). Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager informed the City Council that staff had identified four stormwater pump stations to become automated by March 2027, which will improve the system.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Community Strategic Planning of the Arts, Fire Station 20 ribbon cutting, TPO, Tourist Development Council. She mentioned that improvements were completed at East Torino Parkway.

Councilman Pickett: Fire Station 20 ribbon cutting, Washington DC meetings, Lincoln Day Dinner. He urged the Public to join the Spooktacular Decorating Contest.

Vice Mayor Caraballo: Florida House meetings on property taxes, PD ride along, Florida League of Cities policy meeting, Jessica Clinton Park tour. She requested that the drainage be tied into the drainage for Tradition. She attended the rotary bowling tournament, IRSC promise leadership, Leadership class. She announced the public meeting at Jessica Clinton Park for South bend Blvd. safety.

Councilman Bonna: Fire Station 20 ribbon cutting, Carebags ribbon cutting, Rotary bowling tournament, EDC update, PD National Night Out, tour of Career Tech Somerset, Police Athletic League building dedication, Walk for Life. He announced that the construction at the intersection SW Tulip & College would start this month.

Mayor Martin: Fire Station 20 ribbon cutting, Career Tech Somerset, TCBA, St. Lucie County Leadership, PD Graduation, Lincoln Day Dinner, Port St. Lucie Talks podcast, greeted new businesses on Gatlin blvd., The Grove @ the Port groundbreaking. She announced the United Soccer League sports club new stadium @ Walton & 1. She mentioned that the Port District & Pioneer Park won the Great Places in Florida People's Choice award.

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 3:56 p.m.

Sally Walsh, City Clerk

Shana Donleavy, Deputy City Clerk