

# 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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<b>Monday, March 24, 2025</b>	<b>6:00 PM</b>	<b>Council Chambers, City Hall</b>
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#### **\*Meeting to Follow the 5:30 PM CRA\* \*Addition of Item 4A\***

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 March 24, 2025, at 6:00 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  
Councilman Dave Pickett  
Councilman Anthony Bonna

Council Members Not Present:  
Councilwoman Stephanie Morgan

3. Invocation & Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

**4.a** Proclamation: Crime Victims' Rights Week

[2025-310](#)

Mayor Martin proclaimed April 6-12, 2025 to be observed as Crime Victim's Rights week.

5. Public to be Heard

Resident Jennifer McDaniels spoke to the Council and stated that her townhome

was not up to code when it was built and discussed issues. (Clerk's Note: Exhibits were submitted for the record.) Ms. McDaniel's fiancé spoke to Council on additional issues. Mayor Martin requested for City Manager Merejo to have someone in the Building Department get with them and City Manager Merejo confirmed that they would obtain all of Ms. McDaniels' records and do a review.

Resident Christina Lynch spoke to the Council on issues with the bond process and response times from city staff.

Mayor Martin stated that she had been included on the email that was sent to Ms. Lynch that day, and Attorney Berrios stated that he had also been included so he expected that she would be in contact with multiple people this week. City Manager Merejo confirmed that he would ensure that staff was responsive to Ms. Lynch.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

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

**7.a** Approval of the February 18, 2025 Informal City Council and [2025-205](#)  
February 24, 2025 Board of Zoning Appeals Meeting Minutes

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

**7.b** Approve the 2024-2025 Florida Department of [2025-250](#)  
Transportation (FDOT) Litter Control and Prevention Grant  
Agreement for \$15,000.00 with Keep Port St. Lucie Beautiful  
(KPSLB)

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

**7.c** Approve Amendment #2 to Contract #20230091, for License [2025-228](#)  
Plate Recognition Cameras & Software Lease.

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

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- 7.d** P21-094 Riverland Parcel B Plat One, Agreement for Amendment of Dedication on Plat [2025-267](#)
- There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 7.e** Authorize the City Manager to Execute the Amendment to the Memorandum of Agreement (MOA) between Indian River State College, School of Continuing Education (IRSC-SCE) and the City of Port St. Lucie. [2025-285](#)
- There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 7.f** Accept LTC Ranch DRI, i.e. Wylder Park Property [2025-276](#)
- There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 7.g** Approval to Participate in the OMNIA Partners Cooperative Contract #23-065-PW for Trenchless Rehabilitation and Maintenance of Pipeline Infrastructure in City Contract #20250106. [2025-266](#)
- There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 7.h** Approve a Partnership Agreement for Small Business Owner Mentorship between the City of Port St. Lucie and the Service Corps of Retired Executives (SCORE) Association, Inc. (Treasure Coast) [2025-283](#)
- There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 7.i** Award Contract #20240169 for Continuing Contract for Transportation & Traffic Related Professional Services. [2025-261](#)
- There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.
- 7.j** Approve Amendment #1 to Contract 20240079 for Venue Analytics Platform. [2025-281](#)
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There being no discussion, Councilman Bonna moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 7.k** Approve Amendment #7 to Contract #20220014 for Public Safety Video Surveillance Equipment - Body Cameras for the Police Department.

[2025-280](#)

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

- 7.l** Approval of a Major Site Plan for Greco Park (P23-071).

[2025-257](#)

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

- 7.m** Approval of a Major Site Plan for SLW-Industrial Park, Lots 4 & 5 - Industrial Warehouse (P24-093).

[2024-1023](#)

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

**8. Second Reading of Ordinances**

- 8.a** Ordinance 25-10, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, 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 1.45 Acres from Residential, Office, Institutional (ROI) to Institutional (I) for a Parcel Legally Described as Port St. Lucie Section Thirty, Block 1543, Lots 14, 15, 16, 17, 18 and 19, as Recorded in Plat Book 14, Pages 10, 10A Through 10I, Located at 2277 SE Lennard Road (P24-219).

[2025-222](#)

The City Clerk read Ordinance 25-10 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-10. Vice Mayor Caraballo 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**

The City Clerk swore in staff and applicants for the Quasi-Judicial Hearings.

- 10.a** Ordinance 25-14, Quasi-Judicial, Public Hearing, an Ordinance Approving the 9th Amendment of the Planned Unit Development Document for Gatlin Commons, located on the Southwest Corner of SW Rosser Boulevard and SW Gatlin Boulevard (P24-097).

[2025-262](#)

The City Clerk read Ordinance 25-14 aloud by title only.

Mayor Martin inquired if there was any ex-parte communications to which Councilman Pickett, Mayor Martin, and Councilman Bonna responded in the negative, and Vice Mayor Caraballo stated that she had spoken with the applicant, but a long time ago.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Council and stated that the request was to revise the PUD's parking ratio for medical offices to match the language of Section 158.221(c)(14) of the City Zoning Code. He discussed the surrounding uses, project background, and land use & zoning consistency.

Vice Mayor Caraballo inquired if the medical portion would share space with other uses or if it would only be for medical purposes, to which Mr. Forman replied that it would be shared, but that they would have their own individual parking calculations. Vice Mayor Caraballo inquired as to how they would recapture the additional parking needed if it changes uses over time, to which Mr. Forman explained that they catch this when it comes through for business taxes, so if they were low on parking they would make them figure it out before they opened their business.

(Clerk's Note: The applicant was not present.)

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Councilman Pickett moved to approve Ordinance 25-14. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-15, Quasi-Judicial, Public Hearing, an Ordinance Rezoning a 0.46-Acre Property, Located South of SW Medlock Avenue Between SW Fondura Road and SW Edgarce Street, from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District for Property Legally

[2025-258](#)

Described as Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (P25-015).

The City Clerk read Ordinance 25-15 aloud by title only.

Mayor Martin inquired if there were any ex-parte communications to which Councilman Pickett, Mayor Martin, and Councilman Bonna responded in the negative, and Vice Mayor Caraballo stated that she had spoken with the applicant, but a long time ago.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Marissa Da Breo-Latchman, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Council and stated that the request was to rezone 0.46 acres from Single Family Residential (RS-2) to Highway Commercial (CH) to be consistent with the City's Comprehensive Plan and Future Land Use map. She discussed the surrounding areas, Land Use Conversion Manual, road access and buffer wall, and justification for the request. Alejandro Toro, Haley Ward, represented the applicant.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-15. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-16, Public Hearing, Authorizing the  
Conveyance of an Easement to Florida Power and Light  
Company for City Owned Property (Stars and Stripes Park)  
Located at 12441 SW Village Pkwy.

[2025-254](#)

The City Clerk read Ordinance 25-16 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-16. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

## 11. Resolutions

- 11.a** Resolution 25-R11, Public Hearing, a Resolution to Support  
Renaming a Duplicate Street Name, From Sandpiper Circle to  
Ranch Oak Circle, for Right-of-Way in Veranda Oaks Plat No.  
3 Phases 3 & 4, Legally Described within Exhibit "A" and  
Depicted on Page Five (5) of Exhibit "A"(P25-003).

[2025-284](#)

The City Clerk read Resolution 25-R11 aloud by title only.

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

Bethany Grubbs, Planner, briefly spoke to the Council and stated that there were no residential houses constructed, and they were extending the existing roadway to cover the duplicate name.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R11. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R13, Florida Inland Navigation District  
Waterways Assistance Grant FY 2025-2026.

[2025-269](#)

The City Clerk read Resolution 25-R13 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R13. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R14, a Resolution of the City Council of the  
City of Port St. Lucie Approving a Third Amendment to the  
Impact Fee Mitigation Agreement between the City of Port  
St. Lucie, Accel Florida, LLC, and Accel International Holdings,  
Inc.

[2025-229](#)

The City Clerk read Resolution 25-R14 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R14. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Merejo spoke on the Irish Festival and the new Moody Investment Services reading & review, noting that this would mean that the interest rate would be lower in the future on bonds that the City obtains.

15. Councilmembers Report on Committee Assignments

Councilman Pickett – He attended the Shamrock Crosstown 5k, Riverland Paseo Park softball tournament, Botanical Gardens 15-year celebration, and the Irish

Festival. He thanked the Special Events team and informed of the upcoming Kameron Marlowe and Cooper Alan concerts.

Councilman Bonna – He attended the St. Patrick's Day parade, an announcement at Southern Eagle, Botanical Gardens 15-year celebration, Affordable Housing Advisory Committee, the Treasure Coast Regional Planning Council, and Dan Kleman's celebration of life.

He then discussed drafting a Resolution in support and cooperation of the Florida Department of Government Efficiencies, stating that the value of the Resolution would be to put out the successes of this organization. Vice Mayor Caraballo stated that she did not have an issue with this, but she wanted to make sure that as they went through this process as a Nation and as a State, they don't view every organization as a bad actor because that was the perception now. She noted the importance of transparency, and Mayor Martin expressed agreement. The Council then held discussions on transparency and regulations.

It was the consensus of the Council for Councilman Bonna to work with Legal to bring a draft Resolution pertaining to the commitment to government efficiency before the City Council.

Vice Mayor Caraballo – She attended the Florida League of Cities Advocacy Committee meeting, leadership class, National League of Cities Conference, meeting with Congressman Brian Mast and Associate Director of the White House Office of Intergovernmental Affairs Chase Wilson, and the Botanical Gardens 15-year celebration, Treasure Coast Regional League of Cities, and the Florida Municipal Insurance Trust. She informed that the Botanical Gardens was having issues with food trucks being parked without permission and that staff was working on this, and she updated on the City's first-ever Household Hazardous Waste Collection Day.

Mayor Martin – She attended the Sandpiper Community Association, Go Getter Girls event, the Botanical Gardens 15-year celebration, and the St. Lucie County Fire Board.

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 6:52 p.m.



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Sally Walsh, City Clerk

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Jasmin De Freese, Deputy City Clerk