

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, April 14, 2025

1:00 PM

Council Chambers, City Hall

Meeting to Follow the 12:30 PM GFC Meeting

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 April 14, 2025, at 1:00 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
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 Proclamation: Earth Day

[2025-259](#)

Mayor Martin proclaimed April 22, 2025 as Earth Day and Meighan Beckett accepted the proclamation.

5. Public to be Heard

There was no public to be heard.

6. Additions or Deletions to Agenda and Approval of Agenda

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

7. Approval of Consent Agenda

- 7.a** Approval of the January 27, 2025 Regular City Council, February 24, 2025 Regular City Council, February 26, 2025 City Council Workshop (Day 1), February 27, 2025 City Council Workshop (Day 2), February 28, 2025 City Council Workshop (Day 3), March 10, 2025 Regular City Council, and March 24, 2025 Regular City Council Meeting Minutes [2025-005](#)
- Approved
- 7.b** Approve Amendment #6 to Contract #20220036 for the Design & Permitting Services for a New Regional Park Facility on Torino Parkway. [2025-347](#)
- Approved
- 7.c** Approval to Participate in the OMNIA Partners Cooperative Contract #2400078 Issued by City of Tucson for Maintenance, Repair, and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services. [2025-287](#)
- Approved
- 7.d** Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 2 Phases 1 and 2 (P24-154). [2025-127](#)
- Approved
- 7.e** Award Contract #20240092 for Design Services for a New 16" Force Main from Becker Road to Connect at the Westport Wastewater Treatment Facility with Kimley-Horn and Associates, Inc. [2025-341](#)
- Approved
- 7.f** Approval to Participate in the OMNIA Partners Cooperative Contract #2024056-02 Issued by City of Mesa for Information Technology Solutions Products and Services with SHI International Corp. [2025-235](#)
- Approved
- 7.g** Authorize the City Manager to Execute Amendment No. 2 to Agreement No. NS082, a Time Frame Extension to Satisfy [2025-360](#)

Requirements for Grant Funding for the SWW-1 Water Control Structure/Water Quality Improvement Project.

Approved

- 7.h** Award Contract #20250059 for Prineville Water Treatment Facility Emergency Generator Replacement. [2025-358](#)

Approved

- 7.i** Approve a Preliminary and Final Plat with Landscape Plans for a Project Known as Wilson Groves Parcel A Plat 3 (P24-156). [2025-364](#)

Approved

Approval of the Consent Agenda

There being no discussion, Councilwoman Morgan moved to approve the Consent. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 25-14, 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.

There being no discussion, Councilman Bonna moved to approve Ordinance 25-14. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-15, 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 Described as Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (P25-015). [2025-258](#)

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-15. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-16, Authorizing the Conveyance of an [2025-254](#)

Easement to Florida Power and Light Company for City Owned Property (Stars and Stripes Park) Located at 12441 SW Village Pkwy.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 25-16. 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

- 10.a** Ordinance 25-18, Public Hearing, Amending Title III, Chapter 37, Special Magistrate, of the Code of Ordinances of the City of Port St. Lucie; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

[2025-274](#)

The City Clerk read Ordinance 25-18 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, Vice Mayor Caraballo moved to approve Ordinance 25-18. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-19, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 19, Block 1720, Port St. Lucie Section Thirty-One as Recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

[2025-275](#)

The City Clerk read Ordinance 25-19 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 25-19. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-20, Public Hearing, Authorizing the Issuance of

[2025-312](#)

Not to Exceed \$35,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida General Obligation Refunding Bonds, Series 2025; Authorizing the Levy of Ad Valorem Taxes Without Limit on all Taxable Property Within the City to Secure the Payment of the Principal of and Interest on Such Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date.

The City Clerk read Ordinance 25-20 aloud by title only.

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. Finance Director Stephen Okiye affirmed that this was \$1 million in savings over the next 10 years and there were no extensions to the terms.

There being no further discussion, Councilman Pickett moved to approve Ordinance 25-20. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 25-21, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending Section 100.07. - Affordable Housing Advisory Committee; Creation. - of the City's Code of Ordinances; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date

[2025-299](#)

The City Clerk read Ordinance 25-21 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, Vice Mayor Caraballo moved to approve Ordinance 25-21. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R15, Public Hearing, Approval of Updated Local Housing Assistance Plan (LHAP) 2025-2028 per the State Housing Initiatives Partnership (SHIP) Program Compliance Guidelines and Opening of the 2-week Public Comment Period.

[2025-339](#)

The City Clerk read Resolution 25-R15 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R15. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 25-R16, Authorizing the Mayor to Enter into an Amendment to a Locally Funded Agreement between the State of Florida Department of Transportation and the City of Port St. Lucie, Necessary for Design Services Associated with the Reconstruction of Port St. Lucie Boulevard from South of Paar Drive to South of Darwin Boulevard.

[2025-251](#)

The City Clerk read Resolution 25-R16 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R16. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R17, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Incentive Package for Costco Wholesale Depot Phase Two; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

[2025-344](#)

The City Clerk read Resolution 25-R17 aloud by title only.

Economic Development Administrator Elijah Wooten introduced Kadian Knight, Business Development Coordinator for the Economic Development Council (EDC). (Clerk's Note: A PowerPoint presentation was shown at this time.) Ms. Knight presented to the Council and discussed the Costco Wholesale Corporation, project location, Costco Depot Phase 2 project scope, the Economic Impact Analysis, and capital investment & job performance incentives. The Councilmembers thanked the EDC and county partners for their assistance and agreeing to the incentive packages, and Greg Capone, on behalf of Costco, thanked the Council and all involved.

There being no further discussion, Councilman Bonna moved to approve Resolution 25-R17. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 25-R18, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Impact Mitigation Agreement for Costco Wholesale Corporation, a Washington-based Corporation, and Authorizing the City Manager or his Designee to Execute an

[2025-350](#)

Impact Fee Mitigation Agreement by and Among the City of Port St. Lucie and Costco Wholesale Corporation; Providing for Severability; and Providing an Effective Date.

The City Clerk read Resolution 25-R18 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Economic Development Administrator Elijah Wooten stated that because this was an active construction project, Costco was requesting the first part of the incentive package which was the Impact Fee mitigation, and he also discussed an overview of the project and the Impact Fee and Mobility Fee mitigation.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R18. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 25-R19, Authorizing The Final Acceptance of Public Roadway Improvements for SW Tradition Parkway Phases 1 & 2 (P20-143), SW Tradition Parkway Phase 3 (P21-171) and SW Fernlake Drive (P20-196), Constructed by Mattamy Palm Beach, LLC.

[2025-363](#)

The City Clerk read Resolution 25-R19 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 25-R19. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 25-R20, a Resolution Authorizing the Mayor to Enter into a Maintenance Agreement between Riverland Community Association, Inc., and the City of Port St. Lucie, to Maintain Landscaping, Irrigation, Hardscape, and Non-Regulatory Signage within Certain Arterial and Collector Road Rights-of-Way; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2025-366](#)

The City Clerk read Resolution 25-R20 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R20. Vice Mayor Caraballo 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 FEMA Grant generator replacement and the Becker Rd force main, noting that when the SAD was established there was a piece of the force main that was not installed so this would help connect the houses to the main that goes straight to the wastewater facility. He also informed that the walls were going up for the PSLPD Training Facility.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended the Fire Board, Youth Council, Florida League of Cities Legislative Action Days, Chamber Board meeting, and the Transportation Planning Organization meeting. She informed that Port St. Lucie would be turning 64 and there would be an open house at the Port St. Lucie History Museum. She also suggested having a discussion regarding changing the 3rd Monday City Council Workshops to an Informal Meeting to avoid having multiple one-on-one sessions.

Councilman Pickett – He attended an Ardie R. Corpas Nursing Home event, Treasure Coast Regional League of Cities legislator visit, Roundtable, and the Cooper Alan concert. He informed that the Business Accelerator Program's spring course recently concluded with 36 businesses participating and 12 participants applied for reimbursement grants.

Councilman Bonna – He attended the Transportation Planning Organization meeting, St. Lucie County Education Foundation Hall of Champions, Sawgrass Lakes meeting, IRSC's State of the College, and the local Nine Twelve meeting. He informed that Governor DeSantis announced \$398 million in grant funding to enhance Florida's water quality, which included a nearly \$9.4 million grant to Port St. Lucie's Westport Wastewater Treatment Improvement project.

Vice Mayor Caraballo – She attended the Transportation and Planning Organization meeting. She informed that the City would be holding a Comprehensive Plan Workshop for resident input. She also advised that there were currently several Bills that were harmful to cities if passed.

Mayor Martin – She attended the Fire Board, Lake Charles HOA meeting, Lightbridge Academy book reading, Council on Aging tour, Cooper Alan concert, Transportation Planning Organization meeting, and What Works Cities Conference. She discussed the AI presentations and finding the correct tools to utilize this for the City and organization.

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 1:40 p.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk