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, September 22, 2025 **6:00 PM** **Council Chambers, City Hall**

Meeting to Follow the 5:30 PM Budget Hearing* *Addition of Items 7Q, 11G, & 13C

1. Meeting Called to Order

   A Regular Meeting of the City of Port St. Lucie City Council was called to order by Mayor Martin at 6:01 PM on September 22, 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 Caraballo (Appeared via Zoom)
   Councilwoman Morgan
   Councilman Pickett
   Councilman Bonna

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 Hear an Update from St. Lucie Public Schools **2025-846**

   Dr. Jon Prince, St. Lucie County Superintendent provided an overview of the St. Lucie County Public Schools update. (Clerk's Note: A PowerPoint Presentation and video was shown at this time.)

   The City Council Members recognized the School Board's achievements in

becoming an 'A' rated School District.

5. Public to be Heard

Mayor Martin announced the standards of decorum.
Matthew Pelton, spoke about the Rights and the Constitution and an incident that took place on July 28th, 2025.

Richard Bouchard, discussed an on-going issue relating to the Public Work's lack of oversight for Right of Way Driveway and Culvert Permitting Process.

Mayor Martin requested that the City Council be briefed on all the issues presented by Mr. Bouchard for awareness. Chief Assistant City Manager Lamar Sarno advised the Council that they would provide an updated memorandum to the City Council.

Councilman Bonna addressed Mr. Pelton's comment.

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 August 25, 2025 Special City Council and September 8, 2025 Regular City Council Meeting Minutes	**2025-878**
7.b	Approve the Second Amended and Restated South County Regional Stadium Sublease	**2025-850**
7.c	Approve 2025 Keep America Beautiful Coca Cola Grant - Greatest American Cleanup Activation Grant Agreement for $2000.00	**2025-851**
7.d	Accept the Florida Urban and Community Forestry-Planting, Preservation and Invasive Control Grant for $50,000 and Authorize the City Manager to Execute the Agreement	**2025-866**
7.e	Termination of Restrictive Covenant Executed by Marc M. Liskin and Cheryl A. Liskin with Respect to Lots 20A and 21, Block 669, Port St. Lucie Section Thirteen, and Recorded in Official Records Book 1177, Page 1039, of the Public Records of St. Lucie County, Florida.	**2025-868**
7.f	Approve a Participation Agreement for use of CivicPlus, LLC's Publicly Accessible Website between St. Lucie County and	**2025-654**

the City of Port St. Lucie and Approve a Governmental Agency Order/Publicly Accessible Website Agreement Between CivicPlus, LLC and the City of Port St. Lucie

7.g Termination of Restrictive Covenant Executed by Robert Schmitz and Wilma Schmitz with Respect to Lots 21 and 22, Block 1289, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1458, Page 2595, of the Public Records of St. Lucie County, Florida. **2025-869**

7.h Termination of Declaration of Restrictive Covenants Executed by Herbet Mingace and Nancy J. Mingace with Respect to Lots 11 and 26, Block 780, Port St. Lucie Section Eighteen, and Recorded in Official Records Book 2857, Page 1408, of the Public Records of St. Lucie County, Florida. **2025-870**

7.i Approval to Participate in Sourcewell Cooperative Contract #052725 for Restroom and Shower Facility Solutions with CXT Incorporated and Romtec, Inc. **2025-856**

7.j Termination of Restrictive Covenant Executed by Chester C. Czekaj and Linda E. Czekaj with Respect to Lots 7 and 8, Block 2477, Port St. Lucie Section Thirty-Seven, and Recorded in Official Records Book 1177, Page 1561, of the Public Records of St. Lucie County, Florida. **2025-872**

7.k Approve and Adopt the Updated Parks & Recreation 10-Year Master Plan **2025-857**

7.l Approve the Recommendation to Relocate the New Public Works Building to the Cameo Site. **2025-881**

7.m Approval to Participate in Sourcewell Cooperative Contract #070924-SCC for Office Supplies and Workplace Solutions with Staples Contract & Commercial LLC. **2025-224**

7.n Ratify Amendments #10 through #13 and Approve Amendment #14 to Contract #20190112 for the Design Services for Floresta Drive Improvements Phases 2 & 3. **2025-873**

7.o Approve Florida Blue Stop Loss Insurance Policy-Fiscal Year 2025/2026 **2025-890**

7.p Approve Contract #20250216 for InsertValve Equipment, and **2025-889**

Associated Parts with Team Industrial Services, Inc.

7.q Authorize the City Manager to Execute a Mitigation Credit Supply Agreement with Bluefield Ranch Environmental Mitigation Bank, LLC. **2025-871**

Approval of the Consent Agenda

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

Mayor Martin announced the City Council would be hearing Item 11.c at this time.

8. Second Reading of Ordinances

8.a Ordinance 24-04, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City Of Port St. Lucie to Provide for a Large-Scale Amendment to the Future Land Use Map for 464.50 Acres of Land to Change the Future Land Use Designations from 90 Acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 Acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 Acres Of General Commercial/ Residential, Office, and Institutional (CG/ROI) to 397.89 Acres of Low Density Residential (RL), 34.25 Acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 Acres of Open Space Recreation (OSR), and 18.43 Acres of Open Space Conservation (OSC) for a Parcel Legally Described in Exhibit "A", and generally located between Glades Cut-Off Road and the C-24 Canal Road and to Provide for Text Amendments to the Future Land Use Element to Amend Policies 1.1.4.18 and 1.1.4.19 as Requested by Lulfs Grove, LLLP (P22-336). **2024-054**

(Clerk's Note: This item was heard after Item 11)c.)

Mayor Martin asked City Attorney Berrios what the City Council needed to do on this item since they denied Item 11)c, to which he responded that the Council would have to consider this item.

The City Clerk read Ordinance 24-04 aloud.

Mayor Martin entered the prior PowerPoint Presentation into the record.

Deputy Director Kean indicated they recommend denying this item.

There being no discussion, Councilman Pickett moved to deny Ordinance 24-04. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

8.b Ordinance 25-51, an Ordinance Approving Utility Rate Increases for Water, Wastewater and Reclaimed Water Rates **2025-759**

The City Clerk read Ordinance 25-51 aloud.

Director Matyjaszek, Director of Utility Systems, provided a summary and requested the City Council's consideration and approval for the Utility Rate Increase.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-51. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8.c Ordinance 25-52, Public Hearing, an Ordinance Amending Title VI - Public Utilities, Chapter 65, "Water System User Rules" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 65.07 "Water Conservation for Landscape Irrigation". **2025-760**

The City Clerk read Ordinance 25-52 aloud.

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

There being no discussion, Councilman Bonna moved to approve Ordinance 25-52. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

8.d Ordinance 25-53, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 8, Block 1837, Port St. Lucie Section Seven, According to the Plat thereof, as Recorded in Plat Book 12, Pages 37A through 37F, of the Public Records of St. Lucie County, Florida. **2025-793**

The City Clerk read Ordinance 25-53 aloud.

Mayor Martin opened the Public Hearing. There being no one, Mayor

Martin closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-53. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

8.e Ordinance 25-54, Public Hearing, Abandoning of a Ten (10) Foot Wide Side Utility and Drainage Easement Affecting Lot 3, Block 15, First Replat in Port St. Lucie Industrial Park Unity One, According to the Plat Thereof, as Recorded in Plat Book 23, Pages 6, 6A through 6D, of the Public Records of St. Lucie County, Florida. **2025-794**

The City Clerk read Ordinance 25-54 aloud.

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

There being no discussion, Councilman Bonna to approve Ordinance 25-54. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

8.f Ordinance 25-55, an Ordinance Amending Title III - "Administration," Chapter 35 - Finance; Purchasing, of the Ordinances of the City of Port St. Lucie, Florida, by Amending Section 35.08, Formal Bidding Required for Certain Purchases; Exceptions; Adding Section 35.22, Authorization for Cybersecurity, Security, and Firesafety Purchases; Providing for Severability, Providing for Codification, and Providing an Effective Date. **2025-825**

The City Clerk read Ordinance 25-55 aloud.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-55. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

11. Resolutions

11.a Resolution 25-R56, Approve a Resolution to Amend, Re-Number, and Adopt City Council Directed Policy #25-02ccd - Capital Asset Policy. **2025-727**

The City Clerk read Resolution 25-R56 aloud.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R56. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11.b Resolution 25-R57, Authorizing the Acquisition of 111.59+/- Acres of Real Property Owned by the School Board of St. Lucie County, Florida, in Accordance with a Purchase and Sale Agreement between the City of Port St. Lucie and the School Board of St. Lucie County. **2025-652**

The City Clerk read Resolution 25-R57 aloud.

Jennifer Davis, CRA Director, presented a PowerPoint Presentation to the City Council.

Mayor Martin noted that they were addressing the community's concerns to acquire green spaces in the City and prevent additional homes from being built.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R57. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

11.c Resolution 25-R58, a Resolution of the City of Port St. Lucie, Florida, Providing for the First Amendment to the Annexation Agreement Between the City of Port St. Lucie, a Municipal Corporation of the State of Florida (The "City"), and Lulfs Groves, LLLP, a Florida Limited Liability Limited Partnership ("Lulfs) (P25-062) **2025-790**

The City Clerk read Resolution 25-R58 aloud.

Bridget Kean, Deputy Director for the Planning and Zoning Department, asked that the PowerPoint Presentation be entered into the record for both Items 11)c and 8)a. She presented the Application for the First Amendment to the Annexation Agreement between the City of Port St. Lucie and Lulfs Groves and the Amendment of the Comprehensive Plan of the City Of Port St. Lucie to Provide for a Large-Scale Amendment to the Future Land Use Map for 464.50 Acres of Land to Change the Future Land Use Designations from 90 Acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 Acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 Acres Of General Commercial/ Residential, Office, and Institutional

(CG/ROI) to 397.89 Acres of Low Density Residential (RL), 34.25 Acres of General Commercial/Commercial
Service/Institutional (CG/CS/I), 13.93 Acres of Open Space Recreation (OSR), and 18.43 Acres of Open Space Conservation (OSC).

Kevin Matyjaszek, Director of Utility Systems, provided the City Council with additional information.

Deputy Director Kean indicated that the Staff and the Applicant could not agree on the Annexation Agreement and recommended denial.

Steve Garrett, Lucido and Associates, represented the Applicant and provided an overview of their position for the project.

Mayor Martin stated there was a stalemate because after the first transmittal was heard, the agreement was that the first two lanes would be built all the way out to the edge of the property, but over time, that changed. She explained that after the first transmittal hearing, there was disagreement, and a struggle arose over the build-out of the road all the way as committed to verbally. Mayor Martin indicated other struggles followed soon after. She advised that she cannot support the Amendment and explained that she had a problem with unkept promises and verbal commitments.

Councilman Bonna advised that he cannot support adding any new entitlements.

Vice Mayor Caraballo indicated this area should be industrial and hopes that the owner of the site will be willing to work with the City and create a successful plan.

Councilman Pickett stated he would not be supportive of this item.

Councilwoman Morgan spoke on the condition of Glades Cut Off Road and advised that she cannot be supportive of the item.

There being no further discussion, Councilman Bonna moved to deny Resolution 25-R58. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Item 8)a was heard after this item.)

11.d Resolution 25-R59, Authorizing the Acquisition of Real Property Described as Lot 2, Block 2047, Port St. Lucie Section Twenty-Two, as Recorded in Plat Book 13, Page 28, **2025-849**

of the Public Records of St. Lucie County, Florida, for Public Roadway Safety Purposes.

The City Clerk read Resolution 25-R59 aloud.

There being no discussion, Councilman Bonna moved to approve Resolution 25-R59. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11.e Resolution 25-R60, Authorizing the Final Acceptance of Public Roadway Improvements for Southern Grove Plat No. 44 (P23-072) Constructed by Mattamy Palm Beach, LLC **2025-887**

The City Clerk read Resolution 25-R60 aloud.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R60. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11.f Resolution 25-R61, Approve Tradition Regional Park Name **2025-891**

The City Clerk read Resolution 25-R61 aloud.

There being no discussion, Councilwoman Morgan moved to approve Resolution 25-R61. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11.g Resolution 25-R62, Approval to Vote in Favor of Accepting the Purdue Pharma Bankruptcy Plan, Authorize the Mayor or Mayor's Designee to Execute Participation Agreements to Settle Outstanding Claims in the Opioid Litigation, and Ratify Execution of Prior Participation Forms. **2025-913**

The City Clerk read Resolution 25-R62 aloud.

There being no discussion, Councilman Pickett moved to approve Resolution 25-R62. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

13. New Business

13.a Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of McTeague Construction Company Inc., v. City of Port St. Lucie, Case No. 2025-CC-003551. **2025-883**

City Attorney Berrios indicated that this was a request for an executive session regarding the above case.

There being no discussion, Councilwoman Morgan moved to approve Item 13)a. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

13.b Authorize Staff & the City Attorney's Office to Take All Actions Necessary to Preserve the City's Right and Interests In Its Property Affected by Aquifer Maintenance Performance Systems, Inc. ("AMPS") Including Taking Legal Action. **2025-898**

City Attorney Berrios advised that they were denied insurance coverage. He noted this request was to preserve all the City's rights and remain compliant with any statutes of limitations.

There being no discussion, Councilwoman Morgan moved to approve Item 13)b. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

13.c Senate Bill 180, Mobility Fee Amendment, and Possible Legal Action **2025-900**

City Attorney Berrios indicated they received a letter from the Treasure Coast Builders Association through their legal team that discusses the City's Mobility Fees and stated that there would be legal action. He asked the City Council to provide direction as to how they would like to move forward. City Attorney Berrios asked if the City would be willing to be a part of a multi-party litigation relating to SB 180.

It was the consensus of the City Council to move forward and hear what is next, and to schedule one-on-one meetings with outside counsel.

14. City Manager's Report

Chief Assistant City Manager reported that some City Staff participated in the Bloomberg Harvard City Leadership Initiatives, Managing Talent in City Government Program for a week in Boston.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan reported that she attended the grand opening of Florida Coast Medical Center, a ribbon-cutting for Homes for Heroes, the Fire Board Meeting, and the Florida League of Cities Board Meeting. She announced the City's PSL in Progress webpage, an interactive website that highlights projects across the City, such as traffic improvement projects, parks, and drainage system updates.

Councilman Pickett advised that he attended the ribbon-cutting of Florida Coast Medical Center, the 9/11 Remembrance Ceremony, a ribbon-cutting for Homes for Heroes, a St. Lucie County Roundtable Meeting, a POW/MIA Removers Ceremony, and a Guest Speaker for the Gold Star Mothers' Ceremony. He reminded the community to attend the City's Oktoberfest on Saturday, October 4th, at the MidFlorida Event Center.

Vice Mayor Caraballo stated that she attended the IRSC Promise Leadership Meeting, the 9/11 Remembrance Ceremony, the All-America City Celebration, the Florida League of Cities Board of Directors' Meeting, and the Gold Star Mothers' Ceremony.

Vice Mayor Caraballo noted that while at the 9/11 Remembrance Ceremony, she noticed the condition of the City Fountain and Beam display. She added that since the 25th anniversary is next year, it may be a good time to clean and refurbish and asked for an item to come back to the City Council with a cost estimate.

Chief Assistant Lamar-Sarno advised that she would bring the item to the City Council to review.

Councilman Bonna reported that he attended the 9/11 Remembrance Ceremony, the All-American City Celebration, the Charlie Kirk Candlelight Vigil, City University, Treasure Coast Regional Planning Council Meeting, and the Summerset Academy Government Class. He announced that 24 members of the Youth Council attended the Youth Council Leadership Summit.

Mayor Martin stated she hosted Coffee with the Council, Mornings with the Mayor event, attended the Fire Board's Regular Meeting and Budget Hearing, spoke to the Lake Park Community, attended and spoke at the Florida Coast Medical Center, Homes for Heroes, attended the new Port St. Lucie Branch Library, 9/11 Memorial Ceremony, and the All-America City Celebration. She announced that during the All-America City celebration, the city honored 13 individuals, youth, and organizations during the 2025 Naturally PSL Environmental Stewardship Awards.

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 8:06 p.m.

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Sally Walsh, City Clerk | Daisy Ruiz, Deputy City Clerk