

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

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

Monday, December 8, 2025

6:00 PM

Council Chambers, City Hall

Following the 5:30 PM CRA 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 at 6:03 PM on December 8, 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
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna (via Zoom)

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 Award Presentation - Spooktacular House & Yard Decorating Contest

[2025-1154](#)

Makenzie Spittler, Communications Department, announced the 2025 winners of the Spooktacular House & Yard Decorating Contest for the City of Port St. Lucie. She provided a brief video and presented the awards for each category.

5. Public to be Heard

Mayor Martin outlined the Standards of Decorum to be followed during the City Council meetings at this time.

Mayor Martin called on those who wished to speak:

1. Terissa Aronson, CEO, St. Lucie County Chamber of Commerce and School Board Member for St. Lucie Public Schools introduced Jason Ashworth, Parlor Doughnuts, who provided a brief history on his business and announced their upcoming ribbon cutting event.
2. Dodi Spence, address not stated, spoke against the City increasing building height requirements between Airoso and US-1, suggested taxing campaign contributions, and inquired about the miscellaneous half-cent sales tax expenditures.
3. Maria Teresa Almanzar stated she was speaking on behalf of the more than 1,600 people who signed their petition asking for City support for the PSL Hurricanes soccer club.

City Manager Merejo indicated the City has been having conversations with the PSL Hurricanes regarding the availability of soccer fields.

Vice Mayor Caraballo stated the item Ms. Spence spoke to is on the agenda for this meeting and noted that it was specific to public buildings. She offered to speak with Ms. Spence regarding the concept Master Plan for Walton & One, which currently has the buildings at six stories high. Vice Mayor Caraballo stated Colt Schwerdt could provide Ms. Spence with the miscellaneous items in the amount of \$2 million. Regarding the soccer inquiry, Vice Mayor Caraballo suggested having a Staff member call Ms. Almanzar. Vice Mayor Caraballo also discussed how the City supports soccer clubs and other youth sports.

Councilman Pickett explained that Mr. Carter's recommendations are being taken very seriously and the residents will see a new representation of how the City allocates its fields in the near future.

Mayor Martin explained the City went from the block system to the slotting system for more space, flexibility, and utilization. She stated they support all teams and all sports, so that everyone can utilize their parks.

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, Vice Mayor Caraballo moved to approve the Consent

Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.a** Approval of the October 13, 2025 Board of Zoning Appeals Meeting Minutes [2025-1192](#)

This Consent item was Approved the Consent Agenda.

- 7.b** Accept the Award for the IDTF25 Identity Theft and Fraud Grant Program in the Amount of \$10,000 and Authorize the Mayor to Execute the Award Agreement [2025-1184](#)

This Consent item was Approved the Consent Agenda.

- 7.c** Recommendation for Appointments/Reappointments to Various City Boards and Committees. [2025-1186](#)

This Consent item was Approved the Consent Agenda.

- 7.d** Reappointment of Councilman Anthony Bonna to the Opioid Abatement Funding Advisory Board. [2025-1188](#)

This Consent item was Approved the Consent Agenda.

- 7.e** Accept the Award for the State of Florida's FY25-26 Online Sting Operations Program for Local Law Enforcement in the Amount of \$101,373 and Authorize the Chief of Police to Execute the Award Agreement [2025-1190](#)

This Consent item was Approved the Consent Agenda.

- 7.f** Approve Roadway Improvement Agreement between BDG Port St. Lucie, LLC and the City of Port St. Lucie relating to Gatlin Plaza PUD (P23-159) [2025-1183](#)

This Consent item was Approved the Consent Agenda.

- 7.g** Award Contract #20250214 for the Purchase of Mini-Float Switches for Residential Low Pressure Sewer Grinder Pump Systems to Southeastern Florida Pump, LLC. [2025-1163](#)

This Consent item was Approved the Consent Agenda.

- 7.h** Ratify Addenda #3 and #4 and Approve Addendum #5 to Contract #20220044 with Wharton-Smith, Inc. for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2025-1175](#)

This Consent item was Approved the Consent Agenda.

- 7.i** Approval of Adding a New Agreement Under Contract [2025-1162](#)

#20240023 with Motorola Solutions, Inc. for the Utilization of the Smart Application Suite.

This Consent item was Approved the Consent Agenda.

- 7.j** Approve a Major Site Plan for Romanelli, Rocco & Maria - Warehouse (P21-284) [2025-1109](#)

This Consent item was Approved the Consent Agenda.

- 7.k** Approval of a Major Site Plan for Southern Grove 7 - Tesla (P24-215). [2025-1177](#)

This Consent item was Approved the Consent Agenda.

- 7.l** Award Contract #20250190 for the McCarty Ranch Herman Canal Improvement Project to Heavy Civil, Inc. [2025-1116](#)

This Consent item was Approved the Consent Agenda.

- 7.m** Approval to Participate in the Martin County Board of County Commissioners Contract #RFB2025-3679 for Safety Boots & Safety Supplies / Personal Protective Equipment (PPE) represented by City of Port St. Lucie Contract #20260005. [2025-1187](#)

This Consent item was Approved the Consent Agenda.

- 7.n** Approve the Service Agreement between the City of Port St. Lucie and the St. Lucie County Chamber of Commerce, Inc. and Authorize the City Manager to Execute and Enter into the Agreement. [2025-879](#)

This Consent item was Approved the Consent Agenda.

- 7.o** Approve Contract #20250188 for Health Screening Physicals for All City Employees with Life Scan Wellness Centers. [2025-1157](#)

This Consent item was Approved the Consent Agenda.

- 7.p** Approve Contract #20260110 for Consultant Services for Federal Legislative Program with Mercury Public Affairs LLC. [2025-1181](#)

This Consent item was Approved the Consent Agenda.

- 7.q** Approve Contract #20260120 for Riverland Paseo Park Sports Field Drainage with XGD Systems, LLC. [2025-1195](#)

This Consent item was Approved the Consent Agenda.

Approval of the Consent Agenda

8. Second Reading of Ordinances

- 8.a** Ordinance 25-69, an Ordinance Amending the [2025-1122](#)
Comprehensive Plan of the City of Port St. Lucie to Provide a
Small-Scale Amendment to the Future Land Use Map to
Change the Future Land Use Designation of Approximately
38.93 Acres from Utility (U) to Institutional (I) for Property
located at 1501 SW Cameo Boulevard, Generally Located at
the Northeast Corner of SW Crosstown Parkway and SW
Cameo Boulevard (P25-162).

The City Clerk read Ordinance 25-69 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-69. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-70, Public Hearing, an Ordinance Amending [2025-1101](#)
Title XV, "Land Usage", Chapter 153 "Definitions" and
Chapter 158, "Zoning Code" of the Code of Ordinances of the
City of Port St. Lucie by Amending the Definition of
Microbrewery and Adding a Definition for Craft Distillery and
by Amending Section 158.135 and Section 158.136
(P25-176).

The City Clerk read Ordinance 25-70 aloud by title only.

The City Council indicated they did not require a presentation. Mayor Martin requested that the prior presentation be added to the record.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-70. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-71, an Ordinance Providing for the 1st [2025-1113](#)
Amendment of the Planned Unit Development Document for
the Cashmere Townhomes PUD, Located at the Southeast
Corner of Cashmere Boulevard and Old Inlet Drive (P25-099).

The City Clerk read Ordinance 25-71 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 25-71. Councilwoman Morgan seconded the motion, which

passed unanimously by voice vote.

- 8.d** Ordinance 25-72, an Ordinance Amending the Gatlin Plaza Master Sign Program (P17-066-A1)

[2025-1112](#)

The City Clerk read Ordinance 25-72 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-72. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 25-77, Public Hearing, Authorizing the Issuance of Not to Exceed \$7,200,000 in Aggregate Principal Amount of a City of Port St. Lucie Community Redevelopment Agency Redevelopment Trust Fund Revenue Bond; Authorizing the Pledging of Funds; Authorizing Certain Rights of the Bond Holder; and Providing an Effective Date.

[2025-1137](#)

The City Clerk read Ordinance 25-77 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-77. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

Vice Mayor Caraballo moved to reopen Ordinance 25-77. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

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

Councilwoman Morgan moved to approve Ordinance 25-77. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There were no Other Public Hearings to be heard.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-79, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 5.80 Acres from Commercial Limited (CL) to Commercial General (CG) For Property Located at 190 SW Becker Road, Generally Located South of SW Becker Road, Between SW Lassiter Terrace and SW Junietta Terrace (P25-120).

[2025-1185](#)

The City Clerk read Ordinance 25-79 aloud by title only.

Planner Grubbs provided a PowerPoint presentation on the Future Land Use Map Amendment for MedSquare Becker Road. She indicated this application is a legislative action and a non-quasi judicial small-scale Comprehensive Plan amendment.

Planner Grubbs explained the request is to amend the land use for the 5.8 acre property located on Becker Road from Limited Commercial to General Commercial. She indicated the applicant and acting agent is Redtail Design Group for the property owner, Becker Road Real Estate Partners, LLC.

Planner Grubbs reviewed the surrounding uses, background, and zoning of the subject property as well as the applicant's proposal, justification, and findings. She stated the project includes a mix of medical and professional uses, including a Freestanding Emergency Department (FSED) operated by Cleveland Clinic.

Vice Mayor Caraballo inquired if the allowable uses under Limited Commercial will create trips and generate traffic, as it is important to understand the allowable use for the property to be developed and generate traffic. Planner Grubbs responded in the affirmative and noted that fast food, etc., was allowed under the current zoning of Limited Commercial. She also reviewed the public facilities and traffic impact analysis for a freestanding emergency department.

Planner Grubbs discussed the property's flood insurance, environmental report, and applicable regulations. She noted this was the third application the City has received to amend the subject property's future land use. Planner Grubbs concluded her presentation by reviewing Staff's analysis and recommendations.

Vice Mayor Caraballo stated the prior denials, per the minutes, were because the Council did not know what was going there or what would happen if the zoning changed. Planner Grubbs responded in the affirmative.

Vice Mayor Caraballo stated the policy statement is accurate from Staff; however, a PUD will follow if this moves forward, which will specify what exactly could go there. Planner Grubbs indicated the adopted PUD could exclude the uses, because this PUD is silent on any uses other than the two specified and it would be implied that they are not permitted.

Tod Mowery, Redtail Design Group, provided a PowerPoint presentation and updated Council on the project. He discussed consistent policies for the Becker Road Overlay District, location of the Becker Road corridor subdistricts, land use designations, existing land use, and prohibited uses for General Commercial. He also reviewed the prior rezonings of this property.

Dr. Chirag Choudhary discussed the growing community needs as well as Cleveland Clinic's monetary investments and the increase in their labor force and resources. He also reviewed Cleveland Clinic's achievements and purpose.

Mr. Mowery further reviewed their request of proposing a Comprehensive Plan amendment from Limited Commercial to General Commercial, while allowing a freestanding emergency department. He discussed the details and benefits of the freestanding emergency department, and noted that it creates a significant reduction in overall trips per the ITE Manual.

Mr. Mowery showed the approved proposed site plan and the basis for which the Future Land Use map amendments should be reviewed. He stated the Council's decision should be based on consistency, compatibility, and capability.

Mayor Martin opened the Public Hearing and called on those who wished to speak.

1. Pastor Darren Gayle, Lead Pastor of Life Shift Church, spoke in favor of this item and request.
2. Jesse Cook, 252 Janice Avenue, neighbor to the subject property, stated his concerns are traffic and changing the land use at the last minute.
3. Tyler Sherrill, CEO of Florida Coast Medical Center, discussed the benefits of Florida Coast Medical Center emergency department. He stated that adding a Cleveland Clinic emergency room so close to them would deplete healthcare resources and impact neighboring properties. He encouraged the Council to vote no.
4. Thomas Peterson stated he works in the emergency department at the Florida Coast Medical Center and discussed their available capacity.

Councilman Pickett explained he considers the residents and visits the neighborhoods when making these types of decisions. He expressed his concern with the ingress and egress to the subject property and neighborhood. He stated he cannot support this request.

Vice Mayor Caraballo explained her concern is that they could end up with something that creates a lot more traffic than this facility. She recalled that residents have been asking Council for more doctors' offices and access to healthcare, and stated she wants the residents to have a choice for healthcare. Vice Mayor Caraballo indicated she could not say no to what is needed in the community, while having the least amount of impact than what the use currently allows. She stated she will support this application.

Councilman Bonna inquired about how this request would bring more doctors and healthcare. Dr. Choudhary indicated that Cleveland Clinic is targeting 100 new employees at this site with 6-8 primary care doctors, 4 cardiologists, 4 nurse practitioners or PAs, imaging, lab, etc. He stated this is a comprehensive medical facility to provide easy access and care to the citizens of the community. Dr. Choudhary noted that 7 of 10 beds will be used for urgent care, which would be a \$50 co-pay versus a \$250 co-pay for an emergency department patient.

Councilman Bonna asked how many of the 100 new positions were related to the Freestanding Emergency Department (FSED). Dr. Choudary explained that the FSED and urgent care are part of a comprehensive plan. He indicated they would not be able to follow through with the plan if part of the plan is not approved. Dr. Choudary stated they will hire 26 new physicians in 2026 for Cleveland Clinic Martin Health in this area, and 14 are slotted for the Becker Road facility. He estimated that 20 to 30 of the 100 employees would be for the FSED.

Councilwoman Morgan expressed that she needed clarification on the use. Mary Savage-Dunham, Direct Planning and Zoning, explained that the FSED would need to be changed to a CG land use. Councilwoman Morgan asked if it would change from Professional to PUD at the next hearing. Mayor Martin indicated they would need to change the zoning if this item passes today. Councilwoman Morgan stated the City needs more physicians and doctors' offices, and noted that 14,000 of the 66,000 square feet would be for the FSED. Councilwoman Morgan expressed her concern with changing the use from Commercial Limited to Commercial General, because a hotel, night club, bar, etc., could be developed on the site. She noted the number of transports that have been made to Florida Coast since they opened 90 days ago as well as the estimated trips for the FSED, and did not believe that traffic would be an issue. Councilwoman Morgan stated she wanted to ensure the City would be protected when they go from Commercial Limited to Commercial General and from Professional to PUD.

Mayor Martin stated that she was for a free market and disclosed that she

sits on the Governing Board of the Florida Coast Medical Center. She explained her decisions are based on, especially on the Becker Road corridor, the residents who live there and the use being discussed under the City's Planning and Zoning Code. She stated this was not an economic development project, although she appreciates the need for more doctors and nurses. She noted that a moratorium cannot be granted and stated she does not believe this 24/7 facility fits the character of the neighborhood. Mayor Martin indicated that she was disappointed in the City's Planning and Zoning Department as to how this application process transpired and the different changes that were made and represented to her, especially in the last two weeks. She stated there has been a lack of consistency in how the application was presented to the Planning and Zoning Board and up until her last conversation with the City Manager yesterday. She indicated that she will not be supporting this item.

Vice Mayor Caraballo stated she believed the CG would be limited to certain uses within the Becker Road Overlay District and asked that it be clarified for the record. Ms. Savage-Dunham stated that was correct; however, this would be changed to PUD zoning. She indicated, in response to the concerns being expressed, typically the PUD lists the permitted uses. Ms. Savage-Dunham explained they have had PUDs where applicants have voluntarily added lists of prohibitive uses. She stated with this PUD, the applicant was very transparent with Staff on what was going there and took out all other potential uses to provide some clarity for the Council about their intent.

Councilwoman Morgan asked if this item would come back for a second reading. City Attorney Berrios stated this item was scheduled for two readings, but if it is voted down today the companion piece will not be heard before the Council. He explained if Council voted on this item in the affirmative, they would have a second reading. City Attorney Berrios recommended they keep these items in tandem until Council makes a final decision on the adoption. Mayor Martin added that if they do not approve the land use, they cannot change the zoning.

Councilman Bonna stated he was a free-market person and believes in competition. He agreed this was not about economic development and unfortunately a lot of the discussion circled around that. Councilman Bonna stated that due to the concerns and character of the neighborhood, he agreed this was not the right fit. He indicated he did not think this item would help the healthcare industry in the community, and stated he will not be supporting this item.

There being no further discussion, Councilman Pickett moved to deny

Ordinance 25-79. Councilman Bonna seconded the motion. Mayor Martin and Vice Mayor Caraballo requested a roll-call vote.

The City Clerk stated the motion was for denial of Ordinance 25-79 and called upon each Council member for their vote. The motion passed 4-1 to deny Ordinance 25-79, with Vice Mayor Caraballo dissenting.

(Clerk's Note: Mayor Martin called for a break at this time.)

- 10.b** Ordinance 25-78, Quasi-Judicial, Public Hearing, an Ordinance Rezoning 5.8 Acres of Land, Located South of SW Becker Road, Between SW Lassiter Terrace and SW Junietta Terrace from Professional (P) to Planned Unit Development (PUD) For Property Legally Described as Flagler Healthcare Parcel 1, as Recorded in Plat Book 131, Page 5, of the Public Records of St. Lucie County, Florida (P25-121).

[2025-1072](#)

Mayor Martin indicated that items 10.b, 11.b, 11.c, and 11.d were quasi-judicial in nature and asked those who would be providing testimony on these items be sworn in at this time. The City Clerk administered the Oath of Testimony.

The City Clerk read Ordinance 25-78 aloud by title only.

Mayor Martin inquired if there were any ex parte communications. Mayor Martin, Councilwoman Morgan, Councilman Pickett, Vice Mayor Caraballo, and Councilman Bonna disclosed that they each met with the applicant. Vice Mayor Caraballo indicated she met with Tenant as well.

Mayor Martin asked for guidance from the City Attorney Berrios, since the item for the Comprehensive Plan was denied. City Attorney Berrios explained that as a matter of process and procedure, all testimony provided in the prior item is not in the record until it is requested to be in the record, so that will have to be done by the applicant or Staff. He indicated, for this item, the Council can make a motion to affirm or table the item.

Ms. Savage-Dunham requested that the last testimony be entered in the record, at the Council's will. She noted that the PUD presentation would be slightly different. Mr. Mowery asked that their last discussion be entered into the record and requested that they defer this item to a date uncertain, so that no presentations have to be provided at this time. Ms. Savage-Dunham clarified that the applicant is requesting that the Council table this item to a date uncertain, at the Council's purview.

Mayor Martin stated that means the applicant would need to provide a rezoning application within the confines of the existing allowable comprehensive land use or come back with an additional land use change and a companion rezoning. Ms. Savage-Dunham responded in the affirmative and indicated that tabling to a date uncertain would provide an opportunity for additional discussions for the applicant. Mayor Martin stated she wanted everyone to be aware of the options on the record given that Council denied the land use change in the last item.

City Attorney Berrios indicated the Council was not required to open the Public Hearing.

There being no further discussion, Vice Mayor Caraballo moved to table indefinitely Ordinance 25-78. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-80, Public Hearing, an Ordinance Amending Title XV, "Land Usage", Chapter 158, "Zoning Code" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.110 (G) to Increase the Maximum Building Height for Public Buildings and Uses in the Institutional Zoning District (P25-199).

[2025-1150](#)

The City Clerk read Ordinance 25-80 aloud by title only.

Planner Kean provided a PowerPoint presentation on this City-initiated text amendment to Chapter 158 - Zoning Code, which establishes the allowable uses and development standards for institutional uses. She indicated the current institutional zoning district sets a maximum height of 35 feet for all development and this application would amend that to provide for a maximum height of 65 feet only for publicly owned or operated buildings or uses in an institutional zoning district.

Vice Mayor Caraballo asked for clarification on the uses. Planner Kean explained public buildings would be this campus and the future Public Works building. She stated it would be a City, County, or Federal Government facility and could not be a hotel, etc.

Planner Kean reviewed the request, background, proposed amendment, and analysis. She stated the Planning and Zoning Department recommended approval.

Councilwoman Morgan asked what is considered under the Institutional Future Land Use Designation. Planner Kean stated the Comprehensive Plan includes areas of the City that are designated for institutional uses,

such as City buildings, some hospitals, and assisted living which is limited to the 35 feet.

Mayor Martin opened the Public Hearing and called on those who wished to speak.

1. Dodi Spence indicated it specifically states between Airoso Blvd and US-1.

Planner Kean stated the buildings in the area in question are and will be limited to one story.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 25-80. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 25-81, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 14, Block 355, Port St. Lucie Section Two, According to the Plat thereof, as Recorded in Plat Book 12, Pages 12, 12A Through 12D, of the Public Records of St. Lucie County, Florida.

[2025-1158](#)

The City Clerk read Ordinance 25-81 aloud by title only.

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

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-81. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 25-82, Chapter 41 - Property Maintenance - Text Amendment

[2025-986](#)

The City Clerk read Ordinance 25-82 aloud by title only.

Carmen Capezzuto, Director of Neighborhood Services, stated that Staff has a PowerPoint presentation that will represent the next three agenda items, 10.e, 10.f, and 10.g. He indicated these text amendments will clean up language and introduce new concepts. Mr. Capezzuto noted that the strike-through copies were attached to the agenda item to show exactly what is changing. He stated his Staff worked with Legal, Planning and Zoning, Public Works, and the Police Department on these various changes.

Wesley Armstrong, Acting Deputy Director, reviewed the proposed changes to Chapter 41 - Property Maintenance Code at this time.

Councilwoman Morgan inquired about having a unity of title and the requirement of a six-foot fence. Mr. Armstrong explained the current Code states if it is to the side or rear of a primary structure, and as long as it is one parcel/one lot, a privacy fence would be allowed.

Councilman Pickett questioned the RVs needing repair. Mr. Armstrong indicated they were changing the definition under Section 41.06 to add operability standards to these vehicles. He stated there were no definitions for mildew and no other municipalities enforce this to their knowledge. He indicated if the RV can safely traverse the roadways, there is no violation.

Vice Mayor Caraballo asked if an RV would be cited if it was behind a fence. Mr. Armstrong stated if the RV or violation can be seen clearly from the roadway, they can enforce it.

Mayor Martin opened the Public Hearing.

1. Dodi Spence stated she has a circular driveway and could not put concrete on the side of it because of the utilities. She asked if she could put rock there, as it could be dug into if need be.

Mr. Armstrong indicated her question would be addressed further when they discuss Chapter 72, but he stated that crushed rock is and would be permitted.

There being no further discussion, Councilwoman Morgan moved to approve Ordinance 25-82. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

10.f Ordinance 25-83, Public Hearing, Chapter 72 - Vehicle Stopping, Standing, and Parking - Text Amendment

[2025-981](#)

The City Clerk read Ordinance 25-83 aloud by title only.

Wesley Armstrong, Acting Deputy Director, reviewed the proposed changes to Chapter 72 - Parking Code at this time.

Mayor Martin clarified that parking in the swale remains the same if they have permission from the property owner, to which Mr. Armstrong responded in the affirmative.

Mayor Martin inquired about dually trucks with a flatbed and commercial decals. Mr. Armstrong explained the ordinance states six-wheel trucks outfitted with a commercial truck bed, no truck bed, commercially manufactured topper, or commercial equipment are not allowed to be parked on the property. He indicated the exemption states six-wheel trucks outfitted with a non-commercial truck bed or topper registered and used for non-commercial purposes are allowed.

Councilwoman Morgan stated she thought it was illegal to park in the swales, but it was okay to park in the right-of-way with permission from homeowner. Mr. Armstrong indicated the swale goes from the property line to the roadway and the Code does not allow for parking in a swale liner.

Councilwoman Morgan inquired about parking on the sidewalks. Mr. Armstrong stated Florida Statute 316 and Chapter 71 indicate there is no parking on sidewalks. Council noted the areas in the City where people are parking on the sidewalks.

Vice Mayor Caraballo asked if crushed rock could be used for parking cars in front of a house, to which Mr. Armstrong responded in the affirmative. She indicated she has received many complaints from residents, because several people are living in one home and the front of the house is a parking lot. Mr. Armstrong stated they looked at other municipalities and none limit or prohibit the number of motor vehicles. Vice Mayor Caraballo expressed her concerns regarding making it easier to create a parking lot front of a home.

Mayor Martin asked if this was currently a major problem. Mr. Armstrong stated that parking on dirt or in a designated area was very minimal throughout the City, but technically they wanted to prohibit it.

City Attorney Berrios stated if the Council members had any concerns, they could go through them during one-on-ones. He indicated they would have to re-notice and reopen the Public Hearing on Second Reading. Vice Mayor Caraballo agreed with having the one-on-ones or having further discussion, due to the number of complaints she has received.

Councilman Pickett questioned when the violations become chronic or when it stops. Mr. Armstrong stated they were adding language to allow violations to be brought before the Special Magistrate. Councilman Pickett indicated he preferred only allowing two offenses versus three. City Attorney Berrios explained the Special Magistrate is empowered to grant orders at the first, second, or third offense, depending on the

circumstances of the case.

Vice Mayor Caraballo asked if there was a warning phase and how the fine is communicated. Mr. Armstrong indicated state law requires the City to provide a warning to correct the parking violation. He noted the City has issued 2,742 parking warnings and 431 parking tickets for noncompliance, from December 8, 2024, up to yesterday. He stated if the violation is repeated, they get a parking ticket and then go through the Special Magistrate process.

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

There being no further discussion, Councilman Pickett moved to approve Ordinance 25-83. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 25-84, Public Hearing, Chapter 73 - Article I -
Recreational Vehicles - Text Amendment

[2025-982](#)

The City Clerk read Ordinance 25-84 aloud by title only.

Wesley Armstrong, Acting Deputy Director, reviewed the proposed changes to Chapter 73 - Recreational Vehicles at this time.

Mayor Martin noted the 6-month Education and Outreach Plan.

Vice Mayor Caraballo inquired about planting hedges in the backyard instead of installing a fence to create a barrier. Mr. Armstrong stated if the City cannot see the violation, they cannot enforce it.

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

There being no further discussion, Councilman Pickett moved to approve Ordinance 25-84. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 25-85, an Ordinance Approving Conveyance of a
Temporary Construction Easement to Facilitate the
Construction of a Sanitary Sewer Main.

[2025-1194](#)

The City Clerk read Ordinance 25-85 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-85. Councilwoman Morgan seconded the motion, which

passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R91, Resolution of the City of Port St. Lucie, [2025-1092](#)
Florida, Amending Resolution 24-R43 by Replacing Its Exhibit
“B” with an Updated Project List; Providing for Conflict;
Providing for Severability; Providing an Effective Date.

The City Clerk read Resolution 25-R91 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 25-R91. Councilman Pickett seconded the motion.

Under discussion, Vice Mayor Caraballo thanked Staff for providing the clarified list.

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

- 11.b** Resolution 25-R81, Quasi-Judicial, Public Hearing, a [2025-1182](#)
Resolution Granting a Special Exception Use to Allow a
Concrete Plant to be Located in the Industrial Zoning District
as per Section 158.136 (C) (8) of the Zoning Code (P24-134).

The City Clerk read Resolution 25-R81 aloud by title only.

Planner Robinson indicated he was sworn in. He stated the official City file was submitted to the City Clerk more than five days prior to this hearing and requested that the file be entered into the record.

Mayor Martin inquired if there were any ex parte communications to disclose, to which the Council members indicated they had none.

Planner Robinson provided a PowerPoint presentation on the Decorative Concrete Specialists of South Florida special exception use. He stated the request is to construct a concrete plant in the Industrial Zoning District. Planner Robinson reviewed the request, conceptual site plan, surrounding uses, and roadway impacts. He stated the Planning and Zoning Board recommended approval at their meeting of December 2, 2025.

Jalyssa Cardell stated she was representing her father today to answer any questions.

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

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R81. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 25-R82, Quasi-Judicial, Public Hearing, a [2025-1180](#)
Resolution Granting a Special Exception Use to Allow a Retail Convenience Store and Automobile Fuel Sales for a Fuel Service Station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances (P25-137).

The City Clerk read Resolution 25-R82 aloud by title only.

Planner Robinson indicated he was sworn in. He stated the official City file was submitted to the City Clerk more than five days prior to this hearing and requested that the file be entered into the record.

Planner Robinson provided a PowerPoint presentation on the VRE PSL Landco, LLC special exception use. He stated the request is to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial Zoning District. Planner Robinson reviewed the request, location of subject property, concept plan and proposed canopy, and surrounding uses. He indicated that Staff recommended additional buffering as a condition of approval. Planner Robinson stated the Planning and Zoning Board recommended approval, with the proposed conditions, at their meeting of December 2, 2025. He outlined the Planning and Zoning Staff recommendations at this time.

Sarah Anderson with Kimley-Horn stated she was representing the applicant and did not wish to make a presentation.

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

There being no further discussion, Councilwoman Morgan moved to approve Resolution 25-R82 with the conditions. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 25-R83, Quasi-Judicial, Public Hearing, a [2025-1179](#)
Resolution Granting a Special Exception Use to Allow a Drive-Through Service in the General Commercial (CG) Zoning District per Section 158.124 (C)(14) of the Zoning Ordinances (P25-138).

The City Clerk read Resolution 25-R83 aloud by title only.

Mayor Martin inquired if there were any ex parte communications to disclose, to which the Council members indicated they had none.

Planner Robinson indicated he was sworn in. He stated the official City file was submitted to the City Clerk more than five days prior to this hearing and requested that the file be entered into the record.

Planner Robinson provided a PowerPoint presentation on the VRE PSL Landco, LLC, special exception use (SEU). He stated the request is to allow a drive-through service within the General Commercial Zoning District. Planner Robinson reviewed the request, location of subject property, future land use and zoning, concept plan, and surrounding uses. He indicated the site adequately addresses the criteria of the site requirements for the SEU application. He noted Staff has recommended additional buffering as a condition of approval. Planner Robinson indicated the Planning and Zoning Board recommended approval, with the proposed conditions, at their meeting of December 2, 2025. He outlined the Planning and Zoning Staff recommendations at this time.

Sarah Anderson with Kimley-Horn stated she did not wish to make a presentation.

Vice Mayor Caraballo inquired about the stacking plan for the restaurant. Ms. Anderson indicated that a stacking exhibit was provided to Public Works for review.

Mayor Martin asked about the timeline. Ms. Anderson stated they were just waiting on approvals. Ms. Savage-Dunham indicated the next step is for the major site plan to come before Council with the landscape plan, hopefully in January 2026, as a plat goes with it.

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

There being no further discussion, Councilman Pickett moved to approve Resolution 25-R83 with the conditions. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 25-R92, a Resolution Approving Artwork
Submitted by Greco Park 18, LLC, in Connection with a Major
Site Plan known as Greco Park (P23-071).

[2025-1189](#)

The City Clerk read Resolution 25-R92 aloud by title only.

Planner Grubbs spoke to the public art application for an on-site art installation, which is option 1 of the Public Art Ordinance. She stated the art will be installed on-site at their Greco Park major site plan property.

Jose Chavez, applicant and agent for the project, introduced the artist, Ramone, who provided a PowerPoint presentation on their proposed public art for Greco Park 18. He reviewed and explained the project scope, placement, idea images, and work samples.

Planner Grubbs discussed the schedule and pricing.

Vice Mayor Caraballo inquired about the plan for lighting. Artist Ramone indicated it would be the same as the Harbor Village project but with a stronger light. He stated it is lit up from below and can be seen from the street.

Mayor Martin asked about the use of bright and bold colors. Artist Ramone stated the colors blue, green, and orange were within his style, but the final colors would be selected later. Mayor Martin opined that she would like to see the colors of the Port St. Lucie branding utilized and mixed together, as opposed to the bright, bold colors used here. She stated she likes the sculptors, but not the colors.

Vice Mayor Caraballo explained that PSL has a great color palette and provides the ability for the artist to use solid colors that are bright and bold. She suggested that the artist look at their color palette and mix those colors, as the art would look really good and complimentary to the City.

Planner Grubbs stated she could provide the color palette to the artist, who stated he could work with the color palette.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R92, utilizing the City colors from the branding as part of the art color palette. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.f** Resolution 25-R93, a Resolution Approving Artwork
Submitted by Import Mex of FL, LLC, in Connection with a
Major Site Plan known as Project King (P24-190).

[2025-1191](#)

The City Clerk read Resolution 25-R93 aloud by title only.

Planner Grubbs spoke to the application for an on-site art installation, to satisfy the public art requirements of Section 162 of the Zoning Code. She stated the application before Council is for Project King which is now

known as Import Mex. She indicated it is the same artist who fabricated, constructed, and installed Bull and Cow at Cheney Brothers.

Planner Grubbs noted that Dale Rogers is in attendance via Zoom and will provide the PowerPoint presentation on the Import Mex Public Art. Mr. Rogers briefly reviewed and discussed the art piece, color palettes and patterns, general information, construction sketch of art piece, and site location.

Michael Solimando with ARCO Design/Build, general contractor on this project, further discussed the location and explained the art piece will be lit up at night with can lighting from the ground level.

Mayor Martin stated the colors are a little much for the Tradition area and suggested using the City's color palette.

Councilwoman Morgan stated the logo is significant and the art piece will be placed on Tom Mackie Blvd, and expressed she was not concerned with the colors.

Councilman Pickett stated he agreed with Councilwoman Morgan. He explained the colors were part of the Latin culture, so he was fine with colors.

John Vinarcsik, representing Import Mex, explained the colors were developed very strategically and carefully with the culture of this brand for Import Mex.

Vice Mayor Caraballo inquired about the material to construct the art piece. Mr. Rogers stated the material will be a marina grade stainless steel and indicated the colors will be UV safe and designed for longevity. Vice Mayor Caraballo noted that the logo appears to have a sheen or mirror-type image and the lighting may change the look as well.

Mayor Martin stated she liked the design and shape of the art piece. She expressed that since it is representing the Latin culture and the brand logo, she will support it.

There being no further discussion, Councilwoman Morgan moved to approve Resolution 25-R93. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There were no Unfinished Business items to be heard.

13. New Business

- 13.a** Review Draft Phase 2 Vulnerability Assessment and Presentation and Provide Consultant Feedback for Consideration to Include in Final Document.

[2025-1196](#)

Mayor Martin indicated a presentation was not necessary at this point and asked Council if they had any feedback for the consultant.

Vice Mayor Caraballo stated she reviewed the assessment and it was very interesting. She expressed that it was not the best situation, but it will help with the floodplain mapping for the future.

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

14. City Manager's Report

City Manager Merejo reported that Marshall Parkway is currently being paved.

City Manager Merejo also reported that in preparation for their meeting of January 14, 2026, with the Board of St. Lucie County Commissioners, Hilary Shine with SGS will be meeting with each Council member to review the topics to be discussed with the County. He stated the Legal department and City Manager's Office are working on the agreement and that the cost will be shared. City Manager Merejo requested Council's approval to move forward with the meeting to discuss some major projects.

Council and Staff discussed possible topics of discussion. It was suggested limiting the scope or number of projects and recommended they discuss the Interlocal Agreement, current and future roads, infrastructure, solid waste, funding and spending. Council expressed their concern with having a productive meeting and being able to resolve any issues. It was noted that Legal get involved regarding the County's obligations per the Interlocal Agreement.

Ms. Parmelee indicated she will work with the facilitator on timing based on the topics generated and the maximum capacity limit. City Manager Merejo stated the City Council can review the topics to be discussed with the County, once the Council members meet with the facilitator. Ms. Parmelee recommended that Staff come back to Council with a draft agenda and then Council could vote on it the Monday before the meeting with the County.

City Manager Merejo requested a Council consensus for Staff to move forward and enter into an agreement with SGS. City Attorney Berrios explained the facilitator is a neutral party to assist with the discussions, and the facilitator's fee

will be shared with the County. Vice Mayor Caraballo stated she would say "yes," as long as the agreement takes into consideration that it might require a different date if they do not have topics by January 14, 2026. Mayor Martin informed City Manager Merejo to move forward. Ms. Parmelee clarified their direction is that Council wants actionable items and stated Staff will work with the facilitator to ensure this occurs. Mayor Martin reiterated the request to limit the number of topics.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan stated she did not have a report.

Councilman Pickett read an announcement regarding River Nights this Thursday at 5:00 PM. He stated that the City did a fantastic job on The Port.

Vice Mayor Caraballo stated she participated in the roasting of Pete Tesch and attended the Promise Program fundraiser. She read an announcement regarding Keep Port St. Lucie Beautiful (KPSLB) and the number of clean-up events.

Councilman Bonna stated he attended the Employee Appreciation Luncheon, roasting of Pete Tesch, Tradition Tree Lighting, City Holiday Parade, and chaired his last meeting of the Treasure Coast Regional Planning Council.

Mayor Martin announced that tomorrow is groundbreaking for Torino Regional Park at 11:00 AM. She stated it was going to be a great 2026.

Council wished everyone a Happy Holiday Season and Happy New Year.

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.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk

Typed by:

Traci Mehl, Deputy City Clerk