

City of Port St. Lucie

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

City Council

Meeting Minutes - Draft

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, May 11, 2026

1:00 PM

Council Chambers, City Hall

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 May 11, 2026, at 1:00 p.m., in Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Mayor Martin

Councilman Bonna

Vice Mayor Caraballo

Councilwoman Morgan

Councilman Pickett

3. Invocation & Pledge of Allegiance

The City Clerk gave the Invocation, and Mayor Martin led the assembly in the Pledge of Allegiance.

4. Proclamations and Special Presentations

4.a Proclamation: National Public Works Week

[2026-298](#)

Colt Schwerdt, Public Works Director, accepted the Proclamation. Chief Assistant City Manager Lamar-Sarno acknowledged staff who were recognized at the APWA Florida Chapter. She added that Mr. Schwerdt was recognized as Engineer of the Year by the Florida Engineering Society Treasure Coast Chapter.

4.b Granicus Digital Government Website of the Year Award
Presentation

[2026-416](#)

Bill & Sarah from Granicus provided the award to staff.

5. Public to be Heard

Mr. Grause voiced his concerns on Items 8 b, c and d. Wesley Armstrong, Neighborhood Services Deputy Director, responded to his comments.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

7.a Approval of the March 16, 2026 Regular City Council and [2026-429](#)
April 20, 2026 City Council Workshop Meeting Minutes

The motion passed unanimously by voice vote.

7.b Approve Amendment #2 to Contract #20240079 for Venue [2026-406](#)
Analytics Platform.

The motion passed unanimously by voice vote.

7.c Approve Termination of Dedication and Easement on Plat [2026-408](#)

The motion passed unanimously by voice vote.

7.d Approve Execution by City Manager, or His Designee, of [2026-419](#)
Drainage Easement in Favor of the City

The motion passed unanimously by voice vote.

7.e Approve a Major Site Plan for Wilson Groves Parcel A - [2026-426](#)
Amenity Clubhouse (P25-149).

The motion passed unanimously by voice vote.

7.f Award Contract #20260069 for Replacement Roof [2026-427](#)
Community Center.

The motion passed unanimously by voice vote.

7.g Approve a Major Site Plan known as Southern Grove-SG-8 [2026-439](#)
Multi-Family Northern Parcel (P25-210).

The motion passed unanimously by voice vote.

7.h Approval to Participate in the BuyBoard Cooperative [2026-434](#)
Contract #795-26 for Traffic Signal Systems and Safety
Barrier Products Under City Contract #20260148.

The motion passed unanimously by voice vote.

- 7.i** Award Contract #20250143 for Design-Build Services for the Discovery (Formerly Known as Rangeline) Water Treatment Facility. [2026-432](#)

The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 25-82, Chapter 41 - Property Maintenance - Text Amendment [2025-986](#)

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

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

- 8.b** Ordinance 25-83, Chapter 72 - Vehicle Stopping, Standing, and Parking - Text Amendment [2025-981](#)

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

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

- 8.c** Ordinance 25-84, Chapter 73 - Article I - Recreational Vehicles - Text Amendment [2025-982](#)

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

Councilman Bonna moved to approve Ordinance 25-84. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-38, an Ordinance Amending 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 Sections 153.01, 158.222, and 158.217 to Update Driveway Standards by Adding New Definitions, Setbacks, and Landscape Area Requirements and by Establishing Typical Lot Scenario Figures (P26-020). [2026-392](#)

The City Clerk read Ordinance 26-38 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-38. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 26-36, Abandoning a Twenty (20) Foot Wide Drainage and Utility Easement Lying in Tract M, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Page 1, of the Public Records of St. Lucie County, Florida. [2026-356](#)

The City Clerk read Ordinance 26-36 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-36. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 26-37, an Ordinance of the City of Port St. Lucie, Florida, Providing for the First Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for Destination at Tradition MPUD Located West of Interstate 95, East of SW Village Parkway and between Destination Way and Marshall Parkway(P26-005). [2026-381](#)

The City Clerk read Ordinance 26-37 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-37. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.g** Ordinance 26-39, an Ordinance of the City of Port St. Lucie, Florida, Amending the 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 for Approximately 19.7 Acres from Residential Golf Course (RGC) to Commercial General (CG) for a Parcel of Land Legally Described as a Portion of Section 6, Township 37 South, Range 39 East and a Portion of Section 31, Township 36 South, Range 30 East, Generally Located at the NE Corner of Crosstown Parkway and Rangeline Road, and Lots 1 to 5 of Verano - Commercial Parcel Plat No. 1, as Recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida. (P26-028) [2026-393](#)

The City Clerk read Ordinance 26-39 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-39. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-40, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 0.28-Acres of Land Located at the Southeast Corner of SW Port St. Lucie Boulevard and SW Babbit Drive, from Single Family Residential (RS-2) Zoning District to General Commercial (CG) Zoning District, for Properties Legally Described as Port St. Lucie Section Thirty-Three, Block 2320, Lot 1 (P26-029).

[2026-418](#)

The City Clerk administered the Oath of Testimony to staff and other interested parties for Items 10 a)., and 10 f).

Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

The City Clerk read Ordinance 26-40 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Marissa Da Breo-Latchman, Environmental Planner II, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the applicant was requesting to rezone the property to General Commercial to be consistent with the adjoining property that they owed. She informed the City Council that the Planning & Zoning Board had approved the rezoning.

Peter Del Toro, Del Toro Law, presented a few slides showing the area in which they would build a medical building.

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

Councilwoman Morgan moved to approve Ordinance 26-40. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 26-41, Public Hearing, an Ordinance Authorizing the Conveyance of Three (3) Residential Real Property Lots to St. Lucie Habitat for Humanity CHDO, INC. A Florida Not

[2026-397](#)

for Profit Corporation, for the Development of Affordable Homeownership Units as part of the Home Investment Partnership Program with St. Lucie County.

The City Clerk read Ordinance 26-41 aloud by title only. Christina Flores, Neighborhood Services Executive Project Manager, gave a brief background on the item.

Robert Calhoun, Habitat for Humanity, explained that there were financial restrictions on the home and that Habitat for Humanity kept the mortgage payment at 30% or less of the owner's income.

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

There being no more discussion, Councilman Pickett moved to approve Ordinance 26-41. Under discussion, Vice Mayor Caraballo voiced how important the Community Land Trust program was. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-42, Public Hearing, Authorizing the Conveyance of an Easement to Florida Power and Light Company for City owned Property (Tradition Regional Park) Located at 13120 SW Tradition Parkway

[2026-411](#)

The City Clerk read Ordinance 26-42 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-42. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 26-43, Public Hearing, an Ordinance of the City Council of the City of Port St. Lucie, Florida, Amending Ordinance Nos. 05-22, 06-12 And 21-50, to Contract the Boundaries of the Verano #5 Community Development District Pursuant to Chapter 190, Florida Statutes; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date.

[2026-414](#)

The City Clerk read Ordinance 26-43 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-43. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-44, Public Hearing, an Ordinance of the City Council of the City of Port St. Lucie, Florida, Amending Ordinance Nos. 05-20, 06-10 and 21-48, to Contract the Boundaries of the Verano #3 Community Development District Pursuant to Chapter 190, Florida Statutes; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date.

[2026-413](#)

The City Clerk read Ordinance 26-44 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-44. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 26-45, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 0.55-Acres of Land at the Northwest Corner of SW Biltmore Street and SW Voltair Terrace, from Single-Family Residential (RS-2) Zoning District to Service Commercial (CS) Zoning District, for Properties Legally Described as Port St. Lucie Section 13, Block 626, Lot 15 and 16 (P26-019).

[2026-430](#)

The City Clerk read Ordinance 26-45 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner II, stated that he had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the applicant was requesting to rezone the property, within Conversion Area 25, to Service Commercial. He added that it would be the last remaining parcel to be rezoned from single family to a zoning compatible within the LI/CS future land use designation. He added that the Planning & Zoning Board had recommended approval at their March meeting.

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

Councilwoman Morgan moved to approve Ordinance 26-45. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 26-R35, the Use of CIP Funds for Torino Regional Park in Connection with FDEP Recreational Trails Program (RTP)

[2026-437](#)

The City Clerk read Resolution 26-R35 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Resolution 26-R35. Councilwoman Morgan seconded the motion which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

There was nothing scheduled under this item.

14. City Manager's Report

Chief Assistant City Manager Lamar-Sarno recognized staff who won various awards. She also noted that a new water plant was approved under consent.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: She announced that parks across the City had safety & accessibility upgrades.

Councilman Pickett: He invited the Public to the Memorial Day Event at Veteran's Memorial Park on May 25th at 10 a.m.

Vice Mayor Caraballo: She inquired if there would be a ribbon cutting for the new water plant, to which Kevin Matyjaszek, Utility Systems Director replied in the affirmative. She stated that water quality education was important. She stated that she attended the Strategic Planning Session, Treasure Coast Council of Local Government, Naturally PSL Steward Award Ceremony.

Councilman Bonna: He attended National Day of Prayer, Wear Grey for Brain Cancer, Teacher Appreciation Week, Scout Pack 499. He invited the Public to Keep Port St. Lucie Beautiful Appreciation Night at Clover Park on May 22nd.

Mayor Martin: She attended National Day of Prayer, Wear Grey for Brain Cancer, Del Webb Tradition Trail meeting, Hegner Leadership Award Dinner, Speech at Tree of American Dreams, Strategic Planning Session, Caribbean Radio HD ribbon cutting, Pickleball tournament. She read a letter sent by

Senator Ashley Moody and invited local teenagers to apply to the Youth Council.

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 1:58 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk