

City of Port St. Lucie

City Council

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

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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Tuesday, May 26, 2026

6:00 PM

Council Chambers, City Hall

Addition of Items 4A & 13B

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 26, 2026, at 6:04 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, Sr.

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

4.a Hear an Update from the Boys & Girls Clubs of St. Lucie County and Announcement of Enrique Rosario Liz as the Winner of the Boys & Girls Clubs 2026 Florida Youth of the Year

[2026-517](#)

(Clerk's Note: This item was not discussed.)

5. Public to be Heard

Resident Dodi Spence questioned why there were chemicals being sprayed in a lake off Thornhill. She also asked if elected officials were barred from receiving compensation from businesses that held City contracts.

Resident Richard Valone spoke on art in public spaces, stating that this would be required at their new church and community space, and expressed concerns for a non-profit to afford the costs. He asked for recommendations for alternative options.

Vice Mayor Caraballo stated that a response was sent to Ms. Spence and that contributions were regulated per State Statutes, to which the City Attorney agreed. She also stated that there was flexibility with the Public Art Ordinance and requested that staff reach out. Vice Mayor Caraballo requested that staff define the term "art" for religious institutions. Councilman Bonna stated that residents could sign up to be alerted to spraying.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Vice Mayor Caraballo 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 May 4, 2026 Strategic Planning Session (Day 1), May 5, 2026 Strategic Planning Session (Day 2), May 11, 2026 Regular City Council, and May 18, 2026 City Council Workshop Meeting Minutes [2026-488](#)

This item was approved.

7.b Approve 2026 Keep America Beautiful (KAB) Greatest American Cleanup Grant Agreement for \$1,675.00 [2026-473](#)

This item was approved.

7.c Approve Sponsorship Request from the Lupus Foundation of America, SE Region. [2026-486](#)

This item was approved.

7.d Approve Traffic Enforcement Agreements between the City of Port St. Lucie and Verano 2 & 3 Community Development Districts. [2026-484](#)

This item was approved.

7.e Approve Contract #20260150 for the Use of School Buses for Summer Camp Program with The School Board of St. Lucie [2026-476](#)

County.

This item was approved.

- 7.f** Approve Increased Spending for Peace River Manasota Regional Water Supply Authority Piggyback Contract #ICESOQ2021 for General Professional Services for Water Facility Instrumentation and Control Systems with Gray Matter Systems, LLC Under City Contract #20231046. [2026-456](#)

This item was approved.

- 7.g** Approve Contract #20250211 for Third Party Administration Services for Claims Related to Sewer Collection Systems with Relation Insurance Services of Florida, Inc. [2026-481](#)

This item was approved.

- 7.h** Ratify Amendments #1 - #3 and Approve Amendment #4 to Contract #20170160 for the Maintenance & Repair for Water & Wastewater Treatment Facilities. [2026-472](#)

This item was approved.

- 7.i** Approve Amendment #1 to Contract #20260045 for the Supply of Flygt Industrial & Commercial Submersible Pumps, Impellers, and additional Miscellaneous Parts fka Residential & Commercial Grinder Pump Systems, Parts & Repairs. [2026-480](#)

This item was approved.

Approval of the Consent Agenda

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

8. Second Reading of Ordinances

- 8.a** Ordinance 26-40, 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 Administrator read Ordinance 26-40 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-40. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 26-41, an Ordinance Authorizing the Conveyance of Three (3) Residential Real Property Lots to St. Lucie Habitat for Humanity CHDO, INC. A Florida Not for Profit Corporation, for the Development of Affordable Homeownership Units as part of the Home Investment Partnership Program with St. Lucie County.

[2026-397](#)

The City Clerk Administrator read Ordinance 26-41 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-41. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 26-42, 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 Administrator read Ordinance 26-42 aloud by title only.

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

- 8.d** Ordinance 26-43, 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 Administrator read Ordinance 26-43 aloud by title only.

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

- 8.e** Ordinance 26-44, 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

[2026-413](#)

Conflicts; and Providing for an Effective Date.

The City Clerk Administrator read Ordinance 26-44 aloud by title only.

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

- 8.f** Ordinance 26-45, an Ordinance Rezoning Approximately [2026-430](#)
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).

The City Clerk Administrator read Ordinance 26-45 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-45. Councilman Pickett 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 26-46, Public Hearing, Authorizing the [2026-455](#)
Conveyance of Real Property Lying in the Southwest Quarter
of Section Sixteen, Township Thirty-Six South, Range Forty
East, to St. Lucie County, Florida, for Sidewalk Construction
and Right-of-Way Purposes.

The City Clerk Administrator read Ordinance 26-46 aloud by title only.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-46. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 26-47, Public Hearing, Abandoning a Portion of a [2026-462](#)
Twenty (20) Foot Wide Rear Utility and Drainage Easement
Affecting Lot 3, Block 2085, Port St. Lucie Section
Twenty-One, according to the Plat thereof, as Recorded in
Plat Book 13, Pages 27, 27A through 27F, of the Public

Records of St. Lucie County, Florida.

The City Clerk Administrator read Ordinance 26-47 aloud by title only.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 26-47. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-48, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the Sixteenth Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the Tradition Master Planned Unit Development (Tradition MPUD) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P26-026)

[2026-477](#)

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

The City Clerk Administrator read Ordinance 26-48 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which Vice Mayor Caraballo, Councilwoman Morgan, and Mayor Martin responded in the affirmative. Councilman Pickett & Councilman Bonna advised later in the meeting that they had ex-parte communication.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, Planning & Zoning Deputy Director, stated that she had been sworn in and added that the official file was submitted to City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She stated that the request was to amend the Tradition MPUD for 9.48 acres of property. She discussed the location, land use & zoning, surrounding uses, project background, and proposed project.

Mayor Martin clarified that the land was designated residential and not open space/recreation, to which Ms. Kean added that it was always intended for development in the PUD. She then discussed the MPUD Concept Plan, MPUD Land Use Plan, Land Use Consistency, and staff findings. She explained the recommendations made by the Planning & Zoning Board.

The City Attorney explained that if the City Council didn't feel that a use, such as a gas station, fit the criteria they could use that in their

determination.

(Clerk's Note: A PowerPoint presentation was shown at this time.) David Baggett, Haley Ward, represented the applicant and recapped the history of the site, the request & the traffic impact/improvements. He explained the environmental assessment and added that the site would be re-assessed for species presence prior to any construction on-site. He agreed to and summarized the conditions of the site.

Lee Dobbins, Dean Mead Law Firm, explained buy-right approval for the site and he cautioned the City Council against restricting uses. The City Clerk Administrator administered the Oath of Testimony to Colt Schwedt, Public Works Director, who stated that allowing one exit for emergency access may be required.

Mayor Martin opened the Public Hearing.

The City Clerk Administrator administered the Oath of Testimony to Dr. Kathy Powers, resident, who asked that the road issues be addressed prior to the start of the project and suggested that the wall be on a higher berm.

Resident Sara Pinto spoke on preserving peace and stated that they already had 2 access points, and residents would not want a street to go-through. She stated that they would want a higher berm and a higher wall for privacy.

Resident Margaret Mucciolo opposed the rezoning and discussed the mature trees, economic value, and overdevelopment.

Resident Joseph Mucciolo stated that they do not want an entrance/exit and questioned the engineer's data. He also stated that they needed more security and that there were other sites where a gas station could be put.

There being no further public comment, Mayor Martin closed the Public Hearing.

Councilman Bonna, Vice Mayor Caraballo and Councilman Pickett voiced that their support would be contingent upon their flexibility in limiting uses since traffic was an issue, to which Councilwoman Morgan added that limiting uses could be an issue. The City Attorney outlined the City Council's options.

There being no further discussion, Councilman Bonna moved to table

Ordinance 26-48. Councilman Pickett seconded the motion. Under discussion, staff and the City Council discussed the conditions for the third access. Councilman Bonna amended the motion to table Ordinance 26-48 to June 22, 2026, and ensure that concerns regarding the access point be addressed. Councilman Pickett seconded the amended motion, which passed unanimously by voice vote.

A break was called at 7:51 p.m., and the meeting resumed at 8:03 p.m.

(Clerk's Note: Item 13.a was heard next.)

- 10.d** Ordinance 26-49, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending Ordinance 05-180, Adopted June 13, 2006 for Property Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (McCarty Road, LLC) to Modify Certain Conditions (P26-058)

[2026-479](#)

The City Clerk Administrator read Ordinance 26-49 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ms. Kean informed the City Council that this request was related to Items 8 d), 8 e) and 11 c). She gave a brief history of the property and stated that the request was to amend the Ordinance that adopted the Future Land Use Map Amendment for McCarty Road.

Steve Garrett, Lucido & Associates stated that he was available for questions.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 26-49. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-50, Quasi-Judicial, Public Hearing, an Ordinance Providing for the First Amendment to the Planned Unit Development Conceptual Development Plan and Zoning District and Regulations for McCarty Road PUD Located East of McCarty Road and Approximately 1.25 Miles South of Midway Road (P24-179).

[2026-463](#)

The City Clerk Administrator read Ordinance 26-50 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the City Council replied in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Cody Sisk, Planner III, stated that he had been sworn in and added that the official file was submitted to City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the request was to amend the McCarty Road PUD. He gave a brief background on the property and explained the location, zoning, Concept Plan, traffic improvements and the proposed changes to the PUD. He informed the City Council that the Site Plan Review Committee and the Planning & Zoning Board had recommended approval.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garrett, Lucido & Associates stated that he had been sworn in, provided a brief history on the project and explained the proposed changes.

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

Mary Savage Dunham informed the City Council that staff were reviewing the annexation agreement and the PUD to ensure that they were aligned.

There being no discussion, Vice Mayor Caraballo moved to approve Ordinance 26-50. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 26-51, Quasi-Judicial, Public Hearing, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for Wilson Groves Parcel A (P25-178).

[2026-465](#)

The City Clerk Administrator read Ordinance 26-51 aloud by title only. Mayor Martin inquired if there was any ex-parte communication, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner III, stated that he had been sworn in and added that the official file was submitted to City Clerk's Office 5 days before the meeting and requested that it be entered into the record. He explained that the request was for a major amendment (2nd Amendment) to the MPUD zoning regulation book for Wilson Groves Parcel A MPUD which would provide independent design standards and guidelines for this MPUD per the exceptions listed in the Citywide Design Standards. He gave a brief history on the property and showed the location map, Future Land Use Map and explained the Sundance Community Standards and Architectural Design Guidelines. He advised the City Council that the Site Plan Review

Committee and the Planning & Zoning Board had recommended approval.

Pete Hofheinz, Cotleur & Hearing, stated that he was available for questions.

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-51. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 26-52, Public Hearing, an Ordinance Amending Chapter 158, Zoning Code, by Amending Section 158.225 - Outdoor Sales and Special Events (P26-042)

[2026-468](#)

The City Clerk Administrator read Ordinance 26-52 aloud by title only. (Clerk's Note: A PowerPoint presentation was shown at this time.) Marissa Da Breo-Latchman, Planner II, explained that the item was a City initiated text amendment to Section 158.225. Outdoor Sales and Special Events of the Zoning Code. She explained the reasons, goals and a summary of the proposed changes. Councilman Pickett questioned who would oversee security.

Wesley Armstrong, Neighborhood Services Deputy Director, replied that the City would have more control over security as the policy would address security and safety.

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

There being no discussion, Councilman Pickett moved to approve Ordinance 26-52. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 26-R37, a Resolution of the City of Port St. Lucie, Florida, Regarding Reimbursement of Certain Costs Relating to the Acquisition, Construction and Equipping of Various Capital Improvements Within the City; Providing an Effective Date.

[2026-483](#)

The City Clerk Administrator read Resolution 26-R37 aloud by title only.

There being no discussion, Vice Mayor Caraballo moved to approve

Resolution 26-R37. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 26-R38, a Resolution to Approve Amendment to Interlocal for Design of Prima Vista/Floresta Improvements

[2026-482](#)

The City Clerk Administrator read Resolution 26-R38 aloud by title only. Councilwoman Morgan voiced that the Naranja Ave was spelled wrong in one area of the Resolution.

There being no discussion, Councilwoman Morgan moved to approve Resolution 26-R38. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R39, a Resolution of the City of Port St. Lucie, Florida, Approving an Amendment to Annexation Agreement Between the City of Port St. Lucie and McCarty Road, LLC (P26-044)

[2026-478](#)

The City Clerk Administrator read Resolution 26-R39 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Resolution 26-R39. 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

- 13.a** Youth Council Update 2025-2026

[2026-448](#)

(Clerk's Note: This item was heard after Item 10 c.)

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Stephanie Vernot, Communications, discussed the Mission of the Youth Council, accomplishments, community engagement & volunteer impact, Youth Council Legislative Action Days, Youth Council meetings/subcommittees, Subcommittee Youth Recreation, and the Youth Council App. She informed the Public that applications were now open. The City Council suggested that the Youth Council present the update themselves next year. They also requested that the Youth Council make a recommendation of a policy that they would like the City Council to implement.

- 13.b** Approve a Subaward Agreement with Johns Hopkins University to Support Continued Implementation of the Love Your Block Program in Port St. Lucie

[2026-518](#)

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

14. City Manager's Report

The City Manager informed the City Council that three projects would be considered for approval in the State Budget vote.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She informed the Public that the Whitmore Drive baffle box was completed and explained how the box protected water quality.

Councilman Pickett – He attended the Police Remembrance Ceremony, Treasure Coast Council of Local Government meeting, Kings Isle Memorial Day Service. He invited the Public to the Hurricane Expo on June 6th.

Vice Mayor Caraballo – She was in Washington D.C. and attended various meetings to obtain a Build Grant. She attended the Treasure Coast Region of Cities meeting. She informed the Public about the drive-thru Shred Event on May 30th.

Councilman Bonna – He attended the City's Memorial Day Ceremony, Regional Planning Council, Police Remembrance Ceremony, Grand opening of Juici Patties, & Florida Alliance to End Human Trafficking Gala. He announced that there was a County-wide fertilizer ban from June 1st- September 30th.

Mayor Martin – She attended the City's Memorial Day Ceremony, Fire Board meeting, Harvard Place speech, Ruth Del Toro's 100th Birthday, Go-getter Girls Network Group, Coffee with the Council, sandpiper HOA, State of the City, Police Week Ceremony, Daughters of the American Revolution Ceremony. She announced the opening of Stars & Stripes Park on June 4th.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

There was nothing to be heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 9:06 p.m.

Calleigh Nazario, City Clerk Administrator

Jasmin De Freese, Deputy City Clerk

Typed By:

Shanna Donleavy, Deputy City Clerk