

City of Port St. Lucie

City Council Workshop

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

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Monday, July 7, 2025	9:00 AM	Council Chambers, City Hall
Special		
1.	Meeting Called to Order	
	A Workshop of the City Council of the City of Port St. Lucie was called to order by Mayor Martin at 9:04 AM on July 7, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.	
2.	Roll Call	
	Council Members Present: Shannon M. Martin, Mayor Jolien Caraballo, Vice Mayor Dave Pickett, Councilman Anthony Bonna, Councilman	
	Council Members Not Present: Stephanie Morgan, Councilwoman	
3.	Pledge of Allegiance	
	Mayor Martin led the assembly in reciting the Pledge of Allegiance.	
4.	Public to be Heard	
	Mayor Martin opened Public to be Heard. There being no comments, she closed Public to be Heard.	
5.	New Business	
	5.a Southwest Annexation Area Roadway Network and Development Update Presentation by Treasure Coast	<u>2025-624</u>

Regional Planning Council

Mary Savage-Dunham, Director, Planning and Zoning, spoke to the exponential growth being experienced in the Southwest Annexation Area, as previously approved entitlements come on line. She indicated the last update and high level overview of the roadway network was provided to the City Council in 2023.

Ms. Savage-Dunham introduced Dr. Kim DeLaney from the Treasure Coast Regional Planning Council (TCRPC), who provided a PowerPoint presentation on the City's Southwest Annexation Area, including the transportation assessment. Dr. DeLaney noted that Tom Lanahan, Executive Director of the TCRPC, was in attendance as well. (Clerk's Note: A copy of the updated presentation was distributed to the City Council at this point.)

Dr. DeLaney indicated the TCRPC has been working with Staff and Kittleson & Associates, consulting engineer to the City, and that Jonathan Paul of Nueurban Concepts has been working on the City's mobility plan. She explained today's presentation would be an introduction to the process, as they were just beginning the conversation and the analysis of the roadway network.

Dr. DeLaney discussed and reviewed the project approach of the annexation areas being studied, developments, and DRIs. She also spoke to the history, current status, and potential development of entitlements, while highlighting the number of residential units, industrial space, and associated traffic impacts. Dr. DeLaney concluded her presentation by reviewing the roadway obligations as of 2011, modifications over time, and obligations as of 2025. She also provided a brief update on the Mobility Plan and outlined the next steps for the Southwest Annexation Area Traffic Study.

Councilman Pickett expressed his concerns regarding the truck traffic in the Southern Grove area. He recommended that Village Parkway to Hegener be a truck restriction zone, to force the tractor trailers into Southern Grove. Dr. DeLaney stated they would test this scenario to understand how to best accommodate truck traffic, which is projected to increase over time. She explained the challenge would be the timing of truck traffic, as it is different than commuter traffic. Mayor Martin thought the spine road could reduce the amount of truck traffic on Village Parkway.

Vice Mayor Caraballo suggested capturing the agriculture use to reflect conversions and entitlements for transparency. She questioned and recommended having a discussion on how much residential growth Port

St. Lucie actually needs and what the capacity is for the roads and traffic network. She encouraged Council to protect the 2-lane roadway network moving forward.

Councilman Bonna stated there is a value to time and that negotiating the roadway obligations based on trip counts has been a nightmare. He indicated they need to consider how the City can expedite getting more roads, based on the numbers and scenarios, without sacrificing the capacity required.

Mayor Martin discussed the City's growth and the upcoming meeting with the County. She stated it is important to have the data analysis completed before this meeting and suggested having a visual showing the impacts to Port St. Lucie as well as recommended mitigations.

Mayor Martin indicated the roads need to get done ASAP and agreed the trips, rooftop counts, methodology, etc., are not in real time for roadway requirements. She also discussed the importance of North/South A and the connection to Becker, how the City may need to consider annexation for funding, and the necessity for more commercial versus residential. She further discussed how the roads and connections must be done without waiting on the developers, while ensuring their obligations are being met.

Vice Mayor Caraballo questioned if expediting roads would be a benefit of forgoing obligations and suggested examining this closely. She also discussed right-of-ways and asked that the TCRPC give the City Council a vision or forecast for right-of-way needs, which should be considered as value to the City.

Dr. DeLaney spoke to the inconsistencies of roadway triggers and challenges as well as the process of delivering roads. She stated the TCRPC will provide the City Council with more information, including a set of options for decision making and for the County meeting.

Councilman Bonna agreed the City should preserve its rights to every road and right-of-way. He stated the 55+ methodology has severely delayed roadway obligations, as the City does not have the roads it needs today. He explained the value to expediting roads is improved quality of life with a reduction in time, frustration, etc. Mayor Martin explained the history of the 55+ methodology that was implemented in 2017.

Vice Mayor Caraballo discussed how the 55+ calculation is flawed. She indicated that a cure for today can be a curse for tomorrow. She stated they need a vision for 50 and 100 years from now, and they need to find a

balance. Councilman Bonna agreed to a balanced approach and suggested being open to the trade off of roads.

Mayor Martin stated she anticipated complaints regarding additional traffic from the new Publix on Community, and stated Community to Becker must happen despite the challenges.

City Manager Merejo noted that the developers are a part of the roadway process and network. He stated the developer can build the road and then get reimbursed. He asked if the City could do the same, as the City would charge interest as the road gets built. City Manager Merejo explained the City would get full reimbursement from the developer, once the road gets triggered. He stated the City could use this as a tool to address the conversation and questions from their discussion today.

Councilman Pickett and Vice Mayor Caraballo agreed with the City Manager's comments. Vice Mayor Caraballo added that she was not willing to be held hostage by a developer, as the right-of-ways come at a cost and not time.

Mayor Martin stated that all options need to be put on the table. She indicated the developers have obligations and the City needs to find a balance to get the roads completed sooner. She reiterated that the North/South A connection is vital and will probably be the most challenging.

Mayor Martin stated she looked forward to their next conversation and thanked Dr. DeLaney for her assistance with this project.

6. Resolutions

- 6.a** Resolution 25-R36, a Resolution Designating an Administrative Authority to Receive, Review, and Process Plat or Replat Submittals; Designating an Administrative Official Responsible for Approving, Approving with Conditions, or Denying a Proposed Plat or Replat; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

[2025-620](#)

The City Clerk read Resolution 25-R36 aloud by title only.

Mayor Martin explained the state law just changed and it is now administration's responsibility to sign the approved plats and no longer the responsibility of Council.

There being no further discussion, Vice Mayor Caraballo moved to approve Resolution 25-R36. Councilman Pickett seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Councilwoman Morgan was not present at this meeting.)

7. Adjourn

There being no further business, the meeting was adjourned at 10:02 AM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk