

City of Port St. Lucie

City Council Workshop

Meeting Minutes - Final

121 SW Port St. Lucie
Bld.
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, June 16, 2025 **9:00 AM** **Council Chambers, City Hall**

1. Meeting Called to Order

A Workshop Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on June 16, 2025, at 9:04 a.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
Councilman Anthony Bonna
Councilman Dave Pickett
3. Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.
4. Public to be Heard

There was nothing heard under this item.
5. New Business

5.a Fiscal Year 2025-26 Community Development Block Grant

5.a Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion

2025-431

(Clerk's Note: A PowerPoint was shown at this time.) Alessandra Tasca, Deputy Director Neighborhood Services, provided a brief presentation

which included HUD program highlights, the CDBG 5-year plan with goals, expenditures, budget and project allocations (in progress- green and potential future projects-blue). Mayor Martin requested the old Low-Mod Block Groups map to be able to compare it to the new map. Councilman Bonna inquired how WeVenture was different from other business consulting services used by the City to which Elijah Wooten, Economic Development Administrator, explained that they all provided the same services, but they marketed to different end users, WeVenture targeted women business owners. Vice Mayor Caraballo stated that the City would need a strong return on interest if they hired a third-party funded with CDBG money. Councilman Pickett suggested taking the WeVenture funds and adding them to Business Accelerator Program so that the City could have more control over the money.

Vice Mayor Caraballo suggested that the Boys & Girls Club collaborate with the City's PAL program. Under the Commercial Façade Improvement Grant Program, Mayor Martin requested before & after pictures along with the business names. Ms. Tasca informed the City Council that the Culvert Assistance Program would be code driven and the culvert had to be deemed a failed culvert to receive the funds. Vice Mayor Caraballo suggested that Public Works provide data on the top 20 cities and their culvert responsibly (resident vs. City). She stated that she received complaints from residents regarding culvert maintenance responsibility. Mayor Martin stated that an educational awareness piece may be needed, and Councilman Pickett suggested that they find the root causes of why culverts were failing. The City Council discussed the lack of gutters and drainage issues.

Under the PAL building project, the City Council discussed if PAL's Board had plans for renovations, to which Rick Schictel, PAL Board President, replied that it was a discussion and funds could be supplemented. Lt. Sheila LaGrega explained the renovations that were needed. Vice Mayor Caraballo suggested that this project be a larger, separate discussion in the future, as she needed to fully understand the condition of the building to understand repairs. The City Council and Police Athletic League (PAL) employees discussed PAL funding, programs, and volunteers. There was a City Council consensus to have the City Manager evaluate a new location for the PAL facility. Vice Mayor Caraballo voiced that she wanted flexibility in the available \$385,000 and urged staff to find the funds for the Whispering Pines Neighborhood Culvert Program. Mayor Martin urged staff to address the PAL building while a new location was found. She added that the Rotary Park lighting should be tied into the PAL project, and she expected non-profit funds to be used along with City funds. Vice Mayor Caraballo suggested funding requests from state & local government for

appropriation requests to be applied for through Department of Justice for the PAL project. There was a City Council consensus to remove the money from the WeVenture project and place it into the Business Accelerator Program (BAP); to fund the SE Veteran's Memorial Parkway sidewalk connection at the Post Office and to fund the Whispering Pines culverts as infrastructure issues were a priority. Ms. Tasca clarified that none of the projects would be removed in case additional funding was found in the future. Councilman Pickett suggested that the leftover \$125,000 be used to address safety issues within the PAL building and hoped for matching funds from PAL's Board. Vice Mayor Caraballo suggested exploring FEMA funding, noting that if the building also serves as a hurricane shelter, FEMA funds might be available.

5.b Discussion of the City Council's Strategic Plan Goal 4 -
Housing Initiative.

[2025-476](#)

(Clerk's Note: A PowerPoint was shown at this time.) Carmen Capezzuto, Neighborhood Services Director, provided a brief presentation which included an overview of Legislation on housing policy, housing activities completed to date, housing affordability, housing gap analysis. Mayor Martin requested the vacant rate on rentals. Vice Mayor Caraballo requested comparable state data for the affordability gap. He explained Port St. Lucie's Area Median Income for 2025 and introduced the draft Goal 4 Housing Initiative Policy with the draft mission, vision and guidelines.

The City Council discussed expanding housing options, occupancy of single-family zoning/unrelated persons residing in a dwelling, as well as parking regulations. Vice Mayor Caraballo requested state laws/statutes be included in the guidelines for ease of citing.

Russell Ward, Deputy City Attorney, explained the EAHIP Toolbox Parts 1-3 and gave examples. Vice Mayor Caraballo suggested that each policy guideline be discussed separately for adoption; she gave examples of projects she toured while serving on the National League of Cities Housing Accelerator Task Force. Mayor Martin and Vice Mayor Caraballo discussed creating a pilot program. Ms. Tasca informed the City Council that staff was working with the HUD Thriving Communities Grant Program consultants to develop a draft communications plan to reach different audiences. Mayor Martin stated that some groups had reached out to the City regarding affordable housing but felt that if policies were in place, more groups may come forward. The City Council discussed capacity issues the City has with land and agreed that a Workshop meeting was needed to fine tune the policy guidelines.

Vice Mayor Caraballo moved to approve the draft title, vision, mission, & policy guidelines. Councilman Pickett seconded the motion, which passed unanimously by voice vote. Councilman Bonna moved to approve the draft tools included in Part 2 but requested that Part 3 come back for discussion at a later date. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

Councilman Pickett informed the City Council that three flag boxes were purchased but needed locations. Sara Prohaska, Communications Director, stated that she was hoping to install them before the 4th of July. There was a City Council consensus to place flag boxes at the MidFlorida Event Center, Veteran's Memorial & City Hall and at a later date purchase more boxes for the Stars & Stripes Park.

This item was approved.

6. Adjourn

There being no further business, the meeting was adjourned at 11:48 a.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk