

City of Port St. Lucie

Special City Council

Meeting Minutes - Final

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

Monday, December 1, 2025

9:00 AM

Council Chambers, City Hall

1. Meeting Called to Order

A Special Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on December 1, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan

Councilman Dave Pickett

Councilman Anthony Bonna, Sr.

Council Members Not Present:

Mayor Shannon Martin

3. Pledge of Allegiance

Vice Mayor Caraballo led the assembly in the Pledge of Allegiance.

4. Public to be Heard

There was no public to be heard.

5. First Reading of Ordinances, Public Hearing

5.a Ordinance 25-76, Public Hearing, Adopt the City of Port St. Lucie 2050 Mobility Plan; Mobility Fee Technical Report; Extraordinary Circumstances Study and Amend the Code of Ordinances Title XV, Chapter 159, Article II, Entitled "Mobility Fees"

2025-1123

(Clerk's Note: A Mobility Plan video was played at this time.) Planner Bethany Grubbs presented to the Council and gave a history of the Mobility Plan starting from the year 2020. Councilman Bonna inquired if they had used the extraordinary circumstances provision during the last update, to which Planning & Zoning Director Mary Savage-Dunham responded in the negative. Ms. Grubbs continued with discussion on alignment with the city vision. Councilman Pickett inquired as to why

extraordinary circumstances were added now when they weren't used before, to which Jonathan Paul, NUE Urban Concepts, replied that the fees were currently higher than what was permitted by Florida Statute.

Ms. Grubbs continued the presentation with discussion on the frequently asked questions including; developer-required roadway obligations, why include developer roads, credit reimbursement, double payment fee protection, balancing city and developer interests, why the structure matters, why show combined County and City fees, corridor studies, city fee schedule, Mobility Fee tables based on 1,000 sq.ft., projected increase in City Mobility Fees, projected increase, and age-restricted housing.

Councilman Bonna inquired as to the comparison of low fees, to which Mr. Paul replied that they had provided data for other municipalities similar in size to Port St. Lucie and the fees were lower because they were split between the City and the County. Vice Mayor Caraballo inquired if the City did not have a ranking yet due to other cities that had not looked at Mobility Fees until recently, to which Mr. Paul responded in the affirmative. The Council and Mr. Paul then discussed comparisons and the purpose of mobility fees.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Mr. Paul presented to the Council on the 2050 Mobility Plan. He discussed the cost summary, Corridor Short-Term Plan, Corridor Studies Plan, and developer access roads. He also discussed the Intersections Plan, Multimodal Plan, Transit Circulator Plan, and assessment areas.

Mr. Paul continued the presentation and discussed assessment area travel and the benefits district. He then presented the draft Mobility Fees for residential & lodging and residential fee comparison with other cities. Councilman Bonna suggested benchmarking against the top 20 largest cities to be consistent. Vice Mayor Caraballo inquired if the cities listed in the presentation were charging their own fees, to which Mr. Paul replied that some were, and they held further discussion on fees.

Mr. Paul continued and discussed the proposed total cost for 2026, 2027, 2028, and 2029, as well as single-family numbers, commercial services & retail, multi-tenant rental comparison, additive fees, statutory limits on Impact Fee updates, Mobility Fee percentage increase chart, extraordinary circumstances, and the Mobility Fee phasing & schedule. Council and Mr. Paul further discussed fee assumptions.

A break was called at 10:50 a.m., and the meeting resumed at 10:58 a.m.

Vice Mayor Caraballo opened the Public Hearing.

Azrina Goldstein spoke to the Council in opposition of the item noting concerns with the disproportionate application of the current proposed amendments. (Clerk's Note: A letter was submitted.)

Deb Frazier, Treasure Coast Builders Association (TCBA), informed that she received a large amount of documents the Wednesday before the Thanksgiving holiday and she reviewed them, but did not have time to make comparisons. She inquired as to how far out they went in order to bring the fees down, and why Mobility Fees were paying for the soccer stadium roads and not the developer. She also noted that the County had a project list and stated that the TCBA recommended not to utilize extraordinary circumstances as they were not warranted.

Vice Mayor Caraballo replied and stated that current homes do not pay fees because they are measured by trip count and the original homeowner already paid for it. Mr. Paul stated that they removed the 'active adult' category because it was not a permanent land use in the city itself, but there were special exceptions. He also noted that the County had a list, but they had a Capital Improved Program. She then inquired as to why the City does not recognize age-restrictions, to which Planning & Zoning Director Mary Savage-Dunham replied that it was not currently on the Land-Use Map or in the city's zoning as a particular use category, and that there were particular developments that build it into their proposal.

Vice Mayor Caraballo closed the Public Hearing.

Councilman Bonna stated that he was comfortable accepting the technical report, but not comfortable finding extraordinary circumstances or doing a fee increase. He noted that it didn't seem that they needed to act today and they will have more information next year. City Attorney Berrios clarified that if nothing happened today, they could only raise the fees per the Statute next year, which was capped.

Councilwoman Morgan expressed opposition to the extraordinary circumstances and that she could not support this item as she felt it was being rushed. She also noted that she had received the documents too late. Vice Mayor Caraballo clarified that this information was not being seen for the first time, it had been refined and improved.

Councilman Pickett stated that if it did not pass today, they could no longer have an opportunity for an increase, so they needed to decide if they wanted to move this to a second reading. Upon Vice Mayor Caraballo's

inquiries, Susan Trevarthen stated that there was currently no specific definition of extraordinary circumstances and provided her insight on potential future scenarios.

There being no further discussion, Councilman Bonna moved to approve the final technical report, but do not approve a finding of extraordinary circumstances and do not move forward with an increase in Mobility Fees. Councilwoman Morgan seconded the motion.

Ms. Trevarthen asked for clarification on the motion to state that the intent was to accept the technical report as data, but not to substitute the report as the basis for the existing fee.

Councilman Bonna amended the motion and moved to accept the final technical report as data, but to not find extraordinary circumstances and not move forward with an increase in Mobility Fees. Councilwoman Morgan seconded the motion, which failed by roll call vote with Councilman Bonna and Councilwoman Morgan in favor, and Councilman Pickett and Vice Mayor Caraballo opposed.

Councilman Bonna moved to accept the final technical report as data only. Councilman Pickett seconded the motion, which passed unanimously by roll call vote.

Vice Mayor Caraballo moved to accept the recommendation of extraordinary circumstances as stated in the technical report. Councilman Pickett seconded the motion, which failed by roll call vote with Councilman Pickett and Vice Mayor Caraballo in favor, and Councilwoman Morgan and Councilman Bonna opposed.

Councilman Bonna moved to deny Ordinance 25-76. Councilwoman Morgan seconded the motion, which passed by roll call vote with Councilwoman Morgan, Councilman Pickett, and Councilman Bonna in favor, and Vice Mayor Caraballo opposed.

6. Adjourn

There being no further business, the meeting was adjourned at 11:41 a.m.

Sally Walsh, City Clerk

Jasmin De Freese, Deputy City Clerk