

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, August 4, 2025	9:00 AM	Council Chambers, City Hall
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Special* *Request to Table Item 6A

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 9:01 AM on August 4, 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
Stephanie Morgan, Councilwoman
Dave Pickett, Councilman
Anthony Bonna, Councilman

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. First Reading of Ordinances, Public Hearing

5.a Ordinance 25-42, Public Hearing, An Ordinance Amending
and Restating the City of Port St. Lucie Code of Ordinances
Chapter 159, Article IV, Entitled "Public Buildings Impact Fee
Schedule" (P25-128).

[2025-718](#)

The City Clerk read Ordinance 25-42 aloud by title only.

Mary Savage-Dunham, Director Planning and Zoning, indicated this was the first reading of the public building impact fee ordinance as well as a workshop discussion of the revisions to the engineering standards. She noted there has been a request to table the 2025 Mobility Plan and Fee Schedule Update to allow more time for everyone to review the material.

Ms. Savage-Dunham stated their conversations today are supported by Staff as well as outside counsel, Susan Trevarthen; Ben Griffin with TischlerBise; and Jonathan Paul, NueUrban Concepts, in attendance via Zoom. Ms. Savage Dunham read development and permit data received from the Building Department and discussed entitlements, impact fees, infrastructure, workshops, transportation, and project next steps including dates. She noted they are just beginning the conversation for the mobility and engineering standards, and there will be opportunities for more public input.

Councilman Bonna expressed his concern with the workshops being held on the same day, as someone may have a conflict for the entire day. Ms. Savage-Dunham indicated the workshops were offered virtually as well and were not the only workshops being held.

Vice Mayor Caraballo stated she appreciated the data points, as they present a clearer picture. She indicated she would like to see the fees for both the City and County. Ms. Savage-Dunham clarified that the County is adopting road impact fees and not a mobility plan.

Vice Mayor Caraballo inquired if the City would be collecting one fee from the County and if an ILA with the County would be required for future projects. City Attorney Richard Berrios stated he would look into it and schedule one-on-ones with Council, Ms. Trevarthen, and the team. Mayor Martin agreed they needed to get clarification on the law in order to be transparent and precise.

Planner Bethany Grubbs provided a PowerPoint presentation on the Q&A Sessions from the Public Building Impact Fee Workshops held on July 22, 2025, with the development community and stakeholders-at-large to discuss the proposed changes. She indicated Staff held their first workshop with Council on July 28, 2025, at which time there was general consensus to proceed with Option 1.

Councilman Bonna inquired if the monies could be used for Community Centers. Ms. Savage-Dunham explained it depends, as recreational

facilities are accounted for in Parks & Recreation. Mayor Martin indicated the City's Community Center is half administration of parks and half recreation. Ms. Savage-Dunham stated unique situations or functions would need to be clarified on any request for funds, which would need to be utilized for what they were collected for.

Vice Mayor Caraballo questioned the timing of impact fees related to DRIs. Ms. Savage-Dunham stated the impact fees are charged at the time the building permit is pulled, if there are no credit agreements.

Regarding the Community Center, Vice Mayor Caraballo discussed the push for bringing employees back to work and the need for more office space. She also explained how Council adopts and amends ordinances for projects.

Ben Griffin presented a PowerPoint presentation on the Draft Public Buildings Impact Fees. He defined impact fees and reviewed the methodologies, credits, and project timeline. He also discussed residential demand factors, assumptions, and projections.

Vice Mayor Caraballo questioned why growth was slowing down. Ms. Savage-Dunham explained how population projections are calculated and how building permit data was based on permits applied for. She indicated they try to find a balance and noted that fees are updated every four years. Vice Mayor Caraballo stated she wanted to understand if the slow down was due to inventory or the market, and believed this needed to be discussed in the future.

Mr. Griffin continued his presentation and reviewed nonresidential demand factors, nonresidential development and projections as well as development projections. He also discussed public buildings: administrative facilities (incremental), public works facilities (plan based), and parking facilities (plan based). In addition, Mr. Griffin spoke to existing debt credit, future debt credit, and the current impact fee legislation. He concluded his presentation by reviewing the proposed public building fees (residential and nonresidential) and the single family fee comparison.

Mr. Griffin commented on the earlier discussion regarding the use of funds for community centers and deferred to the City's legal counsel for clarification on using public funds for recreation facilities.

Vice Mayor Caraballo spoke to the collection of impact fees and debt service, and how it is not easy to get buildings constructed. She stated these factors need to be discussed. Mayor Martin noted the reality of

projects always coming in higher than expected. Vice Mayor Caraballo added that they are always working in arrears, as the numbers always lag.

Councilman Pickett inquired how much would be collected over the next four years, to which Mr. Griffin indicated the amount would be \$5.9 million. Councilman Pickett stated they could not construct a building for \$6 million. Mayor Martin added that underground infrastructure costs millions. Councilman Pickett believed these factors should be taken into consideration as well. Mr. Griffin indicated he would provide what the anticipated annual collection will be over the next ten years.

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

There being no further discussion, Vice Mayor Caraballo moved to approve Ordinance 25-42. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

6. New Business

6.a Discussion of the 2025 Mobility Plan and Fee Schedule Update

[2025-724](#)

Mayor Martin indicated this item was requested to be tabled to a date uncertain.

There being no discussion, Vice Mayor Caraballo moved to table Item 6.a, Discussion of the 2025 Mobility Plan and Fee Schedule Update. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

6.b Discuss Revisions to City of Port St. Lucie Engineering Standards for Land Development

[2025-737](#)

Clyde Cuffy, Public Works, provided a PowerPoint presentation on the Engineering Standards 2025 Updates. He discussed the workshops, updates to policies and procedures, and references to the sections in the FDOT and FDEP manuals, to include roadways, traffic control devices, signalizations and lighting.

Mayor Martin inquired if new signalizations by the development company have the pre-emption, so the City does not have to pay for them later. Mr. Cuffy explained the City's requirement is that any signalization or modified signalization has to meet the specifications.

Mr. Cuffy continued his presentation by discussing landscaping and irrigation, bicycle and pedestrian facilities, parking areas, waste and

recycling facilities. He also reviewed the sections on submittals, improvement guarantees, project permitting, construction standards, project inspections, and standard details.

Councilman Pickett questioned Section 8.3 and how it affects current property lines. Mr. Cuffy explained the City has always required the applicant or developer to build up to their property line and indicated this update was for new developments.

Vice Mayor Caraballo inquired what materials were used for driveways other than concrete. Mr. Cuffy indicated that gravel was not allowed and grass was only allowed for second driveways.

Vice Mayor Caraballo suggested that the requirements of what needs to be submitted by the applicants and developers be explained upfront to limit the number of resubmittals. Mr. Cuffy stated he will look into it.

- 6.c** Approve a Modification to the Renewal Agreements for the
Provision of a School Resource Officer Provision at Somerset
Academy St. Lucie and Somerset College Preparatory
Academy and the Approval of a New Agreement for the
Provision of a School Resource Officer at the Somerset
Academy Bethany Campus

[2025-753](#)

Kate Parmelee, Deputy City Manager, stated this was a modification to the renewal agreements for the provision of a school resource officer (SRO) at Somerset Academy St. Lucie and Somerset College Preparatory Academy, as well as the approval of a new agreement for a SRO at the Somerset Academy Bethany Campus. She indicated the information has been detailed in Council's agenda packet and some additional information was provided on Friday. She noted that Principal Erika Rains and Chief Leo Niemczyk were in attendance to respond to questions.

Councilwoman Morgan expressed her dismay that the agenda was published late and the responses to the questions were received late Friday. She inquired about the location of the SRO's, to which Chief Niemczyk indicated the City has been providing SRO's to the College Preparatory and the Academy for the last seven years.

Councilwoman Morgan stated that funds are available for SRO's, taxpayers are paying for them, and the City should be made whole. She inquired about the cost and how much the City is getting reimbursed. Chief Niemczyk stated that approximately 50% is being reimbursed, as the average SRO is \$150,000 and the City is being reimbursed \$70,000. Councilwoman Morgan asked how much was being reimbursed by the

State and from the School District. She also questioned if an audit is done annually, to which Chief Niemczyk stated that an audit is not done, but the information is public record.

Vice Mayor Caraballo questioned and clarified the reimbursements. She stated there is an opportunity in the future to look at how the City's officers are being reimbursed in conjunction with the Sheriff's Office. She indicated she is okay with the agreements moving forward, but she expected fairness across the board in future contracts.

Mayor Martin discussed the intangible benefits and how the City cannot put a price on the safety and lives of students, teachers, and staff members. Chief Niemczyk noted that Port St. Lucie officers would be responding to any calls or emergencies, as everyone's safety is his responsibility. Mayor Martin stated she supported this item.

Councilwoman Morgan reiterated that she wants the City to made whole. She asked if the Charter Schools would be providing 100% reimbursement, like the public schools, to which Chief Niemczyk stated it would have to be discussed further. Councilman Bonna explained that Charter Schools are public schools.

Vice Mayor Caraballo inquired as to what Councilwoman Morgan was asking the Council to do, to which Councilwoman Morgan stated she was not asking the Council to do anything.

Vice Mayor Caraballo moved to approve Item 6.c. Councilman Bonna seconded the motion, which passed by voice vote (4-1), with Councilwoman Morgan dissenting.

7. Adjourn

There being no further business, the meeting was adjourned at 10:34 AM.

Sally Walsh, City Clerk

Traci Mehl, Deputy City Clerk