

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, June 15, 2026	9:00 AM	Council Chambers, City Hall
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 9:00 AM on June 15, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.	
2.	Roll Call	
	Shannon M. Martin, Mayor Jolien Caraballo, Vice Mayor Stephanie Morgan, Councilwoman Dave Pickett, Councilman Anthony Bonna, Sr., 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.	Resolutions	
	5.a	Resolution 26-R42, Appointment of a Special Magistrate, and the Approval to Authorize the City Manager to Execute an Engagement Agreement with the Special Magistrate. 2026-554
	The City Clerk read Resolution 26-R42 aloud by title only.	
	There being no discussion, Vice Mayor Caraballo moved to approve	

Resolution 26-R42. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

6. New Business

6.a P24-185 - Update to City of Port St Lucie Comprehensive Plan
(Charting PSL)

[2026-547](#)

Mary Savage-Dunham, Director Planning and Zoning, provided a brief introduction. She noted that the Comprehensive Plan update was in draft form and that Staff was looking for feedback. Ms. Savage-Dunham explained the process utilized by Staff for the updates as they relate to S.B. 180, Council directives, Mobility Plan, Parks Master Plan, and opportunity zones.

Vice Mayor Caraballo discussed the undue burdensome issue with S.B. 180 and requested a draft of Staff's suggestions for the Comprehensive Plan, to which Council agreed.

Pat Tyjeski, Inspire Placemaking, provided a PowerPoint presentation. She reviewed who has been working on the updates, timeline from 2024-2026, updates included in the Comprehensive Plan, population projections, community input, and the overall changes. She also discussed housing unit capacity as well as the following elements: future land use, transportation, transportation concepts & increased accessibility, housing, infrastructure, conservation & coastal management, intergovernmental coordination, recreation & open space, economic development, capital improvements, public schools, and property rights. Ms. Tyjeski concluded her presentation by reviewing the next steps.

Council Pickett suggested changing "encouraged" to "required." Ms. Tyjeski explained, regarding S.B. 180, if they start requiring certain things, lawsuits will be started because of the burdensome issue. Councilman Pickett stated he was willing to fight that battle. Mayor Martin indicated that she noted the same suggestion, as she does not like "encourage." She stated this is where the Council can make the biggest impact and that she is willing to fight that battle as well. Ms. Tyjeski indicated that the wording could be changed.

Vice Mayor Caraballo stated the Board needs to make these decisions and reiterated her request for Staff's recommendations. She questioned how they were having a conversation with the public as they were going through these exercises. Ms. Tyjeski explained they held educational sessions with the public, where they discussed alternatives and strategies. Vice Mayor Caraballo spoke to affordability and expressed that they were not looking at the entire picture.

Vice Mayor Caraballo also questioned if copies were provided to the County and the TPO, for follow-up discussions and meetings. Ms. Tyjeski responded in the affirmative. Vice Mayor Caraballo stated she would like the Council to discuss the Comprehensive Plan with these entities, as she hoped the City would never have to annex. She explained that the border means nothing, because what is happening across the border will impact the City's service level. Vice Mayor Caraballo hoped that the City could partner with the County to ensure that their Comp Plans and visions are as close as possible for their regional transportation network.

Regarding 2.7.16, Connectivity and Future Acquisition, Vice Mayor Caraballo stated she supported this, but they needed to look at the future of connectivity. She indicated that as the City acquires land, she wants to be thinking what the transportation needs of the City will be in 20, 40, 50 years.

Regarding the roadway network, Mayor Martin added requiring the multi-modal facilities, sidewalks, and bike lanes, as they discuss this in the TPO for long range planning. She agreed the transportation needs will change as technology advances, so the City needs to get ahead of that going forward.

Planner Bridget Kean addressed the density issue. She noted Activity Center I is 25 dwelling units per acre, Activity Center II is 15 dwelling units per acre, multi-family is 11 dwelling units per acre, and the Southern Grover/Tradition area is 1 to 35 dwelling units per acre.

Vice Mayor Caraballo discussed how they have to look at density to be able to create affordability. She stated she wanted to have a conversation regarding this.

Mayor Martin indicated their plan and infrastructure study showed the City needed to make considerations for future growth. Regarding affordability and density, she stated they specifically designated Walton & One area for this and they should be putting policies in place and having those discussions now to be proactive.

- 6.b** Request for an Attorney/Client Session with the City Council
to Discuss Pending Litigation in the Matter of ACR Acquisition
LLC, v. City of Port St. Lucie, Case No. 2025-CA-001165.

[2026-570](#)

There being no discussion, Councilwoman Morgan moved to approve the Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC, v. City of Port St. Lucie, Case No.

2025-CA-001165. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 6.c** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC and Lewis Longman & Walker, v. City of Port St. Lucie, Case No. 2025-CA-001355.

[2026-571](#)

There being no discussion, Councilwoman Bonna moved to approve the Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition LLC and Lewis Longman & Walker, v. City of Port St. Lucie, Case No. 2025-CA-001355. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

7. Adjourn

There being no further business, the meeting was adjourned at approximately 9:58 AM.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk