

City of Port St. Lucie

City Council Workshop

Meeting Minutes - Draft

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, Councilman, District III

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Monday, November 18, 2024

9:00 AM

Council Chambers, City Hall

1. Meeting Called to Order

A Workshop of the City of Port St. Lucie City Council was called to order by Mayor Shannon Martin on November 18, 2024, at 9:00 a.m., at the Port St. Lucie City Hall, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon Martin
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Pledge of Allegiance

The City Clerk delivered the Invocation, and Mayor Martin led the assembly in reciting the Pledge of Allegiance.

4. Public to be Heard

No one signed up to speak during this portion of the Agenda.

5. New Business

5.a Hear Presentation of Planning and Infrastructure Study
Analysis

[2024-1048](#)

Director Mary Savage-Dunham introduced the Presentation and provided a brief historical overview of this item.

Laura Smith, Urban Analytics Director, GAI Consultants, presented the Planning and Infrastructure Study PowerPoint Presentation to the City Council. (Clerk's Note: A PowerPoint presentation was shown at this time.)

Mayor Martin noted the speed at which the study accounts for the City's growth and added that the influx of growth had happened sooner than what the prior studies had shown.

Vice Mayor Caraballo inquired if the numbers provided were at the highest density or if it was what was projected based on the Comp Plan, to which Ms. Smith responded that the results of their study were based on the historical activity of the City.

Adam Burghdoff, Principal Engineer, Kittleson & Associates, gave an overview of the roadway deficiencies resulting from the study area build-out. He discussed the impact of roadway segments.

Mayor Martin expressed concern over the lack of road right away for the City to acquire in the future.

Vice Mayor Caraballo commented on the overall cost of maintenance for the additional roadway.

Ms. Smith provided an overview of the City's fiscal benchmarking and fiscal impact with and without voluntary annexation in the study area based on build-out.

Mayor Martin added that impact and mobility fees offset the cost of development and do not pay for the development.

Ms. Smith gave the City Council a long-term plan for a comprehensive policy such as development agreements, implementation plan only, park impact fees, prop share program for mobility impacts, road and mobility impact fees, special assessment districts, and special plans. She discussed that they were developing an analytical tool to evaluate the potential financial impact of development to the City. Ms. Smith discussed the conclusions of the study analysis.

Councilman Pickett stated he would like to share the study presented with the St. Lucie County Commissioners.

Councilwoman Morgan discussed the development concentration map and questioned that St. Lucie West was not listed on the map, to which Ms. Smith stated that they looked at St. Lucie West as already being an

improved area. She indicated that the deficiencies they reviewed would occur as a result after those improvements had already been made. Ms. Smith added that they took into consideration the 2045 Long Range Plan had it been fully built and implemented as described.

City Manager Merejo inquired if there would be a larger impact if a roadway was eliminated in the Southwest Annexation area, to which Ms. Smith responded in the affirmative.

Mayor Martin stated that the TPO was already working on the 2050 Long Range Plan.

Councilman Bonna commented on the level of service provided by the City.

Vice Mayor Caraballo agreed with Councilman Pickett and believed the County Commissioners should review this presentation during the next Joint Meeting. She indicated she would like the presentation shared with Peter Buchwald from the St. Lucie Transportation Planning Organization. Vice Mayor Caraballo said she would like to generate a Development Impact Statement per Development if a voluntary annexation came forward so that the residents could understand the net positive impact financially versus if they were not annexed.

Councilwoman Morgan agreed to share the report with St. Lucie County and encouraged collaboration.

Mayor Martin echoed Councilwoman Morgan's comments about continuing to work with St. Lucie County partners.

Director Savage-Dunham provided the City Council with the Staff Recommendations.

Under discussion, Vice Mayor Caraballo discussed workforce housing. Vice Mayor Caraballo moved to accept the Planning Infrastructure Study Analysis with Staff Recommendations. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

5.b Update Allocations to Projects Funded by the American Rescue Plan (ARPA)

[2024-1141](#)

Sabrina McLeod, Project Coordinator, presented the City Council with a PowerPoint Presentation of the Allocations to Project Funded by the American Rescue Plan (ARPA).

Vice Mayor Caraballo inquired if there would be any issues with the ARPA funding with the new administration changes, to which Kate Parmelee, Deputy City Manager, stated the need to continue to follow the State Statute to comply with the guidelines.

The City Manager Merejo thanked the City Staff for the allocation of funds.

There being no further discussion, Councilman Bonna moved to approve the Updated Funding Allocations as presented and allocate any funds from projects under budget to the Culvert and Swale Improvement Project. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

6. Adjourn

There being no further business, the meeting adjourned at 10:24 a.m.

Sally Wash, City Clerk

Daisy Ruiz, Deputy Clerk