

City of Port St. Lucie

Special City Council

Meeting Minutes - Draft

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

Monday, August 25, 2025

2:00 PM

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 August 26, 2025, at 2:07 p.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

Councilwoman Stephanie Morgan

Councilman Dave Pickett

3. Pledge of Allegiance

Mayor Martin led the assembly in the Pledge of Allegiance.

4. Public to be Heard

Tiffany Johnson spoke regarding the AVC contract and spraying for aquatic vegetation control.

Walter Karpinia spoke regarding the ordinance for shutters on commercial buildings.

Vice Mayor Caraballo inquired as to how the shutters were being enforced if the shutters were up overnight. She informed the Public that there would be a future Workshop regarding aquatic control contracts; she added that the latest fish kill was not related to spraying. Councilman Bonna informed the Public that he would be hosting a District 3 Townhall meeting at Lifeshift Church on August 27, 2025, at 6:00 p.m. Councilman Pickett urged staff to mirror the County's ordinance on commercial shutters for consistency. Councilwoman Morgan urged staff to follow the Fire District's code for shutters.

5. New Business

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

[2025-724](#)

Mayor Martin explained what a mobility plan and fee were, explained the changes in law & explained that staff needed feedback from the City Council. She informed the Public that there would be future meetings with stakeholders but this meeting would give staff clarification on revisions to the City's mobility plan and fee schedule. Directorge Dunham, Planning & Zoning Director, stated that staff needed feedback and direction from the City Council to move forward on finalizing the analysis and supporting documents. She then introduced Jonathan Paul, NUE Urban Concepts. Mayor Martin clarified that the City would feel the effects and will need to properly plan for the future County developments. Councilman Pickett stated that he was not in favor of the Del Rio extension and added that the Crosstown-Del Rio road, parallel to the Community Center extension, ran through a Kolter Development, therefore the developer should build & fund it. Mr. Paul replied that there were no other parallel roads and by connecting Del Rio it would reduce the traffic. Councilman Pickett and Vice Mayor Caraballo requested a study to be completed on the Del Rio extension. Vice Mayor Caraballo & Mayor Martin stated that the City Council would need to take a closer look and have a holistic discussion, at a workshop, on the roads in the plan to understand how residents will move around.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Paul explained the purpose of the workshop and discussed the Mobility Plan, related legislation, City projects, and the Fee Schedule. The City Council informed the public that agencies were seeking "shovel-ready" projects and noted that design plans were very costly. They further explained that grant funding was available only for new projects, not for maintenance. The City Council discussed that the NE Bypass should not divide River Place, noted that wetland mitigation would be extremely costly, and added that constructing the road under the powerlines would make coordination with FPL challenging. Councilman Pickett moved to remove the proposed NE Bypass from the 2040-2050 plan. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote

A break was called at 3:30 p.m., and the meeting resumed at 3:45 p.m.

Councilwoman Morgan questioned the proposed underpass located near the turnpike in the 2050 plan. Mr. Paul noted there was potential room to make improvements on the south side of the C-24 canal and noted that staff might be able to coordinate with FDOT, as the agency was currently widening and improving the turnpike. Vice Mayor Caraballo suggested holding a City Council workshop to review the 2040 Plan road by road and then direct staff to conduct P&E studies; she added that roads in the plan could be modified. Mr. Paul and the City Council discussed how the

removal/addition of roads will affect the fee. Mr. Paul provided an overview of the Mobility Fee, including the background, the existing and future assessment areas, the current and revised benefit districts, and the potential Mobility Fees. The City Council and Mr. Paul discussed Mobility Fee credits. Vice Mayor Caraballo said that she was interested in customizing the fee depending on the activity of the area.

Mayor Martin opened the Public Hearing; she called multiple names to no availability.

Greg Dalessio was opposed to the Del Rio expansion and spoke about affordability issues within the City.

Diane Goldberg spoke about Greenways and felt that they should not be placed near backyards. She suggested that the City consider tree species since they had different growth/height requirements.

Debra Frazier stated that she would email questions to the City Council.

Patrick Dayan, St. Lucie County Public Works Director, stated that he would provide a letter for Council review & he urged the City to keep County roads out of the mobility plan.

Austin Burr, Greenpointe Developers, spoke regarding affordability within the City as well as developer site related roads.

Chris Prisco spoke regarding affordability within the City.

Mayor Martin closed the Public Hearing. Staff and Mr. Paul requested consensus on the following questions: 1. Include or Exclude Developer Site Related Roads (Lane 1 & 2)? 2. Phase in County owned Roads upon expiration or termination of the ILA in 2027 or exclude them completely. 3. Do we include the west assessment area/benefit area? 4. Should we assume additional funding to lower fees? 5. Are there changes to be made to Mobility Plan projects? 6. Is there direction on phasing increases? If so, over how many years?

Councilwoman Morgan stated that she would not give any direction on the questions until she attended the stakeholder workshop and gathered more information. Under Question #1, there was City Council consensus to remove the developer site related roads. Under Question #2, there was City Council consensus to exclude the County owned roads. Under Question #3, there was City Council consensus to include the west assessment area/benefit area. Under Question #4, there was City Council

consensus to assume additional (conservative & accurate) funding tied to the TPO. Under Question #5, there was City Council consensus to make changes over time to the plan, but currently there were no major changes needed. Under Question #6, there was City Council consensus to establish a 4-year phasing plan except for the West assessment.

6. Adjourn

There being no further business, the meeting was adjourned at 5:11 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk