

**City of Port St. Lucie**  
**Community Redevelopment**  
**Agency**

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

**Meeting Minutes - Draft**  
Shannon M. Martin, Chairman

Jolien Caraballo, Vice Chairman, District IV  
Stephanie Morgan, Councilwoman, District I  
Dave Pickett, Councilman, District II  
Anthony Bonna, Councilman, District III

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**Monday, March 25, 2024**

**5:30 PM**

**Council Chambers, City Hall**

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1. Meeting Called to Order

A Regular Meeting of the Community Redevelopment Agency of the City of Port St. Lucie was called to order by Chair Martin on February 12, 2024, at 5:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call and Determination of Quorum

Members Present:

Chair Shannon Martin

Vice Chair Jolien Caraballo

Stephanie Morgan

Anthony Bonna

Members Not Present:

Dave Pickett

3. Pledge of Allegiance

Chair Martin led the assembly in the Pledge of Allegiance.

4. Additions and Deletions to the Agenda and Approval of the Agenda

There being no additions or deletions to the Agenda, Vice Chair Caraballo moved to approve the Agenda. Mr. Bonna seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mr. Pickett was not present to vote on this item.)

5. Approval of Consent Agenda

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- 5.a** Approval of the November 27, 2023 Community Redevelopment Agency Meeting Minutes [2024-001](#)
- 5.b** CRA Annual Report for FY 2022-23 [2024-260](#)

### Approval of the Consent Agenda

There being no discussion, Mr. Bonna moved to approve the Consent Agenda. Mrs. Morgan seconded the motion, which passed unanimously by voice vote. (Clerk's Note: Mr. Pickett was not present to vote on this item.)

### 6. Public to be Heard

Stefan Obel presented to the Agency to review the 250 vacant lots/properties shown on their screen as potential affordable housing located inside the Portofino Isles community near Gatlin Boulevard. (Clerk's Note: The St. Lucie County Property Appraiser's Office Website was shown at this time.)

Vice Chair Caraballo thanked Stefan Obel for his comment and noted it would be best to have the City Manager review the ownership of those properties. The City Manager stated he would research the matter and report back to the Agency.

Mr. Obel stated the taxes on those properties have not been paid. Chair Martin stated they would have to review for liens.

### 7. New Business

- 7.a** Project Updates on Community Redevelopment Areas [2024-263](#)

Frank Knott, CRA Project Manager, presented the project updates of the Community Redevelopment Areas. (Clerk's Note: A PowerPoint Presentation was shown at this time.) He provided the Agency with an overview of the City Center, The Port District and Southern Grove. The Agency discussed the EV (Electric Vehicle) charging stations. Vice Chair Caraballo added that a future discussion of EV charging stations and what that looks like in the City. Mrs. Morgan stated that she would not want City of Port St. Lucie taxpayer funds to be utilized for the EV charging stations. The City Manager and Chair Martin noted that it would require a deeper discussion on the City's profitability regarding EV charging stations. Mr. Knott continued to provide the project updates.

Jennifer Davis, CRA Director discussed the renaming of City Center and reviewed the short list of potential new names for City Center. Chair Martin indicated that she liked the name One Walton. She stated she did not like any name containing "eastside" or anything that suggests a station as the City would not be getting a train stop. Mr. Bonna asked Sarah Prohaska, Communications Director, about the potential name discussed during the Citizen Summit. She stated "Ever" to explain that this would be the next

happily ever after. Director Prohaska noted that she was thinking more on names that start with the letter “e”. She also suggested “The Beat” and added that her favorite was “One Walton” or “Walton and One”. Mr. Bonna stated that he liked “One Walton” but added that he also liked “Heartside” and “Lucia”. Vice Chair Caraballo stated that she liked “Walton and One” or “One Walton” and it would depend on the branding vision created. She stated she liked “Lucia” and “Heartside”. Mrs. Morgan stated that she originally liked “St. Lucie East”, she added that she did not feel the love for “One and Walton” or “Walton and One”. She reported she liked “Lucia” and researched the word “Renaissance”. Mrs. Morgan advised she could agree with “Walton Commons”. Ms. Davis stated that “Renaissance” had been previously discussed and listed; however, the branding team and Northstar reported that the name was too commonly used. Chair Martin advised that she did not want to decide on the name without Mr. Pickett being present. Director Davis advised Mr. Pickett to continue with a name that included “East”. Vice Chair Caraballo advised she would like to review marketing and branding materials. Director Davis stated that the Agency discussed the following names as their top picks: “Walton and One”, “One Walton”, “Lucia”, “Heartside” and “St. Lucie East”. She stated they could provide branding/marketing materials for the Agency to review.

Director Davis inquired if the Agency would like to seek public input regarding the renaming of the City Center, to which Chair Martin stated she would prefer to review the branding/marketing materials prior to deciding.

It was the consensus of the City Council to have Communication Department provide the Council with marketing samples based on the top five names discussed: One Walton, Walton and One, Heartside, Lucia, and St. Lucie East.

Director Davis provided the Agency with an update and overview of visuals of the upcoming River Food Garden. (Clerk’s Note: A PowerPoint Presentation was shown at this time.)

8. Other Issues by Board Members

There was nothing scheduled under this portion of the Agenda.

9. Adjourn

There being no further business, the meeting was adjourned at 6:05 p.m.

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Sally Walsh, City Clerk

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Daisy Ruiz, Deputy City Clerk