

City of Port St. Lucie

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



Meeting Agenda

2601 SE Morningside Blvd, Port St. Lucie, FL 34952

Wednesday, November 19, 2025

1:30 PM

The Saints Golf Course

Citizen's Advisory Committee

Lynette Lockwood, Chair

Michael Bernard, Vice Chair

Raymond Pezzi, Member

Christy Romano, Member

Ingrid Sarmiento, Member

James Abbott, Member

Harry Williams, Alternate

Gabby Rothman, Alternate

1. **Call to Order**
2. **Roll Call**
3. **Determination of Quorum**
4. **Approval of Minutes**
 - 4.a September 17, 2025 Citizen's Advisory Committee Meeting Minutes. [2025-989](#)
5. **Public to be Heard**
6. **New Business**
 - 6.a Approve the 2026 Committee Meeting Schedule (CAC) [2025-909](#)
 - 6.b Review PSL in Progress [2025-995](#)
 - 6.c Saints Quarterly Report - FY 24/25 Annual Report [2025-1121](#)
7. **Unfinished Business**
8. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.



Agenda Summary

2025-989

Agenda Date: 11/19/2025

Agenda Item No.: 4.a

Placement: Minutes

Action Requested: Motion / Vote

September 17, 2025 Citizen's Advisory Committee Meeting Minutes.

Submitted By: Jasmin Padova, Executive Assistant.

Executive Summary: September 17, 2025, meeting minutes.

Presentation Information: N/A.

Staff Recommendation: Move that the Committee review and approve the September 17, 2025, meeting minutes.

Alternate Recommendations:

1. Move the Committee amend the recommendation and approve the meeting minutes.
2. Move that the Committee not approve the minutes and provide staff direction.

Attachments: September 17, 2025, minutes.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

City of Port St. Lucie
Citizen's Advisory Committee
Meeting Minutes - Draft

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

Lynette Lockwood, Chair
Michael Bernard, Vice Chair
Raymond Pezzi, Member
Christy Romano, Member
Melony Zaravelis, Member
Ingrid Sarmiento, Member
James Abbott, Member
Harry Williams, Alternate
Gabby Rothman, Alternate

CAC

Wednesday, September 17, 2025	1:30 PM	Room 366, City Hall
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1. Call to Order

A Regular Meeting of the CITIZEN'S ADVISORY COMMITTEE of the City of Port St. Lucie was called to order by Vice Chair Bernard on September 17, 2025, at 1:38 p.m., at Port St. Lucie City Hall, Room 366, 121 Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Michael Bernard, Vice Chair
Raymond Pezzi
Ingrid Sarmiento
James Abbott
Christy Romano
Harry Williams, Alternate
Gabby, Rothman, Alternate

Members Not Present:

Lynette Lockwood, Chair (excused)
Melony Zaravelis (excused)

3. Determination of Quorum

The Vice Chair determined that there was a quorum.

4. Approval of Minutes

4.a August 20, 2025 Citizen's Advisory Committee Meeting
Minutes.

[2025-861](#)

There being no discussion on the minutes, Ms. Sarmiento moved to approve the minutes. Mr. Abbott seconded the motion, which passed unanimously by voice vote.

5. Public to be Heard

There was nothing heard under this item.

6. New Business

6.a FY2025-26 Proposed Budget for Adoption

[2025-862](#)

(Clerk's Note: A PowerPoint was shown at this time.) Caroline Sturgis, Office of Management & Budget Director, provided a brief overview of the FY25/26 Budget. She explained the provisions and feedback from the City Council.

Mr. Pezzi inquired about the uncompleted projects. Ms. Sturgis explained that project timelines could take approximately 24 months to complete and noted that funds are encumbered for each project. Mr. Pezzi further asked how staff addressed inflation costs. Ms. Sturgis responded that reserves and undesignated fund policies were in place, and departments could reallocate funds by deferring certain projects to cover inflationary increases in others. Staff and the Committee reviewed the new site, www.cityofpsl.com/pslinprogress. She stated that the Finance & OMB departments had won numerous awards for their reports and had increased the City's bond rating.

Ms. Sturgis stated that while the City lowered the millage rate, residents may not see the reduction due to multiple taxing agencies. The Committee and staff discussed the potential removal of property taxes. She also explained how taxable value is assessed.

7. Unfinished Business

There was nothing heard under this item.

8. Adjourn

Ms. Rothman moved to adjourn the meeting. Ms. Sarmiento seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 2:50 p.m.

Lynette Lockwood, Chair

Shanna Donleavy, Deputy City Clerk



Agenda Summary

2025-909

Agenda Date: 11/19/2025

Agenda Item No.: 6.a

Placement: New Business

Action Requested: Motion / Vote

Approve the 2026 Committee Meeting Schedule (CAC)

Submitted By: Jasmin Padova, Executive Assistant

Executive Summary: Approve the proposed committee meeting scheduled for 2026

Presentation Information: Stephen Okiye, Finance Director.

Staff Recommendation: Move that the Committee approve the 2026 meeting schedule.

Alternate Recommendations:

1. Move that the Committee amend the recommendation and approve the amended schedule.
2. Move that the Committee provide staff direction.

Attachments: Proposed meeting schedule

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Citizens Advisory Committee 2026 Proposed Schedule

3rd Wednesday of the month at 1:30

January 21

February – No meeting (City Council Workshop)

March 18

April 15

May 20

June 17

July - No meeting (City Council Workshop)

August 19

September 16

October 21

November 18

December – No meeting



Agenda Summary

2025-995

Agenda Date: 11/19/2025

Agenda Item No.: 6.b

Placement: New Business

Action Requested: Discussion

Review PSL in Progress

Submitted By: Jasmin Padova, Executive Assistance

Executive Summary: PSL in Progress is a dynamic new website that highlights projects across the City, from traffic improvements and vibrant new parks to drainage system upgrades and revitalized neighborhoods.

Presentation Information: Avi Monina, Innovation Strategist with the Communication Department

Staff Recommendation: Move that the Committee hear the presentation.

Attachments: N/A

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Agenda Summary

2025-1121

Agenda Date: 11/19/2025

Agenda Item No.: 6.c

Placement: New Business

Action Requested: Discussion

Saints Quarterly Report - FY 24/25 Annual Report

Submitted By: Summary by Jasmin Padova, Executive Assistant. Presentation by Keith Bradshaw, Golf Course Administrator.

Executive Summary: Keith Bradshaw will provide the Saints Golf Course Annual Report.

Presentation Information: N/A.

Staff Recommendation: Move that the Committee hear the staff presentation.

Alternate Recommendations:

1. Move that the Committee amend the recommendation and hear the presentation.
2. Move that the Committee decline to hear the presentation and provide staff direction.

Attachments: FY 24/25 Annual Report Report.

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**Presentation to the Citizen's Advisory Committee
November 19, 2025
Saints Annual Report for FY 2024/2025**

Saints Highlights for FY 24/25



(A Record Year)

Saints Highlights for FY 24/25 (A Record Year)

Heavy customer traffic experienced with:

- Record Rounds, 70K+
- Record Total Annual Revenues (\$2.7M)
- Record Range Revenue (\$183K)
- Record Retail Sales (\$170K)
- Record F&B Revenue (\$106K)



Saints Highlights for FY 24/25

- Completed several cart path repairs, with pull-up area enhancements



Saints Highlights for FY 24/25

- Completed enhancements of the driving range hitting area



Saints Highlights for FY 24/25

- Completed Pump House upgrade with new Fertigation System



Saints Highlights for FY 24/25

- Completed the addition of sub-surface drainage throughout the golf course



Saints Highlights for FY 24/25

- Completed several bunker upgrades, with new drainage systems

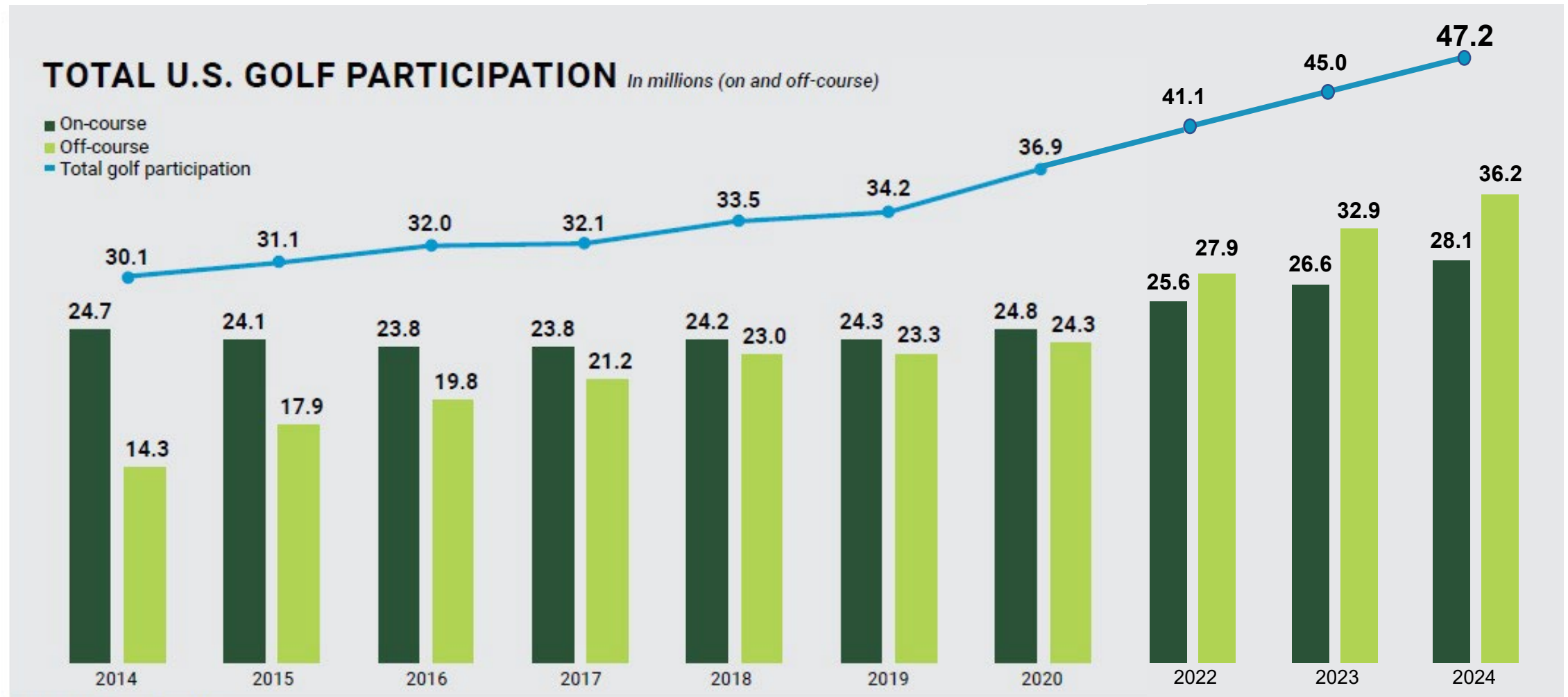


Golf Market for FY 24/25



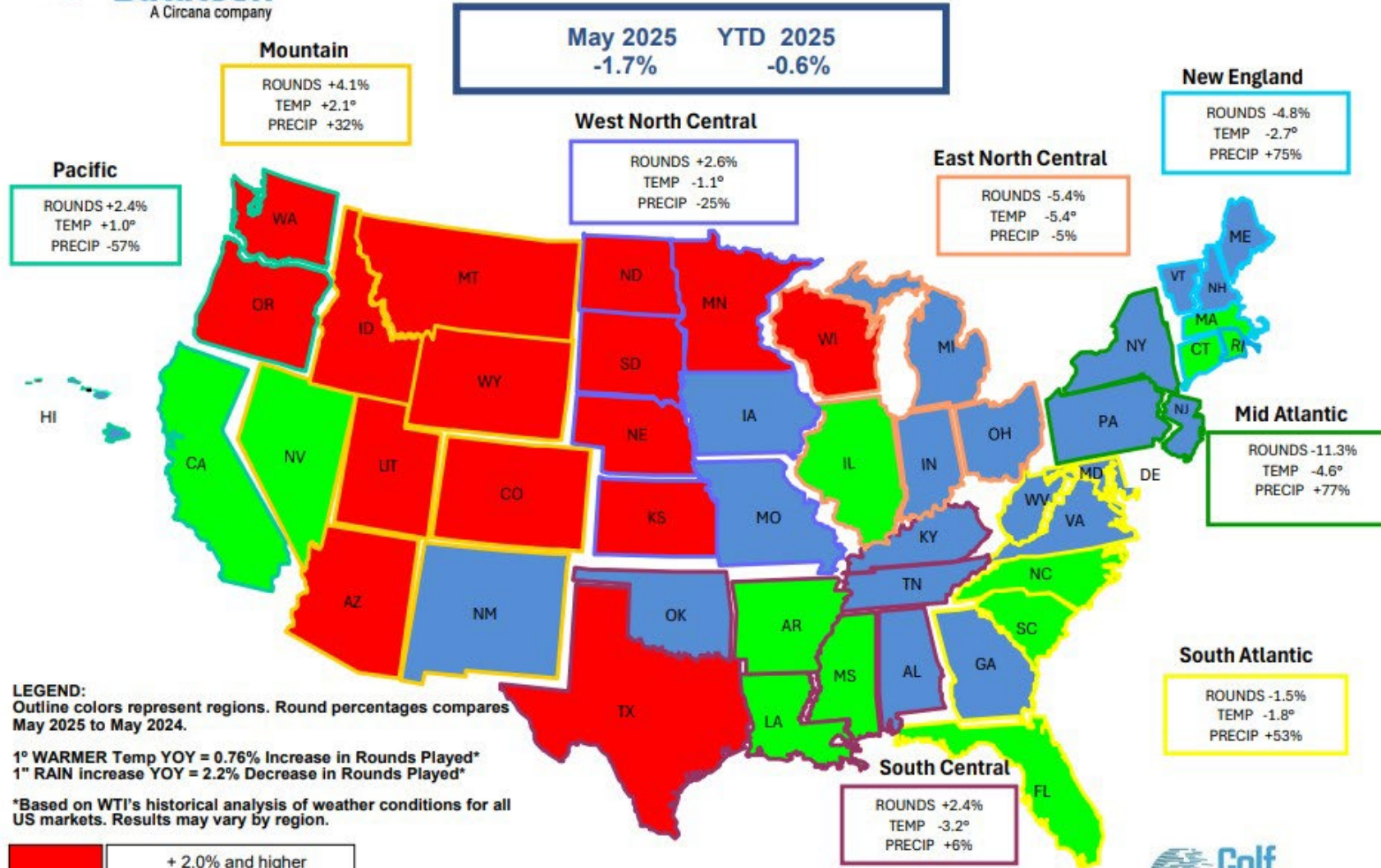
Golf Market Data and Statistics

(NGF 2025 Report)



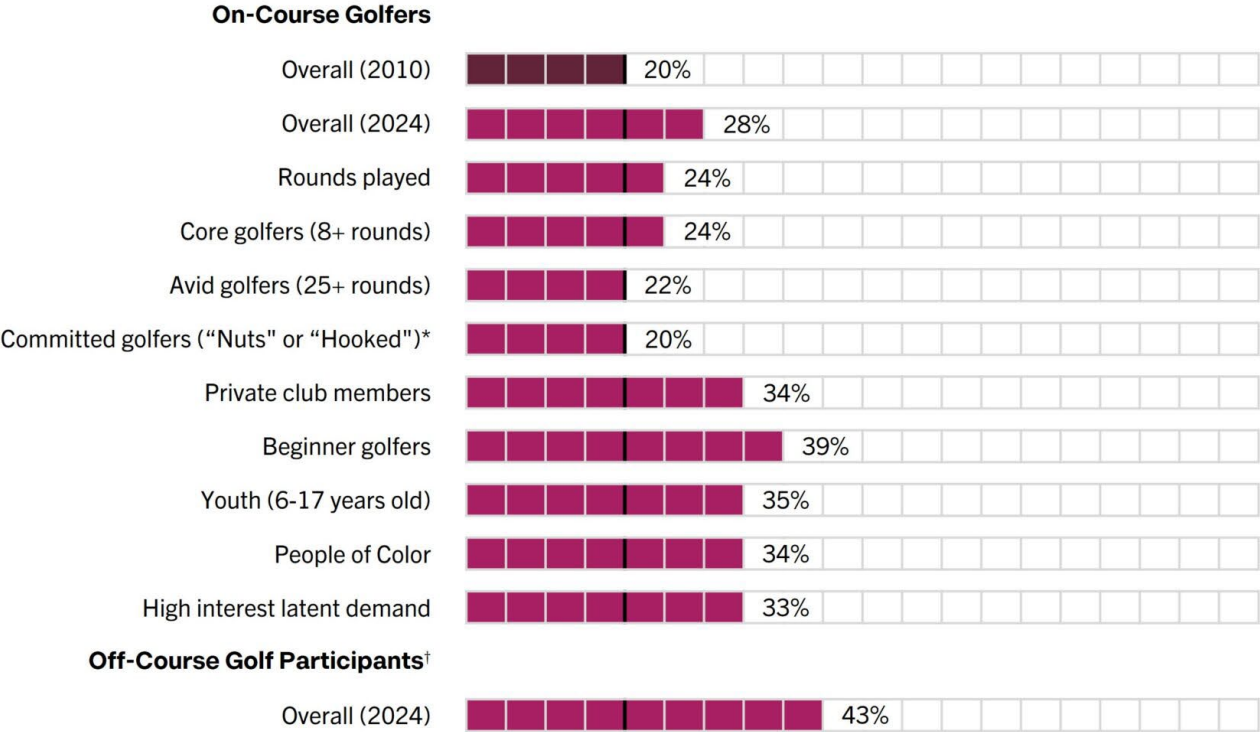
Source: National Golf Foundation

National Rounds Played Report



Women's Growing Influence in Golf

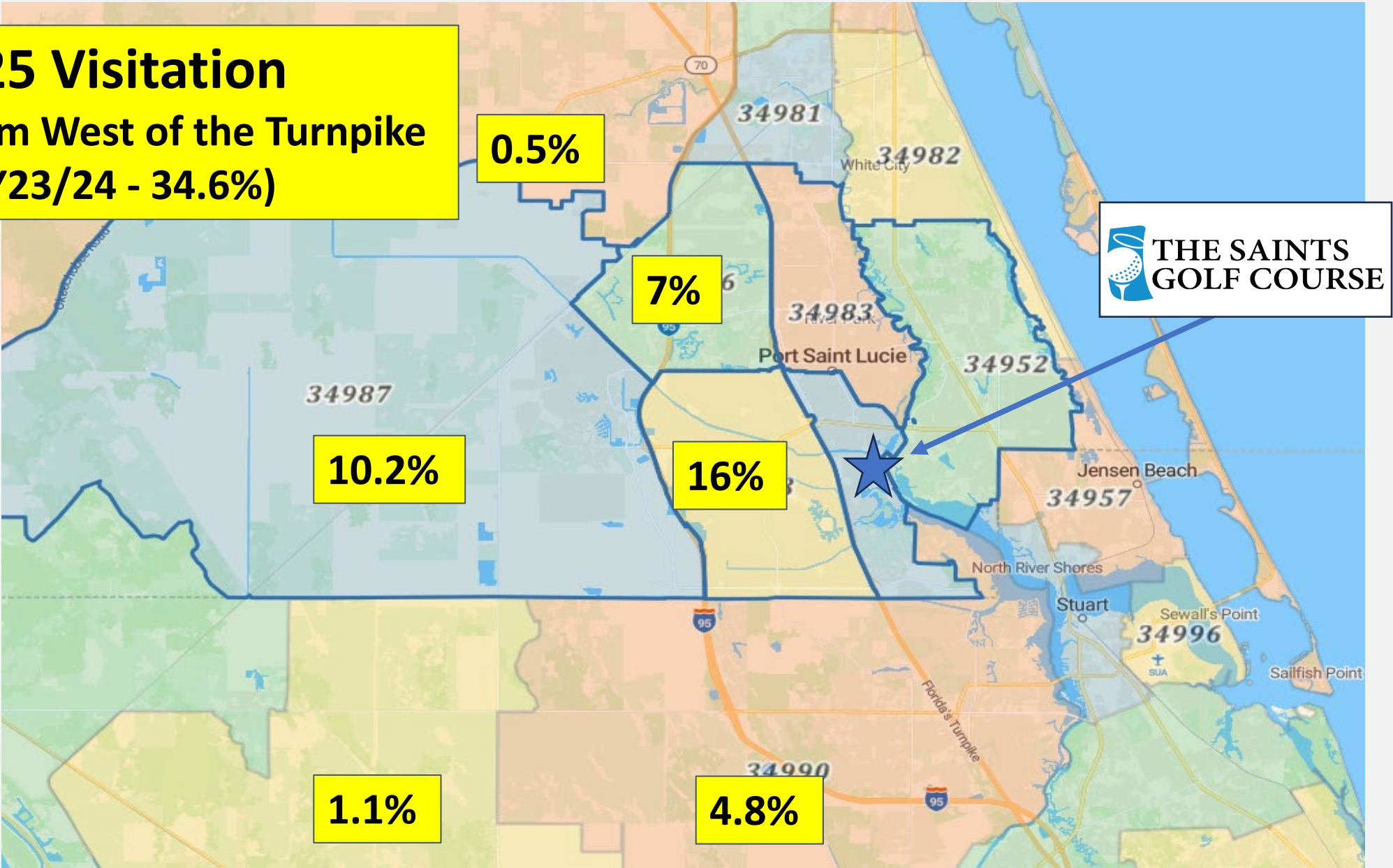
Female Representation (%) Across Key U.S. Participant Segments



Source: National Golf Foundation (2024 data)
June 2025

* Committed golfers are those who describe themselves as either golf 'nuts' (love playing and it's their favorite activity) or 'hooked' (playing golf is one of their favorite things to do)
† Off-course golf participants include those who participated at a driving range, golf-entertainment venue or indoor simulator in the past 12 months
This graphic can only be republished in its original form. Data herein cannot be visually repurposed without permission from NGF

FY 24/25 Visitation
39.6% from West of the Turnpike
(4th Qtr FY23/24 - 34.6%)

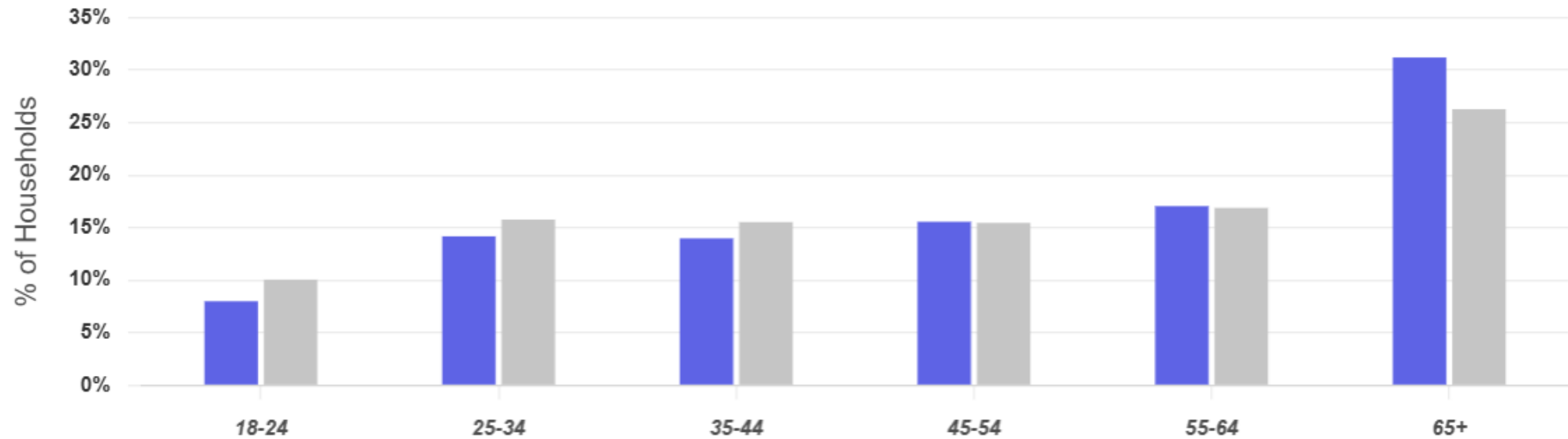


FY 24/25 Visitation
Median Age = 46.2
(4th Qtr FY23/024 – 47.0)



Age

Saints Golf Course at Psl
SE Morningside Blvd, Port Saint L...
Florida



Oct 1st, 2024 - Sep 30th, 2025 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Saints Financials for FY 24/25



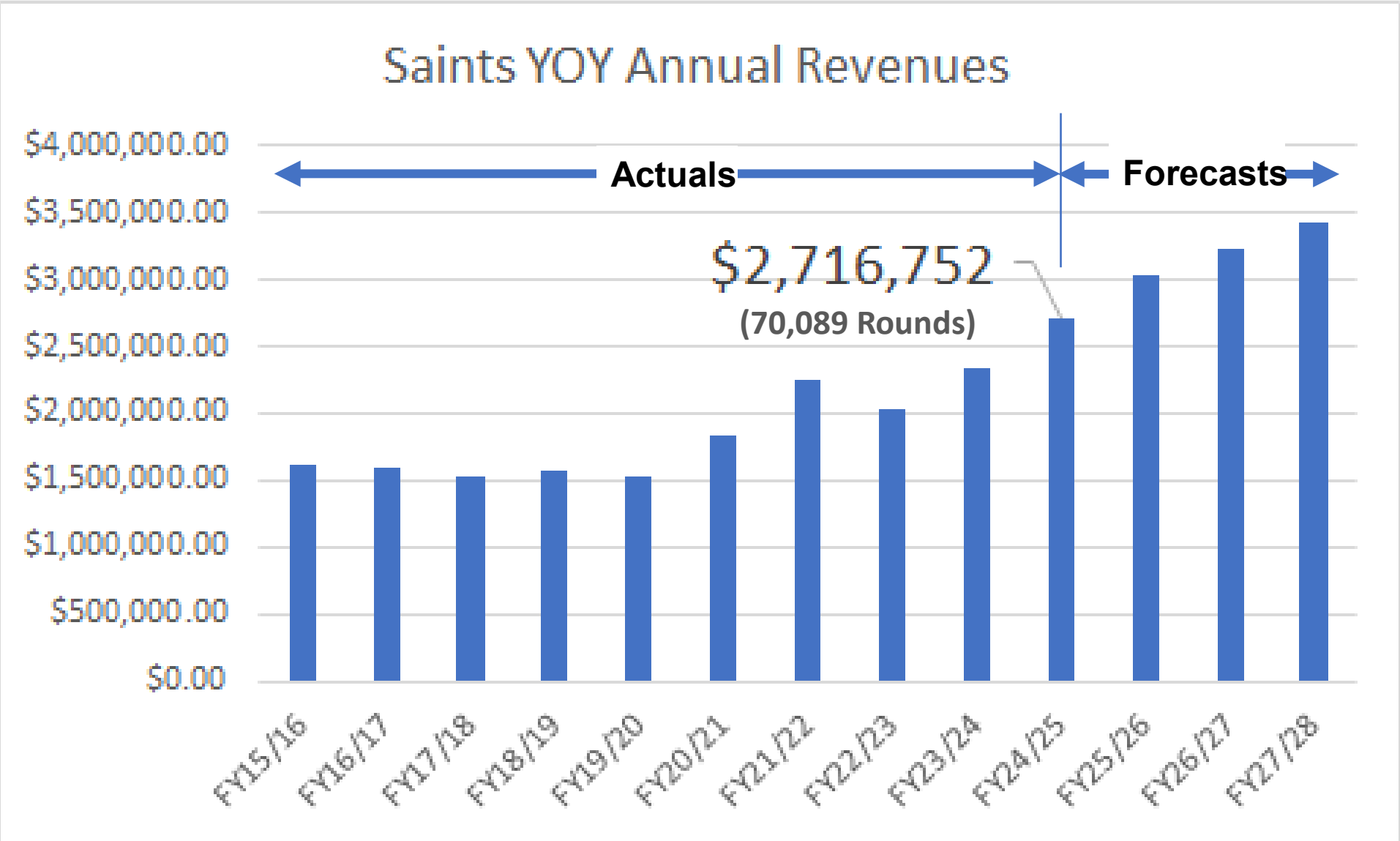
Saints Financials FY 24/25

 THE SAINTS GOLF COURSE	1st Qtr FY 2024-2025	2nd Qtr FY 2024-2025	3rd Qtr FY 2024-2025	4th Qtr FY 2024-2025	Fiscal Year Revenue Totals		Budget / YTD%	
	Oct/Nov/Dec	Jan/Feb/Mar	Apr/May/Jun	Jul/Aug/Sep	FY 2024-2025 YTD	FY 2023-2024 Totals	FY 2024-2025 BUDGET	YTD % of Budget
Rounds	15,503	21,092	18,372	15,122	70,089	64,153	64,000	109.5%
Green Fees	\$396,847	807,780	526,784	327,366	\$2,058,776	\$1,762,913	\$1,822,907	112.9%
Cart Fees	\$1,058	4,887	3,929	1,212	\$11,085	\$17,864	\$14,000	79.2%
Memberships	\$19,695	35,815	13,650	6,255	\$75,415	\$70,790	\$75,000	100.6%
Range Fees	\$40,368	58,289	45,367	39,244	\$183,269	\$113,887	\$120,000	152.7%
Lessons	\$13,247	28,718	14,635	15,905	\$72,505	\$75,111	\$90,000	80.6%
Merchandise	\$44,547	52,364	48,684	25,339	\$170,934	\$170,893	\$165,000	103.6%
Other	\$3,323	6,305	8,216	19,943	\$37,787	\$42,385	\$68,139	55.5%
Inter fund & CFWD					\$0	\$199,000	\$649,000	0.0%
Total Golf Revenue	\$519,085	994,158	661,265	\$435,264	\$2,609,772	\$2,452,842	\$3,004,046	86.9%
Restaurant Comm	\$24,605	28,272	27,555	26,548	\$106,980	\$74,559	\$100,000	107.0%
Total Revenue	\$543,690	1,022,429	688,820	\$461,812	\$2,716,752	\$2,527,402	\$3,104,046	87.5%

Saints Monthly Revenue Exceptions YOY - “Monthly Record Revenues”

Saints Monthly Revenue Records YOY					
	2021	2022	2023	2024	2025
Jan		✓	✓	Drainage	✓
Feb		✓	✓	✓	✓
Mar	✓	✓	✓	✓	✓
Apr	✓	✓	↑	✓	✓
May	✓	✓	I	✓	✓
Jun	✓	Rain	I	✓	✓
Jul	✓	✓	I	✓	✓
Aug	✓	✓	Drainage	✓	✓
Sep	✓	✓	Project	✓	✓
Oct	✓	✓	I	Hurricane	✓
Nov	✓	✓	I	✓	
Dec	✓	Rain	↓	✓	

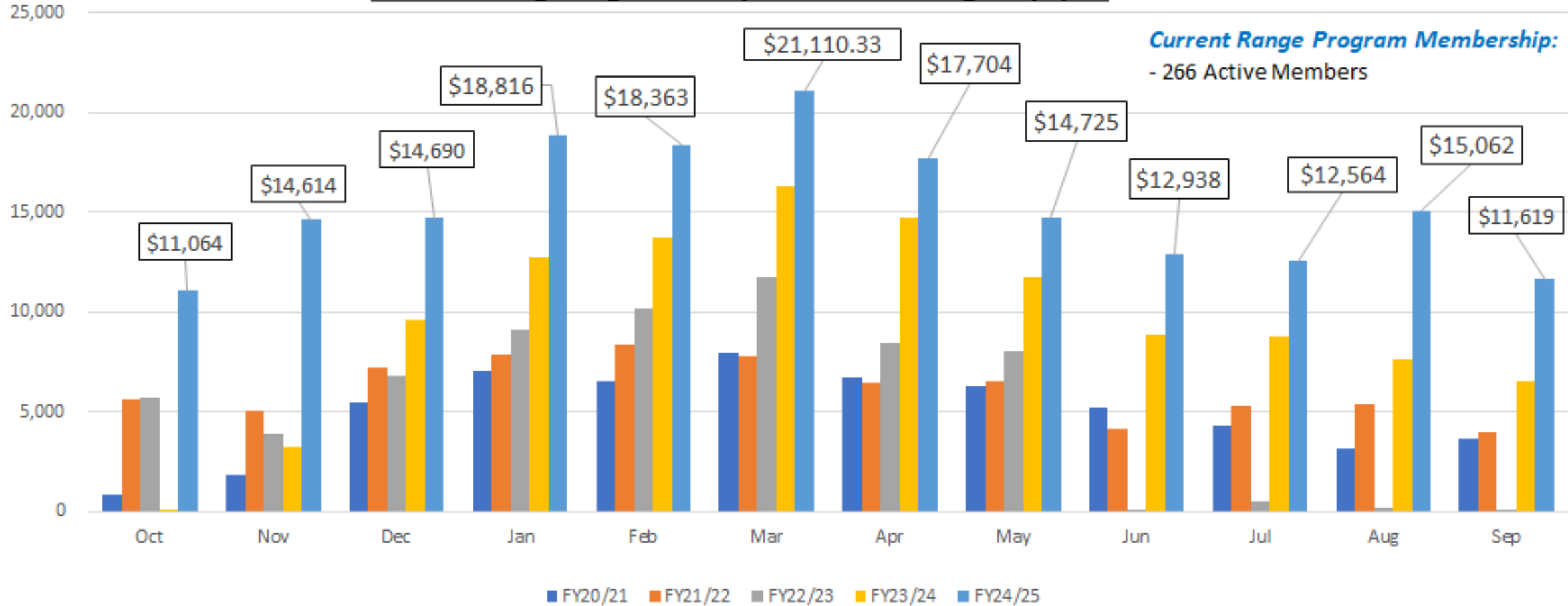
Saints Financials FY 24/25



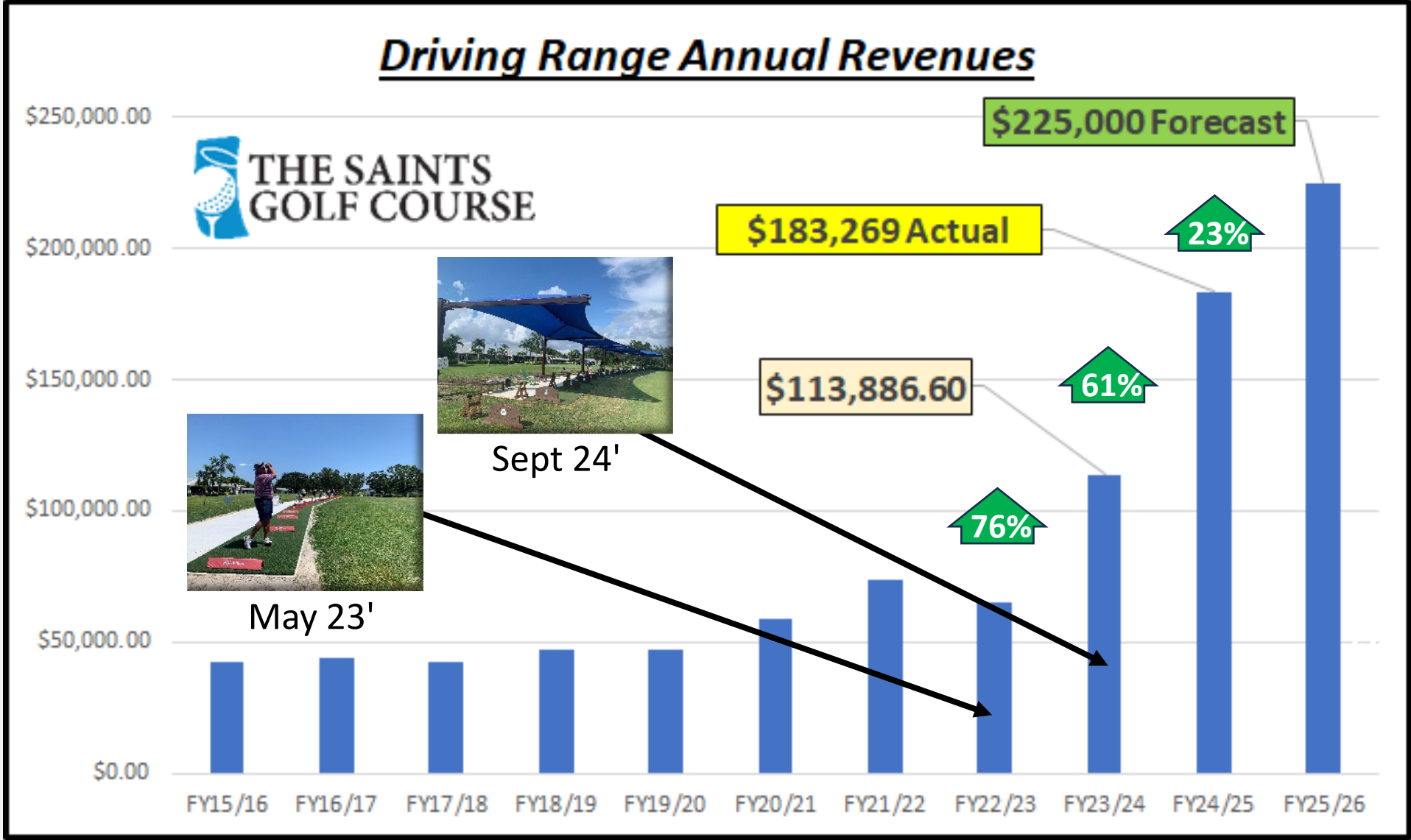
Saints Financials FY 24/25

Saints Driving Range Monthly Revenues Through 10/1/25

Current Range Program Membership:
- 266 Active Members



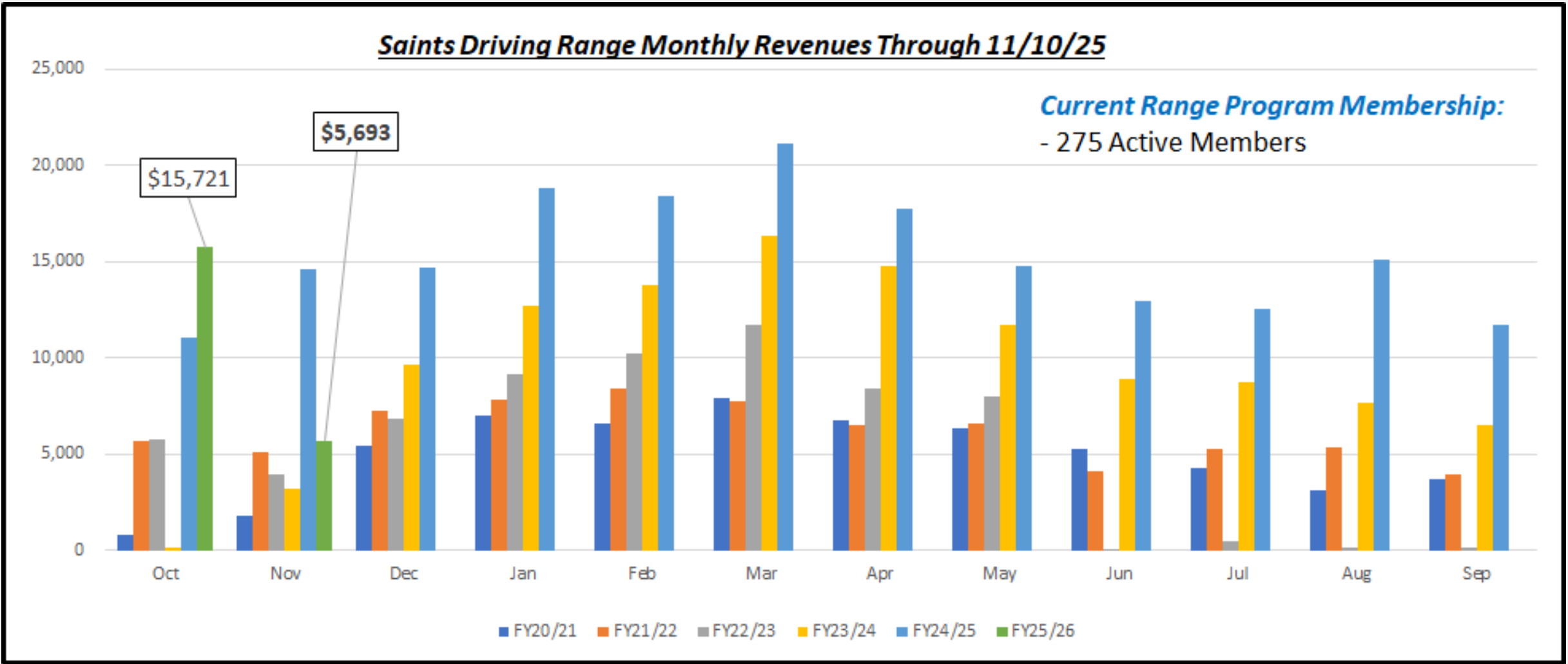
Saints Financials FY 24/25



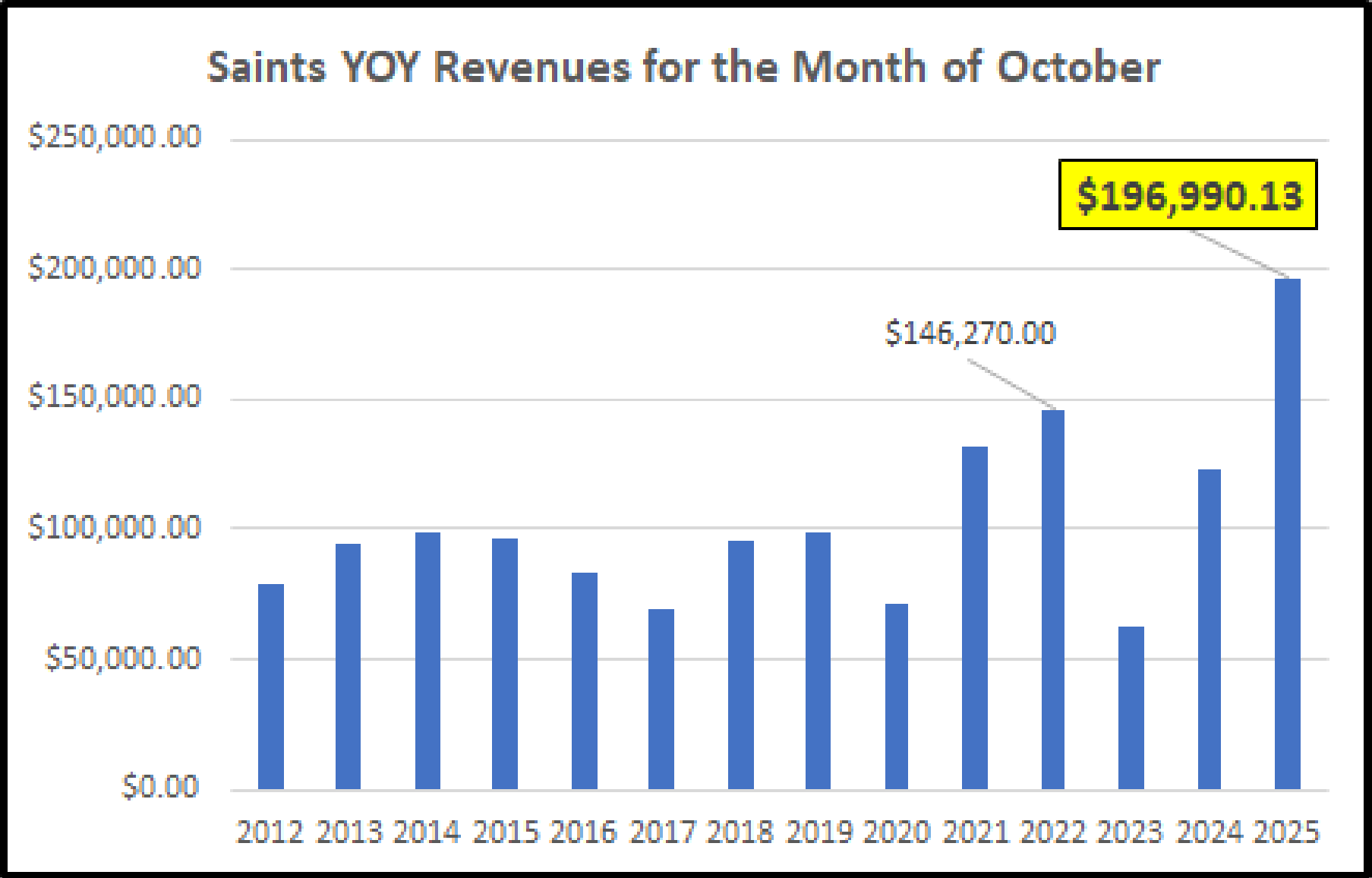
Saints Financials FY 25/26

Saints Driving Range Monthly Revenues Through 11/10/25

Current Range Program Membership:
- 275 Active Members



Saints Financials FY 25/26

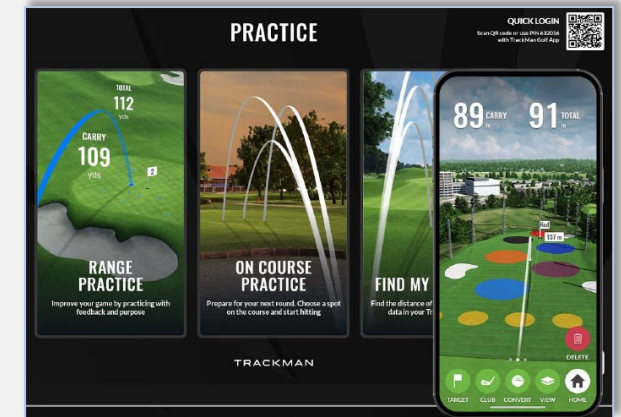


Financials/Forecast as of 10/1/25

Saints Operations Performance		FY 2024-2025 Budget	FY 2024/2025 Forecast	FY 2025/2026 Forecast	FY 2026/2027 Forecast	FY 2027/2028 Forecast
Rounds	Total Rounds	64,000	70,000	71,000	72,000	74,000
	Golf Revenue	\$2,355,046	\$2,657,839	\$2,917,509	\$3,200,000	\$3,500,000
	Restaurant Revenue	\$100,000	\$106,400	\$110,000	\$120,000	\$130,000
	Inter Fund (City Subsidy)	\$199,000	\$199,000	\$199,000	\$199,000	\$199,000
	CIP Funds (City Subsidy)	\$450,000	\$450,000	\$350,000	\$350,000	\$350,000
Revenue	Total Revenue	\$3,104,046	\$3,413,239	\$3,576,509	\$3,869,000	\$4,179,000
Payroll	Total Payroll Expense	\$929,711	\$840,000	\$948,179	\$986,106	\$1,025,550
7250	Golf Mntc Expenses	\$908,782	\$1,160,718	\$912,597	\$939,975	\$968,174
7251	Golf Ops Expenses	\$586,136	\$630,038	\$674,871	\$695,117	\$715,971
	CIP Expenses	\$450,000	\$450,000	\$350,000	\$350,000	\$350,000
	Total Expenses	\$2,874,629	\$3,080,756	\$2,885,647	\$2,971,198	\$3,059,695
	Iterfund Transfer (Admin Fees) Expense	\$190,092	\$190,092	\$190,092	\$190,092	\$190,092
	Grand Total Expenses	\$3,064,721	\$3,270,848	\$3,075,739	\$3,161,290	\$3,249,787
	Revenue Excess	\$39,325	\$142,391	\$500,770	\$707,710	\$929,213
	Depreciation Expense	\$500,000	\$500,000	\$510,000	\$520,000	\$530,000
	Final Net	(\$460,675)	(\$357,609)	(\$9,230)	\$187,710	\$399,213

Plans/Goals for FY 24/25

- Investigate New Ball-Tracer System (Trackman or ???)
- Re-work several cart path areas
- Install sub-surface drainage at remaining areas
- Robotic range picker options
- Grow lessons programs
- Investigate Lights on Driving Range
- Grow Saints Pub business



THANK YOU

