

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, April 20, 2026 | 9:00 AM | Council Chambers, City Hall |
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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 April 20, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
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. New Business

5.a Tentatively Approve the Proposed Capital Improvement Program for Fiscal Years 2027-2031.

[2026-250](#)

(Clerk's Note: Teresa Lamar-Sarno, Chief Assistant City Manager, was in attendance for Jesus Merejo, City Manager.)

Ms. Lamar-Sarno thanked the team for their hard work on the Capital Improvement Program (CIP) and provided a brief overview of the proposed five-year plan.

Carolyn Sturgis, Director, Office of Management and Budget, provided a PowerPoint presentation on the proposed Capital Improvement Program for Fiscal Years 2027-2031. She discussed the City's current challenges, projects requested, and projects recommended. Ms. Sturgis reviewed the Five-Year CIP Budget by Fund, Department, and Funding Sources. She spoke to the proposed projects and requested funding for the Parks Impact Fee, Golf Course, Community Redevelopment Agency, Road and Bridge, Stormwater Capital Improvement projects, Half-Cent Sales Tax, and Utility System.

Ms. Sturgis concluded her presentation by summarizing the proposed CIP projects and funding for fiscal years 2032-2036, including the General Fund, Road & Bridge, Stormwater, Half-Cent Sales Tax, and Utility System.

Ms. Sturgis requested Council's tentative approval of the FY 2027-2031 Proposed Capital Improvement Program and the FY 2026-2027 Capital Budget.

Councilman Pickett questioned spreading Oak Hammock over four years and suggested bonding the project to do it all at once. Ms. Sturgis explained the City was being strategic in financing design before construction. Colt Schwerdt, Public Works Director, indicated they will be working with a design consultant on a phased approach for this project, as there are many facets and the project needs to be done sequentially. Councilman Pickett expressed that the sooner this project is completed the better.

Mayor Martin inquired if the City was actively acquiring property for this area, to which Mr. Schwerdt responded in the affirmative. She thought this was important for the public to know.

Mayor Martin asked about the funding for this project. Stephen Okiye, Finance Director, explained the City is using a mixed approach and utilizing commercial paper for the first phase.

Vice Mayor Caraballo discussed appropriation requests and stated she believed that bonding should be utilized for construction and shovel-ready projects. She explained she would like the Council to encourage the City Manager's office to prepare this year's final CIP budget in close proximity

with Communications, because the public does not clearly understand the information being provided.

Councilman Bonna spoke to the City's investment in its infrastructure and roads. He thanked the team for their hard work.

Mayor Martin inquired about the \$350,000 training center for the golf course. Brad Keen, Director Parks & Recreation, stated the training center has been envisioned for several years as a teaching center for private and group lessons, camps, etc. Mayor Martin thought the maintenance issues would take precedence, to which Mr. Keen stated that maintenance was ongoing and addressed every year. Mayor Martin indicated she did not believe the training center was a priority.

Councilman Bonna asked if the City had data or a plan to support the request. Ms. Sturgis explained the recent renovations at the golf course have increased the revenues to where the golf course is self-sustaining and discussed the ROI for the new training center.

Mayor Martin requested moving the golf course into its own fund.

Councilman Pickett inquired about the number of people required to operate the training center. Mr. Keen stated the City has a teaching pro under contract who provides private and group lessons, etc., and would operate out of the training facility. He indicated that no other staff would be required.

Mayor Martin noted that the Animal Control facility needs to be expanded and expressed her frustration at prioritizing the training center.

Vice Mayor Caraballo explained she was okay with moving forward with the golf course training facility, as the increase in revenue could cover the maintenance improvements. She stated the leadership in the golf course has met their goals and she trusted they would continue doing so. Vice Mayor Caraballo agreed with Mayor Martin to move the golf course into an enterprise fund. She asked that Staff advise the Council when this could happen.

Councilman Pickett stated he would like to know about the time frame of the enterprise fund for the golf course ASAP.

Councilwoman Morgan congratulated the leadership of the golf course for getting to the break even point and agreed with pursuing the enterprise fund. She believed \$350,000 would help the golf course succeed.

Vice Mayor Caraballo and Ms. Sturgis discussed the enterprise fund at this time. Ms. Sturgis clarified that the golf course operation is setup as an enterprise fund and the City has been transferring funds from the general fund to the enterprise fund for the golf course. She explained that due to new leadership in recent years, their revenues and profits have been increasing to where they are now self-sustaining with the exception of their capital projects. She stated she understood the direction today is to get the golf course from relying on the general fund to funding its own capital projects and costs of operation.

Mayor Martin stated they will continue providing transparency and sharing the information with the residents. Vice Mayor Caraballo noted that the upcoming City's budget presentation will be looked at closely by the residents and needs to address the basics.

Mayor Martin stated she was not going to vote against the CIP, but she still has her concern regarding the golf course.

Councilman Pickett moved to approve the Capital Improvement Program for Fiscal Years 2027-2031. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

Vice Mayor Caraballo moved to approve the Capital Improvement Program for Fiscal Year 2026-2027. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

5.b Approval of Final Design Alternative for Tradition Parkway
and Village Parkway Intersection Improvements.

[2026-380](#)

Antonio Balestrieri, Public Works, provided a brief background of the project and discussed the requested funding for next year.

Alia Awwad, DRMP, stated she was the project manager for this effort and introduced Patsy Fuschetto, DRMP, a senior engineer involved in the design. Ms. Awwad provided a PowerPoint presentation on the Tradition Parkway at Village Parkway Intersection Design and reviewed three different build alternatives showing the proposed improvements. She indicated they held a public meeting and discussed how the feedback received was considered and incorporated in the third alternative. Ms. Awwad concluded her presentation by reviewing the traffic operational conditions, high-level cost estimates, and next steps. She indicated they were recommending Alternative 3.

Councilman Pickett inquired if the timing of the lights on the adjacent roads

were considered when conducting the analysis. He stated with any of the alternatives, the timing of the lights will need to be addressed. Mr. Balestrieri explained that another engineering firm is conducting a retiming study and coordination plan.

Mayor Martin stated she was in favor of Alternative 3, as the turn lanes need to be extended. She inquired when the work will be done, because the intersection is a nightmare right now. Mr. Balestrieri stated they will review this issue with the contractor through the bidding process.

Councilwoman Morgan stated she liked Alternative 3. She inquired if the pre-emption light has been done at this intersection. Mr. Balestrieri did not believe this intersection has been done yet, but he will check on it.

Councilman Bonna stated he supported Alternative 3. He hoped with other improvements it will be better on the levels of service. He stated what was most important to him was the residents feedback and discussed the value of the feedback provided by the residents.

Vice Mayor Caraballo moved to approve Alternative 3 for the Tradition Parkway and Village Parkway Intersection Improvements. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

6. Adjourn

There being no further business, the meeting was adjourned at approximately 10:15 AM.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk