

# City of Port St. Lucie

## City Council

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

### Meeting Minutes - Final

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, January 12, 2026**

**1:00 PM**

**Council Chambers, City Hall**

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**\*Request to Table Items 10L & 10M\* \*Addition of Item 7P\***

1. Meeting Called to Order

A Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Martin on January 12, 2026, at 1:00 p.m., in Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Mayor Martin  
Councilman Bonna  
Vice Mayor Caraballo  
Councilwoman Morgan  
Councilman Pickett

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

**4.a** Proclamation: Dr. Martin Luther King, Jr. Day

[2026-096](#)

Nan Krushinski, Special Events Director, accepted the proclamation. She invited the Public to Martin Luther King event at Whispering Pines on January 18th.

**4.b** Proclamation: Human Trafficking Awareness Month

[2026-105](#)

Florida Faith Alliance aka You Act accepted the proclamation.

5. Public to be Heard

Dodi Spence spoke regarding the County's Cold Weather Shelter.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilman Bonna moved to approve the Agenda with the tabling of Items 10 L), 10 M) & 11 B) and the addition of Item 7 P). Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the November 10, 2025 Regular City Council, [2026-001](#)  
November 17, 2025 City Council Workshop and December 1,  
2025 Regular City Council Meeting Minutes

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously  
by voice vote.

- 7.b** Approve Sole Source Contract #20260054 to Supply Lighting [2025-1140](#)  
Fixtures to Various Ballrooms within MidFlorida Event Center  
with SESCO Lighting.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously  
by voice vote.

- 7.c** Termination of Restrictive Covenant Executed by George A. [2026-006](#)  
Grenier and Patricia A. Grenier with Respect to Lots 17 and  
18, Block 666, Port St. Lucie Section Thirteen, and Recorded  
in Official Records Book 1177, Page 1507, of the Public  
Records of St. Lucie County, Florida.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously  
by voice vote.

- 7.d** Approval to Piggyback in the City of Boynton Beach Contract [2025-1006](#)  
#WH22-048 for Annual Supply of Pipe Fittings and  
Accessories under City of Port St. Lucie Contract #20250208.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously  
by voice vote.

- 7.e** Approve Amendment #4 to Add Additional Funds and to [2025-1201](#)  
Extend the Duration of Contract # 20240157 - Armed  
Security Guard Services for MIDFLORIDA Event Center.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Approval to Participate in H-GAC Coop Contract #FS12-23 [2026-011](#)  
with Emergency Vehicles, Inc. for Incident Command  
Vehicles.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.g** Approval of Two Contracts Related to Bonds: (1) Bond [2026-012](#)  
Counsel with Nabors, Giblin & Nickerson, P.A. and (2) Bond  
Disclosure with Bryant Miller Olive P.A.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.h** Approve the First Amendment to Interlocal Agreement [2025-1203](#)  
between the City of Port St. Lucie and the River Place on the  
St. Lucie Community Development District.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Approve the Declaration of City Departments' Fixed Asset [2026-069](#)  
Items as Surplus Property and Authorize the Sale of Such  
Surplus Property.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.j** Approve Amendments #16 & #17 to Contract #20190112 for [2026-046](#)  
the Design & Permitting Services for the Floresta Drive  
Improvement Project Phases 2 & 3.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Ratify Amendments #1 - #4 and Approve Amendment #5 to [2026-045](#)  
Contract #20220112 for the Western Raw Water Main  
Construction Project.

Councilwoman Morgan moved to approve the Consent Agenda.

Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Ratify Amendments #9 & #10 and Approve Amendment #11 [2026-077](#)  
to Contract #20230117 for Construction Engineering, and  
Inspection (CEI) & Geotechnical Services (GEO) for the Port  
St. Lucie Blvd. North - Segment 3 Project.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.m** Approve Sole Source Contract #20240144 for the Supply of [2025-1115](#)  
Mission Panels for Lift Station Communications.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.n** Approve Amendment #1 to Contract #20240046 for [2026-073](#)  
Professional Design Services for a New Public Works  
Administration Building.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.o** Approve Increase Contract Spending for Additional [2026-032](#)  
Expenditures Under Contract #20240159 for Electrical  
Contractors - Service, Repair, and Installation.

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.p** Approve a Major Site Plan for NW Corner of Becker Road and [2026-072](#)  
Port St. Lucie Blvd - General Commercial Development  
(P25-022)

Councilwoman Morgan moved to approve the Consent Agenda.  
Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

#### Approval of the Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

#### 8. Second Reading of Ordinances

- 8.a** Ordinance 25-80, Public Hearing, an Ordinance Amending [2025-1150](#)

Title XV, "Land Usage", Chapter 158, "Zoning Code" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.110 (G) to Increase the Maximum Building Height for Public Buildings and Uses in the Institutional Zoning District (P25-199).

The City Clerk read Ordinance 25-80 aloud by title only.

Bridget Kean, Planning & Zoning Deputy Director, requested that the PowerPoint from the First Hearing be entered into the record. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 25-80. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-81, Abandoning a Portion of a Twenty (20) [2025-1158](#)  
Foot Wide Rear Utility and Drainage Easement Affecting Lot 14, Block 355, Port St. Lucie Section Two, According to the Plat thereof, as Recorded in Plat Book 12, Pages 12, 12A Through 12D, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 25-81 aloud by title only.

Councilman Pickett moved to approve Ordinance 25-81. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-85, Public Hearing, an Ordinance Approving [2025-1194](#)  
Conveyance of a Temporary Construction Easement to Facilitate the Construction of a Sanitary Sewer Main.

The City Clerk read Ordinance 25-85 aloud by title only. Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 25-85. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing scheduled under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-73, Public Hearing, an Ordinance Amending [2026-079](#)  
the Comprehensive Plan of the City of Port St. Lucie to

Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 0.92 Acres of Land from Residential, Office & Institutional (ROI) to Utility (U) for Parcels of Land Legally Described as Lots 7 through 10, Block 325, Port St. Lucie Section Twenty-Five and Generally Located Northeast of the Intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the West Side of Northeast St. James Drive (P25-177).

The City Clerk read Ordinance 25-73 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, explained that the item was City initiated and it proposed to amend future land use designation from Residential, Office and Institutional (ROI) to Utility (U) to support the development of a City utility facility and act as a buffer to the Northport site. She informed the City Council that the Planning & Zoning Board had recommended approval.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 25-73. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 25-74, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 45.93 Acres of Land from 41.73 Acres of Low Density Residential (RL) and 4.20 Acres of Utility (U) to Open Space Recreation (OSR)/Institutional (I) for a Parcel Legally Described as a Parcel of Land Lying in Section 13, Township 36 South, Range 39 East and Section 18, Township 36 South, Range 40 East, and Generally Located Approximately 1.5 Miles South of W Midway Road and Between NW East Torino Parkway and Florida's Turnpike (P25-145).

**2026-005**

The City Clerk read Ordinance 25-74 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner III, explained that the item was City initiated and it proposed to amend the Future Land Use from Low Density Residential (RL) and Utility (U) future

land use classification to the Open Space Recreation/ Institutional (OSR/I) for a property located 1.5 miles south of W. Midway Road and between NW East Torino Parkway and Florida's Turnpike; it would allow the zoning district to be brought into compliance for the purposes of park uses. He showed an aerial & explained the surrounding future land use designations and zonings. He informed the City Council that the Planning & Zoning Board had recommended approval.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan moved to approve Ordinance 25-74. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 25-75, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 28.81 Acres of Land From Medium Density Residential (RM) to Open Space Recreation (OSR) for a Parcel Legally Described as Port St. Lucie Section 46- First Replat, Tract F, and Generally Located at the Northwest Corner of NW Blanton Boulevard and NW East Torino Parkway (P25-151).

[2026-007](#)

The City Clerk read Ordinance 25-75 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Sisk explained that the item was City initiated and it proposed to amend the Future Land use from Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation for a property located northwest corner of W Blanton Boulevard and NW East Torino Parkway; it will be included in the future development of Torino Regional Park. He explained that the land was previously owned by Saint Matilda and a land swap had taken place. He showed an aerial & explained the surrounding future land use designations and zonings. He informed the City Council that the Planning & Zoning Board had recommended approval.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilwoman Morgan moved to approve Ordinance 25-75. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 26-01, Public Hearing, Abandoning a Portion of a

[2026-002](#)

Twenty (20) Foot Wide Rear Utility and Drainage Easement  
Affecting Lot 16, Block 1616, Port St. Lucie Section  
Twenty-Three, According to the Plat thereof, as Recorded in  
Plat Book 13, Pages 29, 29A through 29D, of the Public  
Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-01 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she  
closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-01. Councilwoman  
Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-02, Public Hearing, Abandoning a Portion of a [2026-003](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement  
Affecting Lot 28, Block 2931, Port St. Lucie Section  
Forty-One, according to the Plat thereof, as Recorded in Plat  
Book 15, Pages 35, 35A through 35L, of the Public Records of  
St. Lucie County, Florida.

The City Clerk read Ordinance 26-02 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she  
closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 26-02. Councilman  
Pickett seconded the motion, which passed unanimously by voice vote.

- 10.f** Ordinance 26-03, Public Hearing, Abandoning Two (2) [2026-004](#)  
Portions of a Twenty-Six (26) foot Ingress and Egress  
Easement Affecting Parcel 2, St. Lucie West Plat 196, St. Lucie  
Center - Replat Lot 3A, according to the Plat thereof, as  
Recorded in Plat Book 76, Page 1, of the Public Records of St.  
Lucie County, Florida.

The City Clerk read Ordinance 26-03 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she  
closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 26-03. Vice Mayor  
Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.g** Ordinance 26-04, Public Hearing, Abandoning a Portion of a [2026-017](#)



Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 17, Block 1968, Port St. Lucie Section Nineteen, according to the Plat thereof, as Recorded in Plat Book 13, Pages 19, 19A through 19K, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-04 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-04. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.h** Ordinance 26-05, Public Hearing, Abandoning a Portion of a [2026-018](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 11, Block 2802, Port St. Lucie Section Forty, according to the Plat thereof, as Recorded in Plat Book 15, Pages 34, 34A through 34Y, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-05 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 26-05. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.i** Ordinance 26-06, Public Hearing, Abandoning a Portion of a [2026-019](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 42, Block 1307, Port St. Lucie Section Twelve, according to the Plat thereof, as Recorded in Plat Book 12, Pages 55, 55A through 55G, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-06 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 26-06. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.j** Ordinance 26-07, Public Hearing, Abandoning a Portion of a [2026-020](#)

Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 5, Block 727, Port St. Lucie Section Eighteen, according to the Plat thereof, as Recorded in Plat Book 13, Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-07 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Bonna moved to approve Ordinance 26-07. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.k** Ordinance 26-08, Public Hearing, Abandoning a Portion of a [2026-021](#)  
Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 15, Block 1550, Port St. Lucie Section Thirty, according to the Plat thereof, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida.

The City Clerk read Ordinance 26-08 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 26-08. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.l** Ordinance 26-09, Public-Hearing, an Ordinance Amending [2026-081](#)  
the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 28.6 Acres of Land from Commercial Limited (CL), Residential Low (RL) and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I) for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of Southeast Westmoreland Boulevard, Between the Western Terminus of Southeast Pine Valley Street and the Eastern Terminus of Southeast Morningside Boulevard.  
(P25-157)

(Clerk's Note: This item was previously tabled.)

- 10.m** Ordinance 26-10, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Third Amendment to the Site Lease Agreement Between the City of Port St. Lucie and Crown Castle South LLC, for Continued Use of Existing Telecommunication Tower Located At 480-TW SW Thornhill Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-033](#)

(Clerk's Note: This item was previously tabled.)

- 10.n** Ordinance 26-11, Public Hearing, an Ordinance Abandoning and Replacing Riverland Paseo Multimodal Easements [2026-029](#)

The City Clerk read Ordinance 26-11 aloud by title only.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Mayor Caraballo moved to approve Ordinance 26-11. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 10.o** Ordinance 26-12, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 0.92 Acres of Land, Located Northeast of the Intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the West Side of Northeast St. James Drive, From Limited Mixed Use (LMD) Zoning District to Utility (U) Zoning District for Property Legally Described as Port St. Lucie Section 25, Block 325, Lots 7 Through 10 (P25-172). [2026-080](#)

The City Clerk read Ordinance 26-12 aloud by title only. The City Clerk administered the Oath of Testimony to staff & the applicants. The City Council stated that they all had ex-parte.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Grubbs explained that the City, the applicant, was requesting to rezone four parcels from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District. She informed the City Council that the Planning & Zoning Board had recommended approval.

Mayor Martin opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Councilman Pickett moved to approve Ordinance 26-12. Vice Mayor

Caraballo seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 26-R01, Authorizing the Acquisition of Real [2026-024](#)  
Property from FGC, Inc., Described as Tracts C and F, Bridge  
Plaza, According to the Plat thereof, as Recorded in Plat Book  
24, Pages 23 through 23B, of the Public Records of St. Lucie  
County, Florida.

The City Clerk read Resolution 26-R01 aloud by title only.

(Clerk's Note: A PowerPoint was shown at this time.) Jenn Davis, CRA Director, clarified that this item pertained to the Bridge Plaza outparcel, outlined the terms of the agreement, and noted that it would support the Port District Master Plan.

Vice Mayor Caraballo encouraged staff to explore providing transportation from the parking area to the Port. She inquired if there was development to enhancing Bridge Plaza, to which Ms. Davis replied that parking was an issue, therefore they were hoping to improve the entire site.

Councilman Pickett moved to approve Resolution 26-R01. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.b** Resolution 26-R02, a Resolution of the City Council of the [2026-043](#)  
City of Port St. Lucie, Florida, Authorizing the City Manager  
to Execute Light Emitting Diode (LED) Lighting Agreements  
with Florida Power & Light Company (FPL) for the Installation  
or Modification of LED Streetlights throughout the City  
Located in the City Right-of-Way and Enter Into Related City  
Lighting Agreements.

(Clerk's Note: This item was previously tabled.)

- 11.c** Resolution 26-R03, Authorizing the Acquisition of a Portion [2026-075](#)  
of Real Property Described as Tract H, Port St. Lucie Section  
Thirty-Three, as Recorded in Plat Book 15, Pages 1, 1A  
Through 1N, of the Public Records of St. Lucie County,  
Florida, for the Southwest Paar Drive Corridor Roundabouts  
at Southwest Darwin Boulevard and Southwest Savona  
Boulevard Project.

The City Clerk read Resolution 26-R03 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 26-R03.

Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 26-R04, Authorizing the City Manager to Enter Into and Execute a Local Agency Program (LAP) Agreement with the State of Florida Department of Transportation for Federal Funds Concerning the Construction of the Sidewalk on the East Side of Northwest Volucia Drive from Northwest East Torino Parkway to West Blanton Boulevard; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2026-076](#)

The City Clerk read Resolution 26-R04 aloud by title only.

Councilman Pickett moved to approve Resolution 26-R04. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

**12. Unfinished Business**

- 12.a** Hear a City Staff Presentation on Florida PACE and Discuss the Program's Potential Operation in Port St. Lucie

[2026-031](#)

Carmen Capezzuto, Neighborhood Services Director, gave a brief history of the item.

(Clerk's Note: A PowerPoint was shown at this time.) Christina Flores, Project Manager, provided an overview of the process for residential areas, detailed the eligible improvements, consumer protections & financing mechanism, and then presented staff's analysis. She clarified that the City would only oversee the PACE District interlocal agreement and would not manage the individual loans or projects. Councilman Bonna noted that residents needed meaningful options, while Councilman Pickett stated that residents would be upset by the payment being added to their tax bills and could risk losing their homes if they defaulted. Vice Mayor Caraballo inquired about multi units, to which the City Attorney clarified that five or more units would be considered commercial.

Mayor Martin opened the Public Hearing.

Rachel Hobbs, Home Run Financing, informed the City Council that a recorded call explained all the terms to the homeowner and provided clarity on the districts and providers.

Chris Peterson, FortiFi, stated that the data demonstrated the program's success and that the statute's added provisions offered greater protection for homeowners. He noted that the only way to offer a 7–8% interest rate

was to place the assessment on the tax bill and clarified that the rate of tax certificate sales was higher for homeowners without a PACE assessment than for those with one and that no homeowners with a PACE assessment lost their homes.

Vice Mayor Caraballo & Mayor Martin voiced that they would not support the item along with their concerns. Councilman Bonna stated that residents would have to place the repairs on a credit card which may lead to bankruptcy, he felt that the data showed that homeowners with a PACE assessment were less likely to lose their home; he wanted to provide options to the residents. He encouraged working together with PACE to find a solution that was fitted to the City. Mayor Martin added that SELF was an option available to homeowners.

Vice Mayor Caraballo moved to deny Florida PACE. Councilman Pickett seconded the motion, which passed by roll call vote with Mayor Martin, Vice Mayor Caraballo, Councilwoman Morgan and Councilman Pickett voting in favor and Councilman Bonna voting against.

13. New Business

There was nothing heard under this item.

14. City Manager's Report

The City Manager announced that the City was a finalist in the Community Plan-making Award.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: Sgt. Erik Levasseur's homecoming; January 28, 2026, Public meeting for Bayshore Blvd at the Community Center.

Councilman Pickett: Sgt. Erik Levasseur's homecoming; PSLinLights, he requested the number of visitors to which the City Manager replied that he would provide the information via memo; Before You Sign Lease workshop, Pathway to Good Business Expo and Port St. Lucie's Business Accelerator 10-week Program.

Vice Mayor Caraballo: SB48, there was City Council consensus to have the Mayor draft a letter regarding accessory dwelling units & the removal of home rule power, to be approved by the City Council; MLK event.

Councilman Bonna: Sgt. Erik Levasseur's homecoming; traffic signals for Community Blvd & Village Pkwy.

Mayor Martin: Sgt. Erik Levasseur's homecoming; State of the City December 22, 2025.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

17. Adjourn

There being no further business, the meeting was adjourned at 3:02 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk