

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

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

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**Monday, March 23, 2026**

**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 March 23, 2026, at 5:31 PM, 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  
Dave Pickett  
Anthony Bonna, Sr.

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 discussion, Mr. Bonna moved to approve the Agenda. Ms. Morgan seconded the motion, which passed unanimously by voice vote.

5. Approval of Consent Agenda

There being no discussion, Mr. Pickett moved to approve the Consent Agenda. Vice Chair Caraballo seconded the motion, which passed unanimously by voice vote.

**5.a** Approval of the December 8, 2025 Community  
Redevelopment Agency Meeting Minutes

[2026-297](#)

(Clerk's Note: The minutes of the December 8, 2025, Community Redevelopment Agency were approved by the City Council upon approval of the Consent Agenda.)

**5.b** CRA Annual Report FY 2024-25

[2026-291](#)

(Clerk's Note: The CRA Annual Report FY24/25 was approved by the City Council upon approval of the Consent Agenda.)

6. Public to be Heard

There were no comments from the public.

7. New Business

7.a Project Updates on Community Redevelopment Areas

[2026-292](#)

Jennifer Davis, CRA Director, thanked the Council for approving the CRA Annual Report for FY 24/25 and advised that it was required under Florida Statute. She noted the report provides updates through September 30, 2025.

Frank Knott, CRA Executive Project Manager, provided a PowerPoint presentation and updated the Council on the projects and efforts of the Community Redevelopment Agency (CRA). He discussed increases in the CRA taxable values, original CRA values from 2000 and 2005, and existing conditions of Walton & One. He also discussed the hotel site, stadium, Village Green Drive improvements, Hogpen Slough, and other various projects. Mr. Knott spoke to the Commercial Façade Improvement Program, East Lake Village valuations, PSL Blvd/US 1 improvements, repurposed building on Veteran's Memorial Pkwy, Pioneer Park, and CDBG funded improvements. He reviewed the Port District Master Plan parking opportunities, Bridge Plaza outparcel, The Boardwalk, The Preserve, modified grass parking at the Historical Society, and The Grove at Port St. Lucie. Mr. Knott concluded his presentation by recognizing the Pioneer Park and Port District awards, announcing the Pioneer Park attendance, and displaying the anchor art pieces for the various parks.

Via Zoom, Tricia Richter, Kimley-Horn, continued with the PowerPoint presentation to discuss Port District signage. She reviewed the location map for the signs and presented three different sign options. Ms. Morgan favored options 2 or 3, Mr. Picket favored option 1, Mr. Bonna favored option 2, Vice Chair Caraballo favored option 3, and Chair Martin favored option 2.

Vice Chair Caraballo noted it is important to consider how they were going to collaborate with the sign at the front entrance, as the branding is essential. She expressed the current options would clash with the digital signage.

Chair Martin inquired, if option 3 is chosen, if the small/short sign could look like the little sail.

Mr. Pickett changed his selection to option 3, and it was the consensus of the Council to select option 3.

Ms. Richter stated they could look at the costs to re-skin the entrance sign,

as they look at implementing signage across the districts.

Vice Chair Caraballo requested samples of options 2 and 3, as the details are hard to see in the pictures. Mr. Knott stated they would bring some examples back to Council.

Mr. Knott continued with the presentation and discussed the Southern Grove sales map, recent sales, remaining parcels, and additional development. Chair Martin requested an update from Lumer Real Estate, and Mr. Knott acknowledged the request.

Mr. Knott concluded his presentation by discussing the Southern Grove jobs and the infrastructure supported by grant funding. (Clerk's Note: A brief video was played at this time.)

Mr. Bonna inquired if there was an update for the Rabbi in the audience. Ms. Davis explained they have compiled the sites that will be available within Southern Grove and the status of the process. She indicated they will be reaching out to the Rabbi and the other developers on what the options will be.

Concerning the different uses, Vice Chair Caraballo asked how they would ensure the plaza includes an entertainment component. Ms. Davis explained the Master Plan identifies the entertainment nodes within Southern Grove and the individual developer agreements will allow for certain uses up to a certain point. Vice Chair Caraballo stated she wanted to preserve these entertainment components, as the City has plenty of housing, not enough commercial, and no entertainment.

8. Other Issues by Board Members

There was nothing heard under this item.

9. Adjourn

There being no further business, the meeting was adjourned at 6:08 PM.

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Calleigh Nazario, Acting City Clerk

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Jasmin De Freese, Deputy City Clerk

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Typed by: Traci Mehl, Deputy City Clerk