

City of Port St. Lucie

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

City Council

Meeting Minutes - Draft

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, February 9, 2026

1:00 PM

Council Chambers, City Hall

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 February 9, 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

Council Members Present:

Mayor Martin

Councilman Bonna

Vice Mayor Caraballo

Councilwoman Morgan

Councilman Pickett

3. Invocation & Pledge of Allegiance

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

4. Proclamations and Special Presentations

Proclamation: Engineers' Week

[2026-173](#)

Colt Schwerdt, Public Works Director, accepted the Proclamation.

5. Public to be Heard

No one signed up to speak.

6. Additions or Deletions to Agenda and Approval of Agenda

Councilwoman Morgan moved to approve the Agenda. Councilman Bonna

seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the December 1, 2025 Special City Council and [2026-172](#)
January 26, 2026 Regular City Council Meeting Minutes

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.b** Accept the TJX Law Enforcement Grant from TJX US in the [2026-141](#)
Amount of \$5,000 and Authorize the Chief of Police to Enter
into the Award Agreement

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Request for a Site Plan Extension for Anglo Retail (P22-263). [2026-149](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.d** Approve Sponsorship Request from the weVENTURE [2026-132](#)
Women's Business Center for the Upcoming Community
Conversation: Childcare as Economic Infrastructure Event

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.e** Request for Site Plan Extension for Fresnillo Enterprises, Inc. [2026-148](#)
(P17-247-A1).

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.f** Recommendation for Appointments/Reappointments to [2026-135](#)
Various City Boards and Committees.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.g** Approve the Release of Recorded Lien - Red Apple St. Lucie, [2026-152](#)
LLC

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor

Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.h** Approve Amendments #10 and #11 to Contract #20220014 [2026-146](#)
for the Purchase of Axon's Automated License Plate Readers,
Interview Room Technology, and Axon Fleet 3 Installation.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.i** Approval of a Major Site Plan for Bee Well Pediatrics [2026-153](#)
(P22-291).

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.j** Approve a Major Site Plan for Southern Grove - America [2026-156](#)
Walks - Parcel "C"

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Approve FY 2025-2026 Use of Police Forfeiture Funds [2026-138](#)

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

- 7.l** Approve Task Order #20260142 - Stormwater and Rights of [2026-090](#)
Way Preventive Maintenance and Repair Under Continuing
Contract #20240060.

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Councilman Pickett moved to approve the Consent Agenda. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 26-09, an Ordinance Amending the [2026-081](#)
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 Limited Commercial (CL), Low

Density Residential (RL), and Open Space Recreation (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)

The Acting City Clerk read Ordinance 26-09 aloud by title only.

Vice Mayor Caraballo moved to approve Ordinance 26-09. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 26-13, Public Hearing, an Ordinance Amending [2026-097](#)
Title XV - "Land Usage", Chapter 158 - "Zoning Code",
Appendix B. - "City of Port St. Lucie Land Conversion
Manual"; Providing for Severability; Providing for
Codification; and Providing an Effective Date. (P25-174)

The Acting City Clerk read Ordinance 26-13 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 26-13. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 26-14, an Ordinance Providing for the 1st [2025-860](#)
Amendment of the Planned Unit Development Document for
the Verano South POD H PUD, Located South of Glades Cut
Off Road, East of Range Line Road, North of Crosstown
Parkway, and West of Sundance Vista Boulevard (P25-096).

The Acting City Clerk read Ordinance 26-14 aloud by title only.

Councilwoman Morgan moved to approve Ordinance 26-14. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-15, an Ordinance Adopting a Master Sign [2026-040](#)
Program for Town Place (P25-091)

The Acting City Clerk read Ordinance 26-15 aloud by title only.

Councilman Bonna moved to approve Ordinance 26-15. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 26-16, an Ordinance Providing for the Second Amendment of the Planned Unit Development Document and Conceptual Plan for the Sandpiper Bay Resort Planned Unit Development 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. (P25-158) [2026-085](#)

The Acting City Clerk read Ordinance 26-16 aloud by title only.

Councilwoman Morgan moved to approve Ordinance 26-16. Councilman Pickett 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 26-17, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending Title III - Administration, Chapter 32. Departments, Boards, and Commissions, of the Ordinances of the City of Port St. Lucie, Florida, by Specifically Adding Article XV. Naturally PSL Community Trust; Providing for Conflict; Providing for Severability; Providing for Codification; and Providing an Effective Date. [2026-145](#)

The Acting City Clerk read Ordinance 26-17 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 26-17. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 26-R08, Approve First Amendment to Parks Impact Fee Funding Agreement for Torino Regional Park [2026-134](#)

The Acting City Clerk read Resolution 26-R08 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 26-R08. Councilwoman Morgan seconded the motion. Under discussion, Vice Mayor Caraballo thanked the County for their partnership. The motion

passed unanimously by voice vote.

- 11.b** Resolution 26-R09, a Resolution to Enter a Memorandum of Understanding (MOU) with United Way for Disaster Management Services. [2025-264](#)

The Acting City Clerk read Resolution 26-R09 aloud by title only.

Councilman Bonna moved to approve Resolution 26-R09. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R10, Authorizing the City Manager or His Designee to Enter into and Execute a True-Up Agreement for Road Impact Fee Credits between the City of Port St. Lucie and Divosta Homes, L.P., Relating to Certain Lots within Veranda Gardens Phases 1 to 3. [2026-130](#)

The Acting City Clerk read Resolution 26-R10 aloud by title only.

Councilman Pickett moved to approve Resolution 26-R10. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 26-R11, Authorizing the City Manager or His Designee to Enter into and Execute a Road Impact Fee Credit True-Up and Refund Agreement for Fees between the City of Port St. Lucie and Divosta Homes, L.P. Relating to Certain Lots in Veranda Gardens Phase 4. [2026-131](#)

The Acting City Clerk read Resolution 26-R11 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 26-R11. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 26-R12, Ratifying the 2018 School Resource Officer Program Memorandum of Understanding ("SRO MOU") Between the Port St. Lucie Police Department and the St. Lucie County Sheriff's Office and Authorizing the Chief of Police to Execute the Third (2026) Addendum to the SRO MOU. [2026-162](#)

The Acting City Clerk read Resolution 26-R12 aloud by title only.

Vice Mayor Caraballo moved to approve Resolution 26-R12. Councilman Pickett seconded the motion. Under discussion, Councilwoman Morgan stated that, during a prior conversation, the Sheriff's Department committed to full reimbursement. Leo Niemczyk, Chief of Police, explained that the item was an addendum to the existing MOU for Legacy High

School and outlined the billing cycle; he added that the current MOU may change. The motion passed unanimously by voice vote.

- 11.f** Resolution 26-R13, a Resolution of the City of Port St. Lucie, [2026-163](#)
Florida, Authorizing the Administrative Settlement of
Non-Covered Claims.

The Acting City Clerk read Resolution 26-R13 aloud by title only.

Councilwoman Morgan moved to approve Resolution 26-R13. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing scheduled under this item.

13. New Business

- 13.a** Approve a Major Site Plan Amendment for Club Med [2026-165](#)
Sandpiper Resort (P13-056-A2)

(Clerk's Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, informed the City Council that the applicant was requesting a Major Site Plan Amendment to construct a three-story school facility building with a roof deck, a one-story recreational building, and multiple courts and fields, along with two amenity buildings and sheds on site. He reviewed the zoning and concurrency analyses conducted by staff, explained the land use and zoning considerations, Mr. Robinson presented the proposed site plan, and noted that conditions of approval were required.

Councilwoman Morgan moved to approve the Major Site Plan Amendment for Club Med Sandpiper Resort with the stated conditions. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

14. City Manager's Report

The City Manager informed the City Council that state federal funding for Veteran's Memorial Stormwater Quality Retrofit Project was awarded to the City and he thanked all the partners.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan: She stated that Charles Ray Sr., and Sportsman's parks had upgraded surfaces on their playgrounds. She attended the TPO meeting and wished her husband an early birthday.

Councilman Pickett: He attended the Treasure Coast Council of Local Government meeting, TPO meeting, Citizen Summit and the DDS Gala. He informed the Public that the City was awarded money through the State Housing

Initiatives Partnership and would open the Homeowner Repair & Rehabilitation Program on February 18th.

Vice Mayor Caraballo: From January 26-28th she attended the FLC Action Days in Tallahassee & the TPO meeting. She informed the Public that Keep Port St. Lucie Beautiful cleanup at Rotary Park collected 120 pounds of litter. She requested a list of planned City events for America's 250th anniversary.

Councilman Bonna: He informed the public that City Hall would be hosting City Hall Field Trip days in April. He attended a Bedford Park HOA meeting, a 100th birthday, EDC annual meeting, Press Conference with the Governor on food toxins, Citizen Summit, St. Lucie County School District Night of the Stars, DDS Vets Gala and an 80th birthday.

Mayor Martin: She attended Mornings with the Mayor, Live Well Expo, Valencia Cay meeting, Children's Fair, DDS Gala, TPO meeting, an 80th birthday and the Citizen Summit. She requested that the City serve as a partner for next year's Children's Business Fair.

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 1:36 p.m.

Calleigh Nazario, Acting City Clerk

Shanna Donleavy, Deputy City Clerk