

City of Port St. Lucie

City Council

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

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

Monday, January 26, 2026

6:00 PM

Council Chambers, City Hall

Addition of Item 11E

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 26, 2026, at 6:02 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon Martin
Vice Mayor Jolien Caraballo (Via Zoom)
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna, Sr.

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

There was nothing to be heard under this item.

5. Public to be Heard

Resident Ken Kotzker expressed concerns regarding the start time of the nighttime City Council meeting, and the response from PSLPD regarding his fraud case. The Councilmembers informed that there were both afternoon meetings and nighttime meetings and noted that Chief Niemczyk was present to speak to Mr. Kotzker.

6. Additions or Deletions to Agenda and Approval of Agenda

There being no discussion, Councilwoman Morgan moved to approve the Agenda. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

7. Approval of Consent Agenda

- 7.a** Approval of the December 1, 2025 Regular City Council and
January 12, 2026 Regular City Council Meeting Minutes

[2026-114](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.b** Approve Sponsorship Request from the Francois Pehoua
Charity Inc., (FPCharity) for the Annual Zumba & Line
Dancing Fundraiser

[2026-095](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.c** Award Contract #20250144 for Independent Peer Review of
Design Plans.

[2026-078](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.d** Approve the Terms and Conditions and Authorize Execution
of Artwork Commission Agreement for City Hall Lobby
Suspended Artwork

[2025-1071](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.e** Approval to Participate in the Sourcewell Cooperative
Contract #091521-NAF for Automobiles, SUVs, Vans, and
Light Trucks with Related Equipment and Accessories Under
City of Port St. Lucie Contract #20260129.

[2026-070](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.f** Approve Sole Source Contract #20260091 for a Custom-Built
Police Vessel with Stuart Boatworks, Inc. d/b/a Islamorada
Boatworks.

[2026-028](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.g** Ratify Amendment #1 and Approve Amendment #2 to [2026-111](#)
Contract #20230113 for the Tom Mackie Blvd. Extension
Phase 4.

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.h** Approve the Police Department Land Conveyance [2026-109](#)
Agreement

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.i** Approve Participation in the Interlocal Agreement [2026-125](#)
Concerning the Use of the Everbridge System and Alert St.
Lucie between St. Lucie County and the City of Port St. Lucie,
the City of Fort Pierce, the St. Lucie County Sheriff, and the
St. Lucie County Fire District.

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.j** Approval to Participate in State of Florida Contract [2026-115](#)
#46151500-NASPO-25-ACS for Body Armor & Ballistic
Resistant Products under City of Port St. Lucie Contract
#20260099.

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.k** Approval to Piggyback the School District of Manatee County [2026-089](#)
Agreement #26-0041-MR for Park and Playground
Equipment - City Contract #20260113.

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.l** Authorizing Staff to Select Residential Culvert Assistance [2026-113](#)
Pilot Program (RCAPP) Contractors Based on Quotes and

Overall Best Value for the Residents.

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.m** Approval to Participate in the OMNIA Cobb County Contract #24-6833 for Human Resource Information Systems and Related Products and Services under City Contract #20250222. [2026-121](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.n** Approval of a Major Site Plan for City of Port St. Lucie - Public Works Administration Building (P25-201). [2026-014](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.o** Approval to Piggyback FDOT's DOT-ITB-24-9098-SJ and Resulting FDOT Contract #CR946 for FDOT Approved Products List (APL) Traffic Equipment under City Contract #20260082 for the purchase of emergency vehicle preemption systems. [2026-068](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.p** Approval to Piggyback City of Largo's #ITB 24-B-806 for Trenchless Sanitary and Storm Sewer Rehabilitation Services under City Contract #20260094. [2026-041](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.q** Ratify Amendment #1 and Approve Amendment #2 to Contract #20220075 for Miscellaneous Mowing & Landscape Maintenance Services for Neighborhood / City Signs & Traffic Calming Areas. [2026-044](#)

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 7.r** Approve Amendment #9 to Contract #20220014 for Axon's Automated License Plate Recognition (ALPR) Camera Equipment for Parks and Recreation. [2026-126](#)
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.s** Acceptance of the Final St. Lucie County Regional Resilience Plan and Resilience Vulnerability Assessment-Other Hazards. [2026-124](#)
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.
- 7.t** Approve Contract #20260143 for Real Time Information Center Design Services with H.J. High Construction Company. [2026-071](#)
- There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

Approval of the Consent Agenda

There being no discussion, Councilman Pickett moved to approve the Consent Agenda. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

8. Second Reading of Ordinances

- 8.a** Ordinance 25-73, an Ordinance Amending 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). [2026-079](#)
- The Acting City Clerk read Ordinance 25-73 aloud by title only.
- There being no discussion, Councilman Pickett moved to approve Ordinance 25-73. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

- 8.b** Ordinance 25-74, an Ordinance Amending the [2026-005](#)
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).

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

There being no discussion, Councilwoman Morgan moved to approve Ordinance 25-74. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.c** Ordinance 25-75, an Ordinance Amending the [2026-007](#)
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).

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

There being no discussion, Councilman Bonna moved to approve Ordinance 25-75. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.d** Ordinance 26-01, Abandoning a Portion of a Twenty (20) [2026-002](#)
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 Acting City Clerk read Ordinance 26-01 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-01. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.e** Ordinance 26-02, Abandoning a Portion of a Twenty (20) [2026-003](#)
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 Acting City Clerk read Ordinance 26-02 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-02. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.f** Ordinance 26-03, Abandoning Two (2) Portions of a [2026-004](#)
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 Acting City Clerk read Ordinance 26-03 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-03. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.g** Ordinance 26-04, Abandoning a Portion of a Twenty (20) [2026-017](#)
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 Acting City Clerk read Ordinance 26-04 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-04. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.h** Ordinance 26-05, Abandoning a Portion of a Twenty (20) [2026-018](#)
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 Acting City Clerk read Ordinance 26-05 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-05. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 8.i** Ordinance 26-06, Abandoning a Portion of a Twenty (20) [2026-019](#)
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 Acting City Clerk read Ordinance 26-06 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Ordinance 26-06. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.j** Ordinance 26-07, Abandoning a Portion of a Twenty (20) [2026-020](#)
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 Acting City Clerk read Ordinance 26-07 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-07. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.k** Ordinance 26-08, Abandoning a Portion of a Twenty (20) [2026-021](#)
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 Acting City Clerk read Ordinance 26-08 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-08. Councilman Pickett seconded the motion, which passed

unanimously by voice vote.

- 8.l** Ordinance 26-11, an Ordinance Abandoning and Replacing Riverland Paseo Multimodal Easements

[2026-029](#)

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

There being no discussion, Councilman Pickett moved to approve Ordinance 26-11. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 8.m** Ordinance 26-12, 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 Acting City Clerk read Ordinance 26-12 aloud by title only.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-12. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

9. Other Public Hearings

There was nothing to be heard under this item.

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-09, Public Hearing, an Ordinance Amending 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 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)

[2026-081](#)

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Council and stated that this request was for an amendment to modify the designation of 3 portions of the subject property from Commercial Limited (CL), Residential Low (RL) and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I). She discussed surrounding uses, proposed land use change, application & background, and justification for the amendment. She also discussed the Adequate Public Facilities Analysis and Traffic Analysis.

City Manager Merejo confirmed that the City had plenty of water & sewer capacity and that they were moving forward with a new water plant in the future.

(Clerk's Note: The Acting City Clerk swore in the applicant at this time to hear items 10.a and 10.e simultaneously.)

(Clerk's Note: A PowerPoint presentation was shown at this time.) Rebecca Miller, MPLD Consulting President, represented the applicant and discussed the RPS Academy, Comprehensive Plan amendment, existing parcels and Site Plan Amendments, proposed landscape berm, and proposed drainage plan. She also discussed proposals for student mixed-use buildings, Student Union Building, tennis court concepts, pickleball courts, recreation building, volleyball courts, driving range building, and Morningside entry. She continued with discussion on the proposed parking, PUD amendment, and a PUD Concept Plan, traffic impact, environmental report findings, and mangrove restoration. (Clerk's Note: A video was shown at this time.) She concluded the presentation by discussing the economic impact and clarified the tennis court lighting.

(Clerk's Note: The Acting City Clerk swore in staff at this time for both items 10.a and 10.e.)

Mayor Martin opened the Public Hearing.

Resident Claudia Malina expressed favor for the community and stated that the land should be kept as open recreation.

Resident Gladys Valez expressed favor of RPS Academy's impact.

Attorney TJ Izzo, law firm of Ross, Earle, Bonan, Ensor, & Carrigan, provided context for the Sandpiper community and expressed concern for the locations, noting that the footbridge would be removed, and a landscape buffer would be added to prevent trespassing. He also noted

that a resolution had been made to put up 'do not block' signs, and that they were advised that there would be no lighting impact.

(Clerk's Note: The Acting City Clerk swore in residents for public to be heard at this time for both items 10.a and 10.e.)

Student/resident Jose Pablo Coello spoke in favor of the project and the RPS Academy.

Student/resident Georgio Centeno spoke in favor of the project and the RPS Academy.

Student/resident Jonathan McFarlane spoke in favor of the project and the RPS Academy.

Student/resident Khrish Tala spoke in favor of the project and the RPS Academy.

Student/resident Greta Baerlund spoke in favor of the project and the RPS Academy.

There being no further public to be heard, Mayor Martin closed the Public Hearing.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 26-09. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 26-13, Public Hearing, an Ordinance Amending 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)

[2026-097](#)

The Acting City Clerk read Ordinance 26-13 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Sofia Trail, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Council and stated that this request was a zoning text amendment to the Land Use Conversion Manual, which would allow unified control as adequate legal documentation. She provided a background of the Conversion Manual, exhibited the Conversion Area Map, and discussed the proposed amendment, and analysis.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Bonna moved to approve Ordinance 26-13. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 10.c** Ordinance 26-14, Quasi-Judicial, Public Hearing, an Ordinance Providing for the 1st 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).

[2025-860](#)

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

(Clerk's Note: The Acting City Clerk swore in all staff and public for the remaining Quasi-Judicial items at this time.)

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He stated that the amendment was to update the permitted uses and street tree requirements. He discussed the proposed amendment, PUD Concept Plan, and impacts and findings.

Councilwoman Morgan inquired of the difference between this item, and one previously heard where this use was denied, to which Planning & Zoning Director Mary Savage-Dunham replied that it was allowed per the land use and the change to be made was to add it as a use to the PUD.

Councilman Pickett inquired about the plans for the street trees, citing concerns for damage to infrastructure, to which Mr. Robinson replied that the requirements would be to have the proper setback and having the proper root barrier installed, as well as maintenance to prevent the destruction of infrastructure. Ms. Savage-Dunham noted that they had also revised the Ordinances to allow for flexibility on this topic, and they were working with the applicant on new language for inclusion in the PUD.

(Clerk's Note: A PowerPoint presentation was available but not presented.) Pete Hofheinz, Cotleur & Hearing, represented the applicant.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no further discussion, Councilman Pickett moved to approve Ordinance 26-14. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.d** Ordinance 26-15, Quasi-Judicial, Public Hearing, an Ordinance Adopting a Master Sign Program for Town Place (P25-091)

[2026-040](#)

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

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Council and stated that the request for the creation of a Master Sign Program for Town Place, which would provide a comprehensive regulation for all commercial and residential façade and monument signs within the Town Place development. He discussed the analysis and project comparison. Richard Lundy represented the applicant.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing.

There being no discussion, Councilman Bonna moved to approve Ordinance 26-15. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 10.e** Ordinance 26-16, Quasi-Judicial, Public Hearing, 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.

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the affirmative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the request was to amend the PUD Concept Plan, update permitted uses, update property ownership, and other miscellaneous changes. She discussed the proposed PUD Concept Plan, proposal summary, staff analysis, key protections in the PUD, environmental review, traffic review, Traffic Operational Management Plan, findings, advancement of the Strategic Plan.

(Clerk's Note: The applicant's presentation was heard during item 10.a, as well as the public comment.)

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilman Pickett moved to approve Ordinance 26-16 with the condition that the applicant will enter into a Revocable Encroachment Agreement prior to Site Plan approval. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

11. Resolutions

- 11.a** Resolution 25-R29, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use (P24-184), Pursuant to Section 158.124(C)(11) of the Zoning Code, to Allow a Convenience Store with Fuel Sales in the CG (General Commercial) Zoning District for a Project Known as Murphy USA - SW Gatlin Boulevard.

[2025-496](#)

The Acting City Clerk read Resolution 25-R29 aloud by title only.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Francis Forman, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Council and stated that the request for approval of a Special Exception Use (SEU) to allow for a convenience store with a fuel service station in the General Commercial (CG) Zoning District per Section 158.124(c)(11) of the Code of Ordinances. He discussed the surrounding areas and concepts for the Site Plan, Landscape Plan, and elevations. He also discussed the

background, justifications, and SEU criteria.

Public Works Councilman Pickett expressed concerns for the turn lane and traffic, and Director Colt Schwerdt clarified that the applicant agreed to extend the lanes to mitigate traffic impacts

Mayor Martin opened the Public Hearing. There being no public to be heard, she closed the Public Hearing.

Councilwoman Morgan moved to approve Resolution 25-R291 with the condition that the required offsite mitigation improvements as stated in the Public Works Traffic memo, dated January 7, 2026, must be completed prior to the Public Works final inspection. Vice Mayor Caraballo seconded the motion.

With further discussion, Councilman Bonna expressed concerns for traffic and the listed justification that the project supports economic development. Mayor Martin expressed agreement, citing concerns with this being considered economic development, and she stated opposition to the project. Councilman Pickett informed that there were already 9 gas stations from Port St. Lucie Blvd to I-95 and that with the inclusion of the new BJ's Warehouse gas station, that would make 10. Vice Mayor Caraballo also expressed agreement and inquired about the SEU criteria if this item was denied, to which City Attorney Berrios informed of the criteria.

Aref Shahadeh, HSQ Group, represented the applicant and stated that he understood the Council's concern, but they had gone out of their way to increase the level of service for the road. He requested that the Council reconsider.

Councilwoman Morgan stated that she could not be in opposition just because there was already multiple gas stations located on Gatlin. Councilman Bonna reiterated that his position stood on the traffic concerns. Councilman Pickett expressed agreement and reiterated his opposition, and Mayor Martin stated that her issue was the intensity of the traffic.

Mr. Shahadeh stated that the turning lanes that they were improving were already below where they should be for the current traffic, so they were alleviating both the existing traffic, as well as future traffic. Vice Mayor Caraballo then expressed opposition of the project.

The motion failed by roll call vote with Councilwoman Morgan in favor, and

Mayor Martin, Vice Mayor Caraballo, Councilman Pickett and Councilman Bonna opposed.

- 11.b** Resolution 26-R02, a Resolution of the City Council of the 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.

[2026-043](#)

The Acting City Clerk read Resolution 26-R02 aloud by title only.

Mayor Martin opened the Public Hearing. There being no one, she closed the Public Hearing. There being no discussion, Councilwoman Morgan moved to approve Resolution 26-R02. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

- 11.c** Resolution 26-R05, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow an Enclosed Assembly Area over 3,000 Square Feet, Without an Alcoholic Beverage License for On-Premises Consumption of Alcoholic Beverages, in the General Commercial (CG) Zoning District per Section 158.124(C)(2) of the Port St. Lucie Code of Ordinances for a Project Known as 6500 Selvitz Inc. (P25-195);

[2026-110](#)

The Acting City Clerk read Resolution 26-R05 aloud by title only.

Mayor Martin inquired if there were any ex-parte communications, to which the Council responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Sofia Trail, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Council and stated that this request was a Special Exception Use (SEU) to add 957 sq. ft. of enclosed assembly area to an existing 2,821 sq. ft. of enclosed assembly area, for a total of 3,778 sq. ft. She discussed the project background and surrounding areas, as well as exhibited the site. She also discussed the proposed floor plan, traffic impact statement, and evaluation of SEU criteria.

(Clerk's Note: The applicant was present but did not provide a presentation.)

There being no discussion, Councilman Bonna moved to approve Resolution 25-R05. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.d** Resolution 26-R06, a Resolution of the City of Port St. Lucie, Florida, Authorizing the Mayor to Enter into a Maintenance Agreement between Veranda Community Development District II and the City to Maintain Landscaping, Irrigation and Hardscape Improvements on a Portion of SW Becker Road within the District.

[2026-117](#)

The Acting City Clerk read Resolution 26-R06 aloud by title only.

There being no discussion, Councilman Pickett moved to approve Resolution 26-R06. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

- 11.e** Resolution 26-R07, a Resolution of the City Council of the City of Port St. Lucie, Florida, Approving of, and Authorizing the City Manager to Execute, a Settlement Agreement Between the City of Port St. Lucie, Florida ("City") and Pentair Flow Technologies, LLC ("Pentair").

[2026-122](#)

The Acting City Clerk read Resolution 26-R07 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 26-R07. Councilman Bonna seconded the motion, which passed unanimously by voice vote.

12. Unfinished Business

There was nothing to be heard under this item.

13. New Business

There was nothing to be heard under this item.

14. City Manager's Report

City Manager Merejo spoke on the Real-Time Information Center, stating that they have approved the design and will begin construction shortly, and that there was now approval for the new Public Works building. He also spoke on trenchless boring.

Deputy City Manager Kate Parmelee provided information on a request of support letter to improve the Veteran's Center of Excellence at the Indian River State College Pruitt Campus.

It was the consensus of the Council to support the letter of request to improve the Veteran's Center of Excellence at the Indian River State College Pruitt Campus.

15. Councilmembers Report on Committee Assignments

Councilwoman Morgan – She attended a tour of the Sandpiper Bay Resort and the Joint City/County meeting. She informed of free kid's fishing clinics offered by the Police Athletic League.

Councilman Pickett – He attended the Joint City/County meeting, MLK Celebration, and Love Your Block celebration. He informed of the annual Tip a Cop event.

Councilman Bonna – He attended the Joint City/County meeting, Coffee with the Council, MLK Celebration, and Read for the Record Day. He informed of construction on Duck Court Park.

Vice Mayor Caraballo – She attended the Joint City/County meeting, Southbend HOA meeting, Sandpiper Bay annual meeting, Treasure Coast League of City, city of Rockhill visit. She informed of Legislative Action Days and Jessica Clinton Park and upgrades.

Mayor Martin – She attended the MLK celebration, Arbor Day event, Love Your Block celebration, Del Webb community meeting, Joint City/County meeting, FL Coast Medical Center Board meeting, Humane Society Board meeting, Sandpiper Resort tour, and Fire Station ceremony. She informed of the annual Citizens Summit.

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

There was nothing heard under this item.

17. Adjourn

There being no further business, the meeting was adjourned at 8:41 p.m.

Calleigh Nazario, Acting City Clerk

Jasmin De Freese, Deputy City Clerk