

City of Port St. Lucie

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



Meeting Agenda

Monday, February 9, 2026

1:00 PM

Council Chambers, City Hall

City Council

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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1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a Approval of the December 1, 2025 Special City Council and January 26, 2026 Regular City Council Meeting Minutes [2026-172](#)
 - 7.b Accept the TJX Law Enforcement Grant from TJX US in the Amount of \$5,000 and Authorize the Chief of Police to Enter into the Award Agreement [2026-141](#)
 - 7.c Request for a Site Plan Extension for Anglo Retail (P22-263). [2026-149](#)
 - 7.d Approve Sponsorship Request from the weVENTURE Women's Business Center for the Upcoming Community Conversation: Childcare as Economic Infrastructure Event [2026-132](#)
 - 7.e Request for Site Plan Extension for Fresnillo Enterprises, Inc. (P17-247-A1). [2026-148](#)
 - 7.f Recommendation for Appointments/Reappointments to Various City Boards and Committees. [2026-135](#)
 - 7.g Approve the Release of Recorded Lien - Red Apple St. Lucie, LLC [2026-152](#)
 - 7.h Approve Amendments #10 and #11 to Contract #20220014 for the Purchase of Axon's Automated License Plate Readers, Interview Room Technology, and Axon Fleet 3 Installation. [2026-146](#)
 - 7.i Approval of a Major Site Plan for Bee Well Pediatrics (P22-291). [2026-153](#)

- 7.j** Approve a Major Site Plan for Southern Grove - America Walks - Parcel "C" [2026-156](#)
- 7.k** Approve FY 2025-2026 Use of Police Forfeiture Funds [2026-138](#)
- 7.l** Approve Task Order #20260142 - Stormwater and Rights of Way Preventive Maintenance and Repair Under Continuing Contract #20240060. [2026-090](#)

8. Second Reading of Ordinances

- 8.a** Ordinance 26-09, 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](#)
- 8.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](#)
- 8.c** Ordinance 26-14, 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](#)
- 8.d** Ordinance 26-15, an Ordinance Adopting a Master Sign Program for Town Place (P25-091) [2026-040](#)

- 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](#)

9. Other Public Hearings

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](#)

11. Resolutions

- 11.a** Resolution 26-R08, Approve First Amendment to Parks Impact Fee Funding Agreement for Torino Regional Park [2026-134](#)
- 11.b** Resolution 26-R09, a Resolution to Enter a Memorandum of Understanding (MOU) with United Way for Disaster Management Services. [2025-264](#)
- 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](#)

- 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](#)
- 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](#)
- 11.f** Resolution 26-R13, a Resolution of the City of Port St. Lucie, Florida, Authorizing the Administrative Settlement of Non-Covered Claims. [2026-163](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve a Major Site Plan Amendment for Club Med Sandpiper Resort (P13-056-A2) [2026-165](#)
- 14. City Manager's Report**
- 15. Councilmembers Report on Committee Assignments**
- 16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)**
- 17. Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.