

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 11E

Monday, January 26, 2026

6:00 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 Regular City Council and January 12, 2026 Regular City Council Meeting Minutes [2026-114](#)
 - 7.b Approve Sponsorship Request from the Francois Pehoua Charity Inc., (FPCharity) for the Annual Zumba & Line Dancing Fundraiser [2026-095](#)
 - 7.c Award Contract #20250144 for Independent Peer Review of Design Plans. [2026-078](#)
 - 7.d Approve the Terms and Conditions and Authorize Execution of Artwork Commission Agreement for City Hall Lobby Suspended Artwork [2025-1071](#)
 - 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](#)
 - 7.f Approve Sole Source Contract #20260091 for a Custom-Built Police Vessel with Stuart Boatworks, Inc. d/b/a Islamorada Boatworks. [2026-028](#)
 - 7.g Ratify Amendment #1 and Approve Amendment #2 to Contract #20230113 for the Tom Mackie Blvd. Extension Phase 4. [2026-111](#)
 - 7.h Approve the Police Department Land Conveyance Agreement [2026-109](#)

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- 7.i** Approve Participation in the Interlocal Agreement 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. [2026-125](#)
- 7.j** Approval to Participate in State of Florida Contract #46151500-NASPO-25-ACS for Body Armor & Ballistic Resistant Products under City of Port St. Lucie Contract #20260099. [2026-115](#)
- 7.k** Approval to Piggyback the School District of Manatee County Agreement #26-0041-MR for Park and Playground Equipment - City Contract #20260113. [2026-089](#)
- 7.l** Authorizing Staff to Select Residential Culvert Assistance Pilot Program (RCAPP) Contractors Based on Quotes and Overall Best Value for the Residents. [2026-113](#)
- 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](#)
- 7.n** Approval of a Major Site Plan for City of Port St. Lucie - Public Works Administration Building (P25-201). [2026-014](#)
- 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](#)
- 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](#)
- 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](#)
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- 7.r** Approve Amendment #9 to Contract #20220014 for Axon's Automated License Plate Recognition (ALPR) Camera Equipment for Parks and Recreation. [2026-126](#)
- 7.s** Acceptance of the Final St. Lucie County Regional Resilience Plan and Resilience Vulnerability Assessment-Other Hazards. [2026-124](#)
- 7.t** Approve Contract #20260143 for Real Time Information Center Design Services with H.J. High Construction Company. [2026-071](#)

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](#)
- 8.b** Ordinance 25-74, 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](#)

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- 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).
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 8.l** Ordinance 26-11, an Ordinance Abandoning and Replacing Riverland Paseo Multimodal Easements [2026-029](#)
- 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](#)

9. Other Public Hearings

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

- 10.e** Ordinance 26-16, Quasi-Judicial, Public Hearing, an [2026-085](#)
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)
- 11. Resolutions**
- 11.a** Resolution 25-R29, Quasi-Judicial, Public Hearing, a [2025-496](#)
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.
- 11.b** Resolution 26-R02, a Resolution of the City Council of the City [2026-043](#)
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.
- 11.c** Resolution 26-R05, Quasi-Judicial, Public Hearing, a [2026-110](#)
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);

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](#)

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](#)

12. Unfinished Business

13. New Business

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.