

City of Port St. Lucie

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



Meeting Agenda

Immediately Following the CRA Meeting

Monday, April 27, 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

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

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 March 23, 2026 Regular City Council, April 10, 2026 Special City Council, and April 13, 2026 Regular City Council Meeting Minutes [2026-396](#)
 - 7.b Approve Sponsorship Request from The Boys & Girls Clubs of St Lucie County [2026-371](#)
 - 7.c Approve a Major Site Plan for Fondura Plaza (P25-144). [2026-325](#)
 - 7.d Approve a Major Site Plan for Canopy Walk (P25-066). [2026-372](#)
 - 7.e Approve Touchless Water Stations as the Final Project of CDBG-CV (Corona Virus) Program [2026-383](#)
 - 7.f Approve Increase Spending Under Contract #20220011 for Cloud Solutions (NASPO ValuePoint) for Peregrine Software. [2026-401](#)
 - 7.g Approve Increased Spending for Contract #20250216 for InsertValve Equipment and Associated Parts with Team Industrial Services, Inc. [2026-403](#)
 - 7.h Approve the Declaration of City Departments' Fixed Asset Items as Surplus Property and Authorize the Sale of Such Surplus Property. [2026-389](#)
 - 7.i Approve the Supplement to the Interlocal Agreement for Mutual Use of Facilities with the School Board of St. Lucie County, Florida. [2026-390](#)
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7.j Authorize the City Manager to Execute the Second Amendment to Grant Agreement No. 23PLN31 with the Florida Department of Environmental Protection for the Vulnerability Assessment for an Extension of Term. [2026-405](#)

7.k Approve Amendment #2 to Contract #20240053 for Consulting Services for the preparation of the 2026 Evaluation and Appraisal Report (EAR). [2026-394](#)

8. Second Reading of Ordinances

8.a Ordinance 26-28, an Ordinance Authorizing the Issuance of not to Exceed \$75,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida Special Obligation Refunding Revenue Bonds, Series 2026 to Refund a Portion of the City's Outstanding Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) and a Portion of the City's Outstanding Taxable Special Obligation Refunding Revenue Bonds, Series 2017, in Order to Achieve Debt Service Savings and to Provide Funding for the Torino Regional Park Project; Providing for a Covenant to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Pay the Principal of, Redemption Premium, if Any, and Interest on the Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date. [2026-228](#)

8.b Ordinance 26-30, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 19, 20, 21 and 22, Block 1463, Port St. Lucie Section Fifteen, According to the Plat thereof, as Recorded in Plat Book 13, Pages 6, 6A through 6E, of the Public Records of St. Lucie County, Florida. [2026-295](#)

- 8.c** Ordinance 26-31, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Third Amendment to the Site Lease Agreement Between the City of Port St. Lucie and Crown Castle South LLC, for Continued Use of Existing Telecommunication Tower Located At 480-TW SW Thornhill Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-363](#)
- 8.d** Ordinance 26-32, Authorizing the First Amendment to a Lease Agreement between the City of Port St. Lucie and PIII Investments, LLC, for a Portion of Real Property Located at 2454 SE Westmoreland Boulevard (The Port District Riverfront Park) for a Riverfront Restaurant. [2026-304](#)
- 8.e** Ordinance 26-33, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 2878, 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. [2026-330](#)
- 8.f** Ordinance 26-34, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 22, Block 2036, Port St. Lucie Section Twenty-Two, According to the Plat there of, as Recorded in Plat Book 13, Pages 28, 28A through 28G, of the Public Records of St. Lucie County, Florida. [2026-331](#)
- 8.g** Ordinance 26-35, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 3, Block 1828, Port St. Lucie Section Thirty-Five, According to the Plat thereof, as Recorded in Plat Book 15, Pages 10, 10A through 10P, of the Public Records of St. Lucie County, Florida. [2026-332](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-83, Public Hearing, Chapter 72 - Vehicle Stopping, Standing, and Parking - Text Amendment [2025-981](#)

- 10.b** Ordinance 26-36, Public Hearing, Abandoning a Twenty (20) Foot Wide Drainage and Utility Easement Lying in Tract M, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Page 1, of the Public Records of St. Lucie County, Florida. [2026-356](#)
- 10.c** Ordinance 26-37, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the First Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for Destination at Tradition MPUD Located West of Interstate 95, East of SW Village Parkway and between Destination Way and Marshall Parkway(P26-005). [2026-381](#)
- 10.d** Ordinance 26-38, Public Hearing, an Ordinance Amending Title XV, "Land Usage", Chapter 153 "Definitions", and Chapter 158, "Zoning Code", of The Code of Ordinances of the City of Port St. Lucie by Amending Sections 153.01, 158.222, and 158.217 to Update Driveway Standards by Adding New Definitions, Setbacks, and Landscape Area Requirements and by Establishing Typical Lot Scenario Figures (P26-020). [2026-392](#)
- 10.e** Ordinance 26-39, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation for Approximately 19.7 Acres from Residential Golf Course (RGC) to Commercial General (CG) for a Parcel of Land Legally Described as a Portion of Section 6, Township 37 South, Range 39 East and a Portion of Section 31, Township 36 South, Range 30 East, Generally Located at the NE Corner of Crosstown Parkway and Rangeline Road, and Lots 1 to 5 of Verano - Commercial Parcel Plat No. 1, as Recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida. (P26-028) [2026-393](#)

11. Resolutions

- 11.a** Resolution 26-R30, Quasi-Judicial, Public Hearing, a [2026-387](#)
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 Warehouse Industrial (WI) Zoning
District per Section 158.135(C)(6) of the Port St. Lucie Code
of Ordinances for a Project Known as SLW-Industrial Park -
Raw Athletics (P25-205).
- 11.b** Resolution 26-R32, Termination of Redevelopment [2026-329](#)
Agreement by and among the City of Port St. Lucie, the City of
Port St. Lucie Community Redevelopment Agency, PSL City
Center, LLC and DeGuardiola Properties, Inc.

- 11.c** Resolution 26-R33, Authorizing the Issuance of Not Exceeding \$75,000,000 in Aggregate Principal Amount of its City of Port St. Lucie, Florida Special Obligation Refunding and Improvement Revenue Bonds, Series 2026 to Finance Certain Capital Improvements Related to the Torino Regional Park Project and to Refund a Portion of the City's Outstanding Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) and a Portion of the City's Outstanding Taxable Special Obligation Refunding Revenue Bonds, Series 2017, in Order to Achieve Debt Service Savings; Covenanting To Budget And Appropriate Legally Available Non-Ad-Valorem Revenues To Pay Debt Service On the Bonds; Providing for the Rights of the Holders of Said Bonds; Making Certain Other Covenants and Agreements in Connection with Such Bonds; Authorizing a Negotiated Sale of Said Bonds; Delegating Certain Authority to the City Manager for the Authorization, Execution and Delivery of a Bond Purchase Agreement with Respect thereto, and the Approval of the Terms and Details of Said Bonds; Establishing a Book-Entry Registration System for Such Bonds; Appointing the Paying Agent and Registrar for Said Bonds; Authorizing the Distribution of a Preliminary Official Statement and the Execution and Delivery of an Official Statement with Respect to Such Bonds; Authorizing the Execution and Delivery of Escrow Deposit Agreements and the Appointment of Escrow Agents Thereto; Authorizing the Execution and Delivery of a Continuing Disclosure Certificate; and Providing for an Effective Date for this Resolution.

[2026-400](#)

- 11.d** Resolution 26-R34, Authorizing the Acquisition of a Portion of Real Property Described as Tract C, Port St. Lucie Section Twenty-Two, as Recorded in Plat Book 13, Page 28, of the Public Records of St. Lucie County, Florida, for the Southwest Paar Drive Corridor Roundabouts at Southwest Darwin Boulevard and Southwest Savona Boulevard Project.

[2026-404](#)

12. Unfinished Business

13. New Business

- 13.a** Amend the Federal Program to Incorporate Additional Eligible Opportunity Zones

[2026-415](#)

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 and/or on any Agenda Item is asked to fill out a white 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.