

City of Port St. Lucie

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



Meeting Agenda

Following the 12:00PM Board of Zoning Appeals

Monday, July 13, 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

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 June 8, 2026 Regular City Council, June 15, 2026 City Council Workshop, and June 15, 2026 Special City Council Meeting Minutes [2026-578](#)
 - 7.b Approve Amendment #2 to Contract #20250180 for the Construction of O.L. Peacock, Sr. Park. [2026-630](#)
 - 7.c Award Contract #20260004 for Biosolids Hauling, Disposal & Dewatering Services. [2026-563](#)
 - 7.d Approve the Declaration of City Departments' Fixed Asset Items as Surplus Property and Authorize the Sale of Such Surplus Property [2026-620](#)
 - 7.e Approve the 2026 Keep America Beautiful (KAB) Cigarette Litter Prevention & Recycling Grant Agreement for \$10,000.00 [2026-631](#)
 - 7.f Award Contract #20250199 for the NW Volucia Drive Sidewalk Construction Project Funded by Local Agency Program (LAP) Grant. [2026-632](#)
 - 7.g Approve the Conceptual Selection of Cigna Health and Life Insurance Company ("Cigna") as the City's Medical Benefits Provider [2026-509](#)
8. **Second Reading of Ordinances**

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- 8.a** Ordinance 26-48, an Ordinance of the City of Port St. Lucie, Florida, Providing for the Sixteenth Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the Tradition Master Planned Unit Development (Tradition MPUD) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P26-026) [2026-477](#)
- 8.b** Ordinance 26-58, Authorizing the Conveyance of Real Property Described as Lot 12, Block 2200, Port St. Lucie Section Thirty-Three, as Recorded in Plat 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida, to Holiday Builders, Inc., in Exchange for Holiday Builders Conveying Real Property Described as Open Space Tract, Holiday Bougainvillea Plat, as Recorded in Plat Book 140, Page 14, of the Public Records of St. Lucie County, Florida, to the City. [2026-577](#)
- 8.c** Ordinance 26-59, an Ordinance of the City Council of the City of Port St. Lucie, Florida, Providing for the Placement of a Non-Binding Straw Ballot Question on the November 3, 2026 General Election Ballot, Asking Whether the Electors Support Amending the City's Solid Waste Franchise Agreement to Increase Residential Curbside Pickup to Twice Per Week at an Increased Cost Per Household; Providing the Text of the Proposed Straw Ballot Question; Directing the City Clerk to Provide the Supervisor of Elections with a Copy of this Ordinance; Providing for Conflict; Providing for Severability; and Providing for an Effective Date. [2026-489](#)
- 8.d** Ordinance 26-60, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Lease of Real Property Located at 198 NW Marion Ave, Port St. Lucie, Florida to the Agricultural and Labor Program, Inc., a Florida Not-for-Profit Corporation; Authorizing the Mayor, the City Manager, or their Designees, to Execute the Lease Agreement; Providing for Conflict; Providing for Severability; Providing An Effective Date. [2026-567](#)
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- 8.e** Ordinance 26-61, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Lease of Real Property Located at 198 NW Marion Ave, Port Saint Lucie, Florida to the Boys and Girls Club of Saint Lucie County, a Florida Not-for-Profit Corporation; Authorizing the Mayor, the City Manager, or their Designees, to Execute the Lease Agreement; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-562](#)
- 8.f** Ordinance 26-62, Adopt an Ordinance Authorizing the Issuance of Not to Exceed \$85,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida Special Obligation Revenue Bonds, Series 2026A to Finance Various Costs Related to the SE Floresta Drive Roadway Improvements, the Public Works Building Project and the Paar Roundabouts 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. [2026-551](#)
- 8.g** Ordinance 26-63, an Ordinance Approving a Conceptual Plan for Approximately 1.41 Acres Located at the Southwest Corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal within the LMD (Limited Mixed Use) District for a Project Known as Riverview Plaza (P26-003). [2026-549](#)
- 8.h** Ordinance 26-64, an Ordinance Adopting the Eighth Amendment to the Master Sign Program for Tradition (P16-042-A3). [2026-550](#)

- 8.i** Ordinance 26-65, Authorizing the Conveyance of Real Property Lying in Section Six, Township 36 South, Range 40 East, to the Florida Department of Transportation for the Construction of an Interchange Ramp at Midway Road and the Turnpike and Pursuant to the Memorandum of Agreement Between the Florida Department of Transportation and the City of Port St. Lucie; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-553](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-66, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending the City of Port St. Lucie Comprehensive Plan by Adopting the Evaluation and Appraisal Report (EAR)-Based Comprehensive Plan Amendments; Amending the Goals, Objectives, and Policies in the Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Conservation and Coastal Management Element, Intergovernmental Coordination Element, Recreation and Open Space Element, Economic Development Element, Capital Improvements Element, Public Schools Element, and Property Rights Element; Amending the Future Land Use Map Series; and Providing for the Repeal of the Prior Data and Analysis Sections Adopted under Ordinance 20-28 (P24-185) [2026-635](#)
- 10.b** Ordinance 26-67, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the Third Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for Legacy Park North @ Southern Grove MPUD Located West of Interstate 95, East of SW Village Parkway and between and Marshall Parkway and SW Hegener Drive (P26-054) [2026-615](#)

- 10.c** Ordinance 26-69, Public Hearing, an Ordinance Relating to Upland Habitat Mitigation Payment In Lieu of Preservation; Amending Section 157.06 (P26-079). [2026-602](#)
- 10.d** Ordinance 26-70, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 2, Block 1170, Port St. Lucie Section Eight, According to the Plat thereof, as Recorded in Plat Book 12, Page 38, of the Public Records of St. Lucie County, Florida. [2026-612](#)
- 10.e** Ordinance 26-71, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 16, Block 719, 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. [2026-613](#)

11. Resolutions

- 11.a** Resolution 26-R40, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow Retail or Personal Service Uses Exceeding 50% of the Building's Gross Floor Area and to Allow Any One Use to Exceed 5,000 Square Feet in the Limited Mixed Use (LMD) Zoning District as Per Sections 158.155(D)(4&5) of the Zoning Code (P26-004). [2026-636](#)
- 11.b** Resolution 26-R43, Quasi-Judicial, Public Hearing, a Resolution Approving Artwork Submitted by Midway Glades Developers, LLC, in Connection with the Alternative Equivalent Proposal Request for Public Art for the Project Known as "Ladybug Hideaway" (P23-132-A2). [2026-569](#)
- 11.c** Resolution 26-R44, a Resolution Approving and Authorizing the Settlement of Litigation Styled as *McTeague Construction Company, Inc. v. City of Port St. Lucie*, Case No. 2025-CA-002754. [2026-634](#)

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- 11.d** Resolution 26-R45, a Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager to Execute the State of Florida Department of Transportation Utility Work by Highway Contractor Agreement Necessary to Relocate the City's Utility Facilities for the Public Purpose of Constructing and Improving Port St. Lucie Boulevard from Becker Road to Paar Drive; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-593](#)
- 11.e** Resolution 26-R46, Approve Temporary Utility Easement Agreement with Midway Glades Developers, LLC for Access to the Future Floridan Wells F37, F38, and F39. [2026-617](#)
- 11.f** Resolution 26-R47, a Resolution of the City Council of the City of Port St. Lucie, Florida, Authorizing the Issuance by the City of Port St. Lucie, Florida of Not Exceeding \$85,000,000 in Aggregate Principal Amount of its City of Port St. Lucie, Florida Special Obligation Revenue Bonds, Series 2026A to Finance Various Costs Related to the SE Floresta Drive Roadway Capital Improvements, the Public Works Building Project and the Paar Roundabouts Project; 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 a Continuing Disclosure Certificate; and Providing for an Effective Date for this Resolution. [2026-633](#)
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- 11.g** Resolution 26-R48, a Resolution of the City Council of the City of Port St. Lucie, Florida, Authorizing the Execution of an Interlocal Agreement with the St Lucie County Tax Collector to Collect a Non-Ad Valorem Assessment Against Residential Properties within the Boundaries of the Area known as the City of Port St. Lucie for the Purpose of Recouping the Costs Associated with the Resident Elected Voluntary Culvert Replacement Program. [2026-626](#)
- 11.h** Resolution 26-R49, a Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager to Execute the State of Florida Department of Transportation Utility Work by Highway Contractor Agreement Necessary to Relocate the City's Utility Facilities for the Public Purpose of Constructing and Improving the Turnpike (SR91) Midway Road Southern Ramps Interchange; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-597](#)
- 11.i** Resolution 26-R50, a Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager to Execute the State of Florida Department of Transportation Utility Work by Highway Contractor Agreement Necessary to Relocate the City's Utility Facilities for the Public Purpose of Constructing and Improving W. Midway Road/CR-712 from Glades Cut Off Road to West of Jenkins Road; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-606](#)
- 11.j** Resolution 26-R51, a Resolution of the City of Port St. Lucie, Florida, Amending the Title VI and Nondiscrimination Policy and Plan; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-639](#)
- 11.k** Resolution 26-R52, a Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager or His Designee to Execute and Enter into the District Four Maintenance Memorandum of Agreement for Decorative Feature with the Florida Department of Transportation Regarding the Construction of an Interchange Ramp at Midway Road and the Florida Turnpike. [2026-655](#)
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- 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 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.