

# City of Port St. Lucie

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



## Meeting Agenda

**\*Request to Table Item 11B\***

**Monday, June 22, 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](http://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**
  - 4.a Proclamation: Parks & Recreation Month [2026-521](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a Approve Sole Source Contract # 20260234 for Maintenance and Service of Target Equipment with Action Target Inc. [2026-530](#)
  - 7.b Award Contract #20260134 for Sandblasting, Pressure Washing, Painting, & Coatings Services to Quick Painting Group Corp. [2026-565](#)
  - 7.c Approval to Participate in NASPO ValuePoint Contract #43230000-NASPO-16-ACS for OpenGov Capital Budget & Project Management Software under City Contract #20260246. [2026-555](#)
  - 7.d Approve Amendment #1 to Renew Contract #20250312 for Legislative and Government Representation and Consulting Services with The P5 Group, LLC. [2026-493](#)
  - 7.e Approve Amendment #2 to Contract #20240046 for Professional Design Services for a New Public Works Administration Building. [2026-573](#)
  - 7.f Approve Contract #20260247 for the Treatment of Sawgrass Lakes Stormwater Tract. [2026-579](#)

- 7.g** Accept the Agreement Between Children’s Services Council of St. Lucie County and The City of Port St. Lucie, through its Police Department - Safe Return and Wandering Prevention Program [2026-491](#)

**8. Second Reading of Ordinances**

- 8.a** Ordinance 26-54, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 152, Port St. Lucie Section Four, According to the Plat thereof, as Recorded in Plat Book 12, Page 14, of the Public Records of St. Lucie County, Florida. [2026-500](#)
- 8.b** Ordinance 26-55, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lots 34 and 35, Block 2049, Port St. Lucie Section Twenty-One, According to the Plat thereof, as Recorded in Plat Book 13, Page 27, of the Public Records of St. Lucie County, Florida. [2026-501](#)
- 8.c** Ordinance 26-56, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 11, Block 2289, Port St. Lucie Section Thirty-Three, According to the Plat thereof, as Recorded in Plat Book 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida. [2026-502](#)
- 8.d** Ordinance 26-57, Public Hearing, an Ordinance to Establish the McCarty’s Choice Community Development District [2026-522](#)

**9. Other Public Hearings**

**10. First Reading of Ordinances, Public Hearing**

- 10.a** Ordinance 26-48, Quasi-Judicial, Public Hearing, 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](#)

- 10.b** Ordinance 26-53, 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 Large-Scale Amendment to the Future Land Use Map at the Request of Founder’s Crossing, LLC, as Follows: (1) Change the Future Land Use Designation for Property Located South of Midway Road and West of McCarty Road from Approximately 30 Acres of RL (Low Density Residential) to Approximately 18 Acres of CG (Commercial General) and Approximately 12 Acres of ROI (Residential, Office, Institutional); (2) Change the Future Land Use for Approximately 18 Acres Of Property Located South of Midway Road and East of McCarty Road from CG (Commercial General) to RL (Low Density Residential); and (3) to Change the Future Land Use for Approximately 12 Acres of Land Located South of Midway Road and East of McCarty Road from ROI (Residential, Office, Institutional) to RL (Low Density Residential); Amending Conditions of Approval Set Forth in Section 1.B of Ordinance 03-169 (P25-113). [2026-544](#)
- 10.c** Ordinance 26-58, Public Hearing, 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](#)

- 10.d** Ordinance 26-59, Public Hearing, 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](#)
- 10.e** Ordinance 26-60, Public Hearing, 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](#)
- 10.f** Ordinance 26-61, Public Hearing, 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](#)

- 10.g** Ordinance 26-62, Public Hearing, Adopt an Ordinance [2026-551](#)  
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.
- 10.h** Ordinance 26-63, Quasi-Judicial, Public Hearing, an [2026-549](#)  
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).
- 10.i** Ordinance 26-64, Quasi-Judicial, Public Hearing, an [2026-550](#)  
Ordinance Adopting the Eighth Amendment to the Master Sign Program for Tradition (P16-042-A3).
- 10.j** Ordinance 26-65, Public Hearing, Authorizing the [2026-553](#)  
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.

## **11. Resolutions**

- 11.a** Resolution 26-R41, Quasi-Judicial, Public Hearing, a [2026-574](#)  
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 Service Commercial (CS) Zoning  
District per Section 158.126(D)(3) of the Port St. Lucie Code  
of Ordinances for a Project Known as SLW Diamond Elite  
Academy, LLC (P25-220).
- 11.b** Resolution 26-R43, Quasi-Judicial, Public Hearing, a [2026-569](#)  
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).

**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.