

City of Port St. Lucie

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



Meeting Agenda

***Following the 5:30PM GFC Meeting* *Request to Table Item 10B* *Addition of
Items 4A, 7K, 11K & 11L***

Monday, July 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**
 - 4.a Half-Cent Sales Tax 2029-2038 Proposed [2026-712](#)
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 22, 2026 Regular City Council and July 13, 2026 Board of Zoning Appeals Meeting Minutes. [2026-683](#)
 - 7.b Approve Sponsorship Request from the TBH Network and Banner Lake Academy. [2026-619](#)
 - 7.c Award Contract #20260201 to Odyssey Manufacturing Co. for Sodium Hypochlorite Delivery. [2026-643](#)
 - 7.d Approve Task Order #20260274 for Gatlin Pines Roadway Rehabilitation with Asphalt Paving Systems, Inc. [2026-672](#)
 - 7.e Award Contract #20250301 for HVAC Services - Facilities Maintenance, to Anchor Mechanical, Inc., Kuebler Mechanical LLC, and 2R Cooling & Refrigeration Inc. [2026-677](#)
 - 7.f Approve a Major Site Plan for Tesoro Commercial (P24-024) [2026-641](#)
 - 7.g Approve and Authorize the Execution of a Memorandum of Understanding with the President and Fellows of Harvard College Acting Through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government. [2026-687](#)

- 7.h** Ratify and Approve Additional Expenditures under Contract #20250315 for Three Items: (1) Ratify the Purchase Order Issued for an Emergency Purchase for a Replacement Commercial Rooftop Air Conditioning Unit (“RTU”) Due to Fire Damage; (2) Approve Additional Funds for Removal of Current RTU and Installation of Replacement RTU Due to Fire Damage; and (3) Ratify the Purchase Order Issued for Phase 2 Expenditures For Redesign and Reconfiguration of the Air Distribution System with New VAVs, Ductwork, Diffusers, Controls, and a Data Room Split System. [2026-686](#)
- 7.i** Approve a Major Site Plan Amendment for Decorative Concrete Specialists at South Florida (P19-067-A1). [2026-688](#)
- 7.j** Award Contract #20260197 for Electrical Supplies and Equipment, Purchase and Delivery. [2026-640](#)
- 7.k** Approve the Contract with Cigna Health and Life Insurance Company (Cigna) as the City’s Medical Benefits Provider [2026-689](#)

8. Second Reading of Ordinances

- 8.a** Ordinance 26-67, 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](#)
- 8.b** Ordinance 26-69, an Ordinance Relating to Upland Habitat Mitigation Payment In Lieu of Preservation; Amending Section 157.06 (P26-079). [2026-602](#)
- 8.c** Ordinance 26-70, 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](#)

- 8.d** Ordinance 26-71, Abandoning a Portion of a Twenty (20) [2026-613](#)
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.

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-68, Quasi-Judicial, Public Hearing, an [2026-660](#)
Ordinance Amending the Master Sign Program for Sundance
Port St. Lucie (P25-001-A1).
- 10.b** Ordinance 26-72, Public Hearing, Approving the First Budget [2026-656](#)
Amendment for Fiscal Year (FY 2025-26) Table to an
Uncertain Date.
- 10.c** Ordinance 26-73, Quasi-Judicial, Public Hearing, an [2026-685](#)
Ordinance Rezoning Approximately 33.23 Acres of Land
South of SW Discovery Way and East of SW Sundance Vista
Boulevard, from St. Lucie County Agricultural (SLC AG-5)
Zoning District to Riverland-West Sports & Recreation MPUD
(Master Planned Unit Development) (P26-046).

11. Resolutions

- 11.a** Resolution 26-R53, Quasi-Judicial, Public Hearing, a [2026-682](#)
Resolution Granting a Special Exception Use, Pursuant to
Section 158.100(C)(4) of the Zoning Code, to Allow an
Enclosed Assembly Area, Without an Alcoholic Beverage
License for On-Premises Consumption of Alcoholic Beverages
in the OSR (Open Space Recreation) Zoning District for a
Project Known as Remade Church, Inc. (P26-052).

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- 11.b** Resolution 26-R54, Quasi-Judicial, Public Hearing, a [2026-676](#)
Resolution Granting a Special Exception Use to Allow a
Drive-Through Service in the General Commercial (CG) Zoning
District per Section 158.124 (C)(14) of the Zoning Ordinances
(P26-025).
- 11.c** Resolution 26-R55, a Resolution Amending the Fee for Upland [2026-531](#)
Preservation Mitigation as Provided in Section 157.06 of the
Code of Ordinances; Requiring that the Fee be Analyzed by
Staff Annually and if the Data Indicates a Change of Greater
than 5% Staff Bring Forward a Proposal to Amend the Fee for
Council to Consider (26-079).
- 11.d** Resolution 26-R56, Authorizing the Acceptance of an [2026-609](#)
Easement to the City of Port St. Lucie over a Portion of Real
Property Described as Tract A, Southern Grove Plat 39, as
Recorded in Plat Book 109, Page 30, of the Public Records of
St. Lucie County, Florida, for Traffic Signal Improvements.
- 11.e** Resolution 26-R57, Authorizing the Acquisition of Real [2026-671](#)
Property Described as Lot 1, Block 1662, Port St. Lucie
Section Five, as Recorded in Plat Book 12, Pages 15, 15A
through 15E, of the Public Records of St. Lucie County,
Florida, for Public Safety Purposes.
- 11.f** Resolution 26-R58, a Resolution of the City of Port St. Lucie, [2026-675](#)
Florida, Relating to the Provision of Voluntary Culvert Repair
Services in the City of Port St. Lucie; Directing the Preparation
of an Assessment Roll; Authorizing a Public Hearing and
Directing the Provision of Notice thereof; Providing for
Conflict; Providing for Severability; and Providing an Effective
Date.
- 11.g** Resolution 26-R59, Authorizing the City Manager, or Written [2025-1082](#)
Designee, to Execute Grant Agreements Related to Law
Enforcement and Traffic Safety
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- 11.h** Resolution 26-R60, a Resolution of the City of Port St. Lucie, Florida, Relating to the Provision of Stormwater Management Services in the City of Port St. Lucie; Reimposing and Increasing Stormwater Service Fees Against Commercial and Residential Developed and Undeveloped Property Located within the City of Port St. Lucie for the Fiscal Year Beginning October 1, 2026, Continuing thereafter Until Amended; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-673](#)
- 11.i** Resolution 26-R61, a Resolution of the City of Port St. Lucie, Florida, Relating to Residential Street Lighting within the Residential Street Lighting Assessment Areas in Port St. Lucie, Florida; Establishing the Assessment Rate for Residential Street Lighting Services Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2026; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-674](#)
- 11.j** Resolution 26-R62, a Resolution of the City Council of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste and Recyclable Materials in the City; Establishing the Assessment Rate for Solid Waste Service Assessments Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2026; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-679](#)
- 11.k** Resolution 26-R63, Authorizing the Final Acceptance of Public Roadway Improvements for SW Crosstown Parkway Extension, 2B (P22-169), Constructed by Oak Ridge Ranches, LLC. [2026-652](#)

- 11.I** Resolution 26-R64, a Uniform Resolution of the City of Port St. Lucie, Florida, Establishing the Rate of an Infrastructure Surtax of a Half-Cent on Every Dollar Pursuant to Chapter 212, Florida Statutes; Calling for a Referendum on the Surtax; Calling Upon the Supervisor of Elections to Place the Ballot Question for the Infrastructure Surtax on the 2026 General Election Ballot as Mandated by Florida Law; Directing Transmission of this Resolution to St. Lucie County, the Supervisor of Elections of St. Lucie County, and the City of Fort Pierce, Florida; Providing for Conflict; Providing for Severability; Providing an Effective Date.

[2026-713](#)

- 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.