

City of Port St. Lucie

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



Meeting Agenda

Monday, April 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

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1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
 - 4.a Proclamation: Port St. Lucie's 65th Anniversary [2026-368](#)
 - 4.b Proclamation: Arbor Day [2026-369](#)
 - 4.c Donation of Bronze Plaque by the St. Lucie River Chapter of the Daughters of the American Revolution [2026-361](#)
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 February 18, 2026 Winter Workshop (Day 1), February 19, 2026 Winter Workshop (Day 2), February 20, 2026 Winter Workshop (Day 3), and March 9, 2026 Regular City Council Meeting Minutes [2026-316](#)
 - 7.b Approval to Participate in the Sourcewell Cooperative Contract #112124-XOX for Copiers, Printers, and Multi-Function Devices with Related Supplies, Accessories, and Services with Xerox Corporation under City Contract # 20260173. [2026-315](#)
 - 7.c Approve Amendment #1 to Contract #20250115 for Furnishing and Installing Sod. [2026-355](#)
 - 7.d Approval to Participate in the Sourcewell Cooperative Contract #101625 for Playground, Water Play and Aquatic Equipment, Site Amenities, and Outdoor Fitness Equipment with Related Accessories and Services under City Contract #20260138. [2026-176](#)

7.e Approve Increased Spending for OMNIA Partners [2026-366](#)
Cooperative Contract #2400078 for Maintenance, Repair,
and Operations (MRO) Supplies, Parts, Equipment, Materials
and Related Services under City Contract #20250075.

7.f Approve Contract #20260103 for Preventive Maintenance [2026-364](#)
and On-Call Repair Services for the City's Irrigation
Infrastructure with Hoover Pumping Systems Corporation.

8. Second Reading of Ordinances

8.a Ordinance 26-24, Public Hearing, an Ordinance Amending [2026-263](#)
Chapter 153, Definition by adding a Definition of Certified
Recovery Residences and Section 158.233, Reasonable
Accommodation Procedures, of the Code of Ordinances of
the City of Port St. Lucie. (P25-215).

8.b Ordinance 26-25, Public Hearing, an Ordinance Amending [2026-287](#)
Title XV, "Land Usage", Chapter 158, "Zoning Code", Article
VI "Open Space Districts" of the Code of Ordinances of the
City of Port St. Lucie by Amending Section 158.100 to Add
Enclosed Assembly Area as a Special Exception Use in the
Open Space Recreational (OSR) Zoning District (P26-030).

8.c Ordinance 26-26, Abandoning a Portion of a Twenty (20) [2026-264](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot
27, Block 2966, Port St. Lucie Section Forty-Three, According
to the Plat thereof, as Recorded in Plat Book 16, Pages 15,
15A through 15L, of the Public Records of St. Lucie County,
Florida.

- 8.d** Ordinance 26-27, an Ordinance Amending the [2026-265](#)
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
8.03 Acres from Residential Golf Course (RGC) to General
Commercial (CG) for a Parcel Legally Described as Parcels 1,
2, 3, and 4, Central Park Commercial Plat, as Recorded in Plat
Book 135, Pages 39 through 41, Inclusive, of the Public
Records of St. Lucie County, Florida, in the City of Port St.
Lucie, Florida, Located at the Northwest Corner of the
Intersection of Crosstown Parkway and Verano Parkway
(P26-008).

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 26-28, Public Hearing, an Ordinance Authorizing [2026-228](#)
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.
- 10.b** Ordinance 26-30, Public Hearing, Abandoning a Portion of a [2026-295](#)
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.

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- 10.c** Ordinance 26-31, Public Hearing, 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](#)
- 10.d** Ordinance 26-32, Public Hearing, 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](#)
- 10.e** Ordinance 26-33, Public Hearing, 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](#)
- 10.f** Ordinance 26-34, Public Hearing, 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](#)
- 10.g** Ordinance 26-35, Public Hearing, 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](#)

11. Resolutions

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- 11.a** Resolution 26-R26, a Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into and Execute a Highway Maintenance Memorandum of Agreement between the State of Florida Department of Transportation and the City of Port St. Lucie; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2026-243](#)
- 11.b** Resolution 26-R27, Approving a Limited Purpose Party Membership Agreement with the Florida Resiliency and Energy District; Authorizing a Commercial-Only Property Assessed Clean Energy (“C-PACE”) Program for Real Property Located at 3500 SE Morningside Blvd, Port St. Lucie, Florida; Utilizing Voluntary Non-Ad Valorem Assessments to Finance Qualifying Improvements; and Authorizing the Mayor, or Designee, to Execute said Agreement. [2026-303](#)
- 11.c** Resolution 26-R28, Authorizing the Final Acceptance of Public Roadway Improvements for SW Tom Mackie Boulevard Phase 3 (P21-263), Constructed by Miller Construction Company, LLC. [2026-362](#)
- 11.d** Resolution 26-R29, Resolution Approving Road Improvement Cost Advancement, Reimbursement and Park Relocation Agreement [2026-354](#)
- 11.e** Resolution 25-R12, Quasi-Judicial, Public Hearing, a Resolution, Amending and Restating the Development Order for the Tradition Development of Regional Impact and Constituting this Resolution as a Development Order by the City of Port St. Lucie in Compliance with Law (P22-093). [2025-387](#)
- 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)**
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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.