

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 11A* *Addition of Item 7S and 7T

Monday, June 9, 2025

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: Juneteenth [2025-513](#)
 - 4.b Celebrating Mr. Richard Rossi [2025-558](#)
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 May 12, 2025 Regular City Council and May 19, 2025 City Council Workshop Meeting Minutes [2025-532](#)
 - 7.b Approve Sponsorship Request from the Marine Industries Association of the Treasure Coast Inc., for the 18th Annual Treasure Coast Waterway Cleanup [2025-491](#)
 - 7.c Recommendation for Appointment to the Citizens Advisory Committee [2025-521](#)
 - 7.d Approval to Participate in the City of St. Augustine Contract #RFB-24052 for the Purchase and Delivery of Sulfuric Acid for Water Treatment Purposes. [2025-430](#)
 - 7.e Approve Extension of the Alternate Vehicle Purchasing Plan for an Additional Fiscal Year. [2025-525](#)
 - 7.f Accept the St. Lucie County Regional Resilience Vulnerability Assessment Final Report [2025-557](#)
 - 7.g Approval to Participate in Corporate Contract No. 43210000-23-NASPO-ACS for Computer Equipment, Peripherals, and Related Services. [2025-506](#)

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| 7.h | Approval to Participate in the City of Hollywood Contract Resulting from IFB-243-25-JJ for the Supply and Delivery of One-Ton Cylinders of Liquid Chlorine. | <u>2025-535</u> |
| 7.i | Award Contract #20250072 for Professional Design Services for the Village Green Corridor Improvements Project. | <u>2025-541</u> |
| 7.j | Award Contract #20250037 for Maintenance of Portable and Stationary Generators. | <u>2025-516</u> |
| 7.k | Approval to Participate in the Bradford County Sheriff's Office Contract #BCSO2019-01 for Lighting, Emergency Lighting, Specialty Equipment, Public Safety Equipment and Accessories - Parts Sales and Installation Service. | <u>2025-498</u> |
| 7.l | Ratify Amendments #6 & #7 and Approve Amendment #8 to Contract #20220045 for the Floresta Drive Improvements Phase 2 Construction Project. | <u>2025-539</u> |
| 7.m | Approve a Preliminary and Final Plat for a Project known as Central Park Commercial Plat (P24-223). | <u>2025-438</u> |
| 7.n | Approve the Recommended Art Submissions for Utility Box Wraps Citywide. | <u>2025-553</u> |
| 7.o | Approve a Major Site Plan for Four Port St. Lucie (P24-191). | <u>2025-555</u> |
| 7.p | Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 9 Phases 2 and 3 (P24-155). | <u>2025-414</u> |
| 7.q | Approve a Preliminary Plat with Construction Plans for a Project Known as Verano South PUD 1- POD D- Plat No. 7 (P24-146). | <u>2025-505</u> |
| 7.r | Authorizing a Partnership with St. Lucie County on a Competitive Solicitation to Construct Community Land Trust Homes on Three City-Owned Lots. | <u>2025-507</u> |
| 7.s | Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 6A Phase 2 (P24-173). | <u>2025-549</u> |
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- 7.t** Authorize the City Manager to Accept Sponsorship [2025-582](#)
Commitment from St. Lucie County for the 2025
FreedomFest

8. Second Reading of Ordinances

- 8.a** Ordinance 25-27, Abandoning a Portion of a Fifty (50) Foot [2025-462](#)
Wide Drainage Easement Affecting Real Property Located at
350 SE Southbend Boulevard, Port St. Lucie, Florida.
- 8.b** Ordinance 25-28, Abandoning a Portion of a Twenty (20) [2025-477](#)
Foot Wide Side and Rear Utility and Drainage Easement
Affecting Lot 35, Block 538, Port St. Lucie Section Thirteen, as
Recorded in Plat Book 13, Pages 4, 4A through 4M, of the
Public Records of St. Lucie County, Florida.
- 8.c** Ordinance 25-29, Abandoning a Portion of a Twenty (20) [2025-478](#)
Foot Wide Rear Utility and Drainage Easement Affecting Lot 6,
Block 1538, Port St. Lucie Section Thirty, as Recorded in Plat
Book 14, Pages 10, 10A through 10I, of the Public Records of
St. Lucie County, Florida
- 8.d** Ordinance 25-30, an Ordinance Adopting a Master Sign [2025-484](#)
Program for Sundance Port St. Lucie (P25-001).
- 8.e** Ordinance 25-31, an Ordinance Amending the Riverland [2025-480](#)
Master Sign Program (P17-097-A1).
- 8.f** Ordinance 25-32, an Ordinance Rezoning 72.88 Acres of [2025-415](#)
Land, Located South of the Proposed Intersection of Midway
Road and Wylder Parkway, within the LTC Ranch DRI, from
St. Lucie County Agricultural (SLC-AG-5) Zoning District to
Planned Unit Development (PUD) For Property Legally
Described as Tracts "A" & "B" of the Plat of LTC Ranch West
as Recorded in Plat Book 83, Pages 17 through 24, inclusive,
of the Public Records of St. Lucie County, Florida (P24-213).

- 8.g** Ordinance 25-33, Authorizing the Mayor to Grant a Perpetual Non-Exclusive Utility Easement and a Temporary Construction Easement to Pivotal Utility Holdings, Inc. for the Purpose of Constructing, Operating, Maintaining, Repairing and Replacing a Gas Pipeline. [2025-442](#)

- 8.h** Ordinance 25-34, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for GH0 Homes at Southern Grove (P24-183). [2025-485](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-17, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Designation for Approximately 3.72 Acres from Limited Commercial (CL) to Low Density Residential (RL) for a Parcel Legally Described as Port St. Lucie Section 47 Tract E (P25-010) [2025-369](#)

- 10.b** Ordinance 25-35, Public Hearing, Authorizing the Conveyance of a Drainage Easement in Favor of LTC Ranch West Residential Community Development District [2025-493](#)

11. Resolutions

- 11.a** Resolution 25-R30, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a K-8 Private School in the Commercial General (CG) Zoning District Per Section 158.124(C)(8) of the Code of Ordinances for a Project Known as Dalton Learning Academy (P25-041); Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2025-552](#)

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- 11.b** Resolution 25-R32, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Impact Mitigation Agreement for Import Mex of FL, LLC, a Distribution and Logistics Facility, and Authorizing the City Manager or His Designee to Execute an Impact Fee Mitigation Agreement by and Among the City of Port St. Lucie and Import Mex of FL, LLC; Providing an Effective Date. [2025-220](#)
- 11.c** Resolution 25-R33, Approving Agreement to Rebate Stormwater Assessments and Provide for Maintenance of Stormwater Management System for Sundance Communities. [2025-551](#)
- 11.d** Resolution 25-R34, Authorizing the Acquisition of Real Property Described as Lot No. 1, St. Lucie West Plat No. 116, Parcel 24 Commercial Subdivision, According to the Map or Plat thereof, as Recorded in Plat Book 38, Pages 12, 12A and 12B, of the Public Records of St. Lucie County, Florida, for Future Expansion of the City Hall Complex. [2025-508](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion [2025-431](#)
- 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**
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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 is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green 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.