

City of Port St. Lucie

City Council

Action Agenda

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

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.

Monday, June 9, 2025

1:00 PM

Council Chambers, City Hall

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

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 Waterway Cleanup

2025-586

4.c Celebrating Mr. Richard Rossi

[2025-558](#)

5. Public to be Heard

OTHER: City Council requested that the City Manager respond to the public comments.

OTHER: Vice Mayor Caraballo requested that an update on the swale liners be presented at the next City Council retreat/workshop.

6. Additions or Deletions to Agenda and Approval of Agenda

ACTION: Motion passed unanimously by voice vote to approve the Agenda with the request to table Item 11.a to the 6/23/2025 City Council Meeting and the addition of Items 7.s and 7.t.

Approved

7. Approval of Consent Agenda

ACTION: Motion passed unanimously by voice vote to approve the Consent Agenda with Item 7.p being pulled for conditions to be read into the record.

Approved

- 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](#)
- 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. [2025-535](#)
- 7.i** Award Contract #20250072 for Professional Design Services for the Village Green Corridor Improvements Project. [2025-541](#)
- 7.j** Award Contract #20250037 for Maintenance of Portable and Stationary Generators. [2025-516](#)
- 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. [2025-498](#)
- 7.l** Ratify Amendments #6 & #7 and Approve Amendment #8 to Contract #20220045 for the Floresta Drive Improvements Phase 2 Construction Project. [2025-539](#)
- 7.m** Approve a Preliminary and Final Plat for a Project known as [2025-438](#)
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Central Park Commercial Plat (P24-223).

- 7.n** Approve the Recommended Art Submissions for Utility Box Wraps Citywide. [2025-553](#)

- 7.o** Approve a Major Site Plan for Four Port St. Lucie (P24-191). [2025-555](#)

- 7.p** Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 9 Phases 2 and 3 (P24-155). [2025-414](#)

ACTION: Motion passed unanimously by voice vote to approve Item 7.p, including the conditions as read into the record.

Approved

- 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). [2025-505](#)

- 7.r** Authorizing a Partnership with St. Lucie County on a Competitive Solicitation to Construct Community Land Trust Homes on Three City-Owned Lots. [2025-507](#)

- 7.s** Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 6A Phase 2 (P24-173). [2025-549](#)

- 7.t** Authorize the City Manager to Accept Sponsorship Commitment from St. Lucie County for the 2025 FreedomFest [2025-582](#)

8. Second Reading of Ordinances

- 8.a** Ordinance 25-27, Abandoning a Portion of a Fifty (50) Foot Wide Drainage Easement Affecting Real Property Located at 350 SE Southbend Boulevard, Port St. Lucie, Florida. [2025-462](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-27.

Approved

- 8.b** Ordinance 25-28, Abandoning a Portion of a Twenty (20) 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. [2025-477](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-28.

Approved

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- 8.c** Ordinance 25-29, Abandoning a Portion of a Twenty (20) 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 [2025-478](#)
- ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-29.
- Approved
- 8.d** Ordinance 25-30, an Ordinance Adopting a Master Sign Program for Sundance Port St. Lucie (P25-001). [2025-484](#)
- ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-30.
- Approved
- 8.e** Ordinance 25-31, an Ordinance Amending the Riverland Master Sign Program (P17-097-A1). [2025-480](#)
- ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-31.
- Approved
- 8.f** Ordinance 25-32, an Ordinance Rezoning 72.88 Acres of 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). [2025-415](#)
- ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-32.
- Approved
- 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](#)
- ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-33.
- Approved
- 8.h** Ordinance 25-34, an Ordinance Amending the Master Planned Unit Development (MPUD) Document and Concept Plan for GHO Homes at Southern Grove (P24-183). [2025-485](#)
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ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-34.

Approved

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](#)

ACTION: Motion passed unanimously by voice vote to deny Ordinance 25-17.

Denied

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-35.

Introduced on first reading

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](#)

(Clerk's Note: This item was tabled under Item 6, Additions or Deletions to Agenda and Approval of Agenda.)

Tabled

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R32.

Approved

- 11.c** Resolution 25-R33, Approving Agreement to Rebate Stormwater Assessments and Provide for Maintenance of Stormwater Management System for Sundance Communities.

[2025-551](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R33.

OTHER: Mayor Martin requested more information on the rates being charged by the City for the developers.

OTHER: Vice Mayor Caraballo inquired about going through past Action Agendas to ensure everything has been completed, to which the City Manager indicated he would provide this information to Council.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R34.

Approved

12. Unfinished Business

13. New Business

- 13.a** Fiscal Year 2025-26 Community Development Block Grant (CDBG) Project Discussion

[2025-431](#)

OTHER: There was Council consensus to table this item to a future City Council workshop.

OTHER: Council requested additional background information, such as data, outcomes, past performance, on the proposed CDBG projects in order to make decisions and maximize the use of funds.

Approved

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