

# City of Port St. Lucie

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



## Meeting Agenda

**\*Request to Table Item 8A\* \*Addition of Items 7L & 7M\***

**Monday, August 25, 2025**

**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*

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1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
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 July 28, 2025 Regular City Council Meeting Minutes [2025-791](#)
  - 7.b Approve Sponsorship Request from Carebag Inc. [2025-767](#)
  - 7.c Approve a Jennifer “Jenn” DuBey Memorial Plaque to be Installed on a Bench Near the Intersection of Sandia Avenue and SE Crosstown Parkway [2025-663](#)
  - 7.d Approve a Parks and Recreational Facilities Conveyance Agreement between Mattamy Palm Beach LLC, the City of Port St. Lucie for the Western Grove DRI. [2025-698](#)
  - 7.e Approve a Parks and Recreational Facilities Conveyance Agreement between Mattamy Palm Beach LLC, the City of Port St. Lucie for the Southern Grove DRI [2025-778](#)
  - 7.f Approval of a Major Site Plan Amendment for Gatlin Plaza - BJ’s Wholesale Club (P17-057-A5). [2025-744](#)
  - 7.g Approve Amendment #4 to Contract #20210104 for Grinder Pumps and Related Parts & Services with Environment-One Corporation. [2025-781](#)
  - 7.h Approve Additional Expenditures for FY 24/25 Under Contract #20240159 - Electrical Contractors - Service, Repair, and Installation [2025-763](#)

- 7.i Approve Amendment #2 with Rarestep, Inc. dba Fleetio for Fleet Software. [2025-777](#)
- 7.j Approval to Participate in the Citrus County Contract #24-088 for Countywide Resurfacing and Preservation Projects. [2025-762](#)
- 7.k Award Contract #20240141 for Design-Build Services for Nine (9) Wells and a Raw Water Main. [2025-780](#)
- 7.l Recommendation for Appointment to Serve on the City of Port St. Lucie Youth Council. [2025-776](#)
- 7.m Approve Expenditures for an Emergency Access Road & Parking Improvements at McCarty Ranch Preserve. [2025-815](#)

## 8. Second Reading of Ordinances

- 8.a Ordinance 24-04, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City Of Port St. Lucie to Provide for a Large-Scale Amendment to the Future Land Use Map for 464.50 Acres of Land to Change the Future Land Use Designations from 90 Acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 Acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 Acres Of General Commercial/ Residential, Office, and Institutional (CG/ROI) to 397.89 Acres of Low Density Residential (RL), 34.25 Acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 Acres of Open Space Recreation (OSR), and 18.43 Acres of Open Space Conservation (OSC) for a Parcel Legally Described in Exhibit "A", and generally located between Glades Cut-Off Road and the C-24 Canal Road and to Provide for Text Amendments to the Future Land Use Element to Amend Policies 1.1.4.18 and 1.1.4.19 as Requested by Lulfs Grove, LLLP (P22-336). [2024-054](#)
- 8.b Ordinance 25-42, Public Hearing, an Ordinance Amending and Restating the City of Port St. Lucie Code of Ordinances Chapter 159, Article IV, Entitled "Public Buildings Impact Fee Schedule" (P25-128). [2025-718](#)

- 8.c** Ordinance 25-43, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 69, Block 53, South Port St. Lucie Unit Five, as recorded in Plat Book 14, Pages 12, 12A through 12G, of the Public Records of St. Lucie County, Florida. [2025-703](#)
- 8.d** Ordinance 25-44, an Ordinance of the City of Port St. Lucie, Florida, Approving the Amendment and Extension of the Revised Original Community Redevelopment Area Plan to June 11, 2055; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2025-723](#)
- 8.e** Ordinance 25-45, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Acquisition of Real Property from St. Lucie County Described as Tract K, Port St. Lucie Section Sixty-One, According to the Plat thereof, as Recorded in Plat Book 24, Page 6, of the Public Records of St. Lucie County, Florida, and Authorizing the Conveyance of a Lease Agreement to St. Lucie County for Said Real Property; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2025-726](#)

**9. Other Public Hearings**

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

- 10.a** Ordinance 25-46, Quasi-Judicial, Public Hearing, an Ordinance Rezoning a 0.27-Acre Property, Located at the Northeast Corner of SW Gatlin Boulevard and SW Brighton Street, from Single-Family Residential (RS-2) to General Commercial (CG) for Property Legally Described as Port St. Lucie Section 16, Block 1501, Lot 1. [2025-768](#)
- 10.b** Ordinance 25-47, Quasi-Judicial, Public Hearing, an Ordinance Rezoning a 0.46-Acre Property, Located East of SW Biltmore Street, From General Commercial (CG) Zoning District to Service Commercial (CS) Zoning District For Property Legally Described As Port St. Lucie Section 28, Block 75, Lots 6 And 7 (P25-111) [2025-774](#)

- 10.c** Ordinance 25-48, Public Hearing, Authorizing the Acquisition of 104.91 Acres of Real Property known as Rosser Lakes; Authorizing the Conveyance of a Non-Exclusive, Perpetual Access Easement therein of Approximately 7.41 Acres in Favor of Rosser Lakes; and Authorizing the Conveyance of a Ground Lease within the Access Easement Premises to Rosser Lakes. [2025-683](#)

**11. Resolutions**

- 11.a** Resolution 25-R46, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Drive-Through in the General Commercial (CG) Zoning District Per Section 158.124(C)(14) of the Code of Ordinances for a Project Known as Coyne, Dale P. & Gail A. McDonald's (P24-231). [2025-792](#)
- 11.b** Resolution 25-R48, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste within the City of Port St. Lucie; Re-Imposing Solid Waste Service Assessments Against Assessed Property Located within Port St. Lucie, Florida, for the Fiscal Year Beginning October 1, 2025; Approving the Rate of Assessment; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2025-779](#)
- 11.c** Resolution 25-R49, Public Hearing, 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; Re-Imposing 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, 2025; Setting a Maximum Rate for Stormwater Service Fees not to be Exceeded in Future Fiscal Years; Specifying the Unit of Measurement for the Stormwater User Fees; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2025-782](#)

- 11.d** Resolution 25-R50, a Resolution of the City of Port St. Lucie, Florida, Relating to the Levy of Special Assessments Against the Lands and Real Estate within the City that are Specially Benefited by Certain Stormwater, Roadway, Water, and Wastewater Improvements and Which are in an area Known as the Southwest Annexation Special Assessment District No. 1; Adopting and Approving the Revised and Updated Assessment Roll with Respect to Such Special Assessments; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2025-783](#)

- 11.e** Resolution 25-R51, Approving the Acceptance of a Special Warranty Deed Relating to the Greco Park Site Plan and Construction Plan (P23-071). [2025-786](#)

**12. Unfinished Business**

**13. New Business**

- 13.a** Authorize Staff and the City Attorney's Office to Take All Actions Necessary to Preserve the City's Rights and Interests In Its Property Being Affected by Mike's Organic Topsoil and/or Marburger Ranch, LLC, Including Taking Legal Action and Communicating with St. Lucie County On Pending Applications [2025-788](#)

**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 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.