

City of Port St. Lucie

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



Meeting Agenda

Meeting to Follow the 5:30 PM Budget Hearing

Monday, September 22, 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**
 - 4.a Hear an Update from St. Lucie Public Schools [2025-846](#)
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 August 25, 2025 Special City Council and September 8, 2025 Regular City Council Meeting Minutes [2025-878](#)
 - 7.b Approve the Second Amended and Restated South County Regional Stadium Sublease [2025-850](#)
 - 7.c Approve 2025 Keep America Beautiful Coca Cola Grant - Greatest American Cleanup Activation Grant Agreement for \$2000.00 [2025-851](#)
 - 7.d Accept the Florida Urban and Community Forestry-Planting, Preservation and Invasive Control Grant for \$50,000 and Authorize the City Manager to Execute the Agreement [2025-866](#)
 - 7.e Termination of Restrictive Covenant Executed by Marc M. Liskin and Cheryl A. Liskin with Respect to Lots 20A and 21, Block 669, Port St. Lucie Section Thirteen, and Recorded in Official Records Book 1177, Page 1039, of the Public Records of St. Lucie County, Florida. [2025-868](#)
 - 7.f Approve a Participation Agreement for use of CivicPlus, LLC's Publicly Accessible Website between St. Lucie County and the City of Port St. Lucie and Approve a Governmental Agency Order/Publicly Accessible Website Agreement Between CivicPlus, LLC and the City of Port St. Lucie [2025-654](#)

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- 7.g** Termination of Restrictive Covenant Executed by Robert Schmitz and Wilma Schmitz with Respect to Lots 21 and 22, Block 1289, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1458, Page 2595, of the Public Records of St. Lucie County, Florida. [2025-869](#)
- 7.h** Termination of Declaration of Restrictive Covenants Executed by Herbet Mingace and Nancy J. Mingace with Respect to Lots 11 and 26, Block 780, Port St. Lucie Section Eighteen, and Recorded in Official Records Book 2857, Page 1408, of the Public Records of St. Lucie County, Florida. [2025-870](#)
- 7.i** Approval to Participate in Sourcewell Cooperative Contract #052725 for Restroom and Shower Facility Solutions with CXT Incorporated and Romtec, Inc. [2025-856](#)
- 7.j** Termination of Restrictive Covenant Executed by Chester C. Czekaj and Linda E. Czekaj with Respect to Lots 7 and 8, Block 2477, Port St. Lucie Section Thirty-Seven, and Recorded in Official Records Book 1177, Page 1561, of the Public Records of St. Lucie County, Florida. [2025-872](#)
- 7.k** Approve and Adopt the Updated Parks & Recreation 10-Year Master Plan [2025-857](#)
- 7.l** Approve the Recommendation to Relocate the New Public Works Building to the Cameo Site. [2025-881](#)
- 7.m** Approval to Participate in Sourcewell Cooperative Contract #070924-SCC for Office Supplies and Workplace Solutions with Staples Contract & Commercial LLC. [2025-224](#)
- 7.n** Ratify Amendments #10 through #13 and Approve Amendment #14 to Contract #20190112 for the Design Services for Floresta Drive Improvements Phases 2 & 3. [2025-873](#)
- 7.o** Approve Florida Blue Stop Loss Insurance Policy-Fiscal Year 2025/2026 [2025-890](#)
- 7.p** Approve Contract #20250216 for InsertValve Equipment, and Associated Parts with Team Industrial Services, Inc. [2025-889](#)
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8. Second Reading of Ordinances

- 8.a** Ordinance 24-04, Public Hearing, 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 25-51, an Ordinance Approving Utility Rate Increases for Water, Wastewater and Reclaimed Water Rates [2025-759](#)
- 8.c** Ordinance 25-52, Public Hearing, an Ordinance Amending Title VI - Public Utilities, Chapter 65, "Water System User Rules" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 65.07 "Water Conservation for Landscape Irrigation". [2025-760](#)
- 8.d** Ordinance 25-53, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 8, Block 1837, Port St. Lucie Section Seven, According to the Plat thereof, as Recorded in Plat Book 12, Pages 37A through 37F, of the Public Records of St. Lucie County, Florida. [2025-793](#)

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- 8.e** Ordinance 25-54, Public Hearing, Abandoning of a Ten (10) [2025-794](#)
Foot Wide Side Utility and Drainage Easement Affecting Lot 3,
Block 15, First Replat in Port St. Lucie Industrial Park Unity
One, According to the Plat Thereof, as Recorded in Plat Book
23, Pages 6, 6A through 6D, of the Public Records of St. Lucie
County, Florida.
- 8.f** Ordinance 25-55, an Ordinance Amending Title III - [2025-825](#)
"Administration," Chapter 35 - Finance; Purchasing, of the
Ordinances of the City of Port St. Lucie, Florida, by Amending
Section 35.08, Formal Bidding Required for Certain
Purchases; Exceptions; Adding Section 35.22, Authorization
for Cybersecurity, Security, and Firesafety Purchases;
Providing for Severability, Providing for Codification, and
Providing an Effective Date.
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
- 11. Resolutions**
- 11.a** Resolution 25-R56, Approve a Resolution to Amend, [2025-727](#)
Re-Number, and Adopt City Council Directed Policy
#25-02ccd - Capital Asset Policy.
- 11.b** Resolution 25-R57, Authorizing the Acquisition of 111.59+/- [2025-652](#)
Acres of Real Property Owned by the School Board of St.
Lucie County, Florida, in Accordance with a Purchase and Sale
Agreement between the City of Port St. Lucie and the School
Board of St. Lucie County.
- 11.c** Resolution 25-R58, a Resolution of the City of Port St. Lucie, [2025-790](#)
Florida, Providing for the First Amendment to the Annexation
Agreement Between the City of Port St. Lucie, a Municipal
Corporation of the State of Florida (The "City"), and Lulfs
Groves, LLLP, a Florida Limited Liability Limited Partnership
("Lulfs") (P25-062)
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11.d Resolution 25-R59, Authorizing the Acquisition of Real Property Described as Lot 2, Block 2047, Port St. Lucie Section Twenty-Two, as Recorded in Plat Book 13, Page 28, of the Public Records of St. Lucie County, Florida, for Public Roadway Safety Purposes. [2025-849](#)

11.e Resolution 25-R60, Authorizing the Final Acceptance of Public Roadway Improvements for Southern Grove Plat No. 44 (P23-072) Constructed by Mattamy Palm Beach, LLC [2025-887](#)

11.f Resolution 25-R61, Approve Tradition Regional Park Name [2025-891](#)

12. Unfinished Business

13. New Business

13.a Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of McTeague Construction Company Inc., v. City of Port St. Lucie, Case No. 2025-CC-003551. [2025-883](#)

13.b Authorize Staff & the City Attorney's Office to Take All Actions Necessary to Preserve the City's Right and Interests In Its Property Affected by Aquifer Maintenance Performance Systems, Inc. ("AMPS") Including Taking Legal Action. [2025-898](#)

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.