

City of Port St. Lucie

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



Meeting Agenda

Request to Table Items 10L & 10M* *Addition of Item 7P

Monday, January 12, 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: Dr. Martin Luther King, Jr. Day [2026-096](#)
 - 4.b Proclamation: Human Trafficking Awareness Month [2026-105](#)
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 November 10, 2025 Regular City Council, November 17, 2025 City Council Workshop and December 1, 2025 Regular City Council Meeting Minutes [2026-001](#)
 - 7.b Approve Sole Source Contract #20260054 to Supply Lighting Fixtures to Various Ballrooms within MidFlorida Event Center with SESCO Lighting. [2025-1140](#)
 - 7.c Termination of Restrictive Covenant Executed by George A. Grenier and Patricia A. Grenier with Respect to Lots 17 and 18, Block 666, Port St. Lucie Section Thirteen, and Recorded in Official Records Book 1177, Page 1507, of the Public Records of St. Lucie County, Florida. [2026-006](#)
 - 7.d Approval to Piggyback in the City of Boynton Beach Contract #WH22-048 for Annual Supply of Pipe Fittings and Accessories under City of Port St. Lucie Contract #20250208. [2025-1006](#)
 - 7.e Approve Amendment #4 to Add Additional Funds and to Extend the Duration of Contract # 20240157 - Armed Security Guard Services for MIDFLORIDA Event Center. [2025-1201](#)

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| 7.f | Approval to Participate in H-GAC Coop Contract #FS12-23 with Emergency Vehicles, Inc. for Incident Command Vehicles. | <u>2026-011</u> |
| 7.g | Approval of Two Contracts Related to Bonds: (1) Bond Counsel with Nabors, Giblin & Nickerson, P.A. and (2) Bond Disclosure with Bryant Miller Olive P.A. | <u>2026-012</u> |
| 7.h | Approve the First Amendment to Interlocal Agreement between the City of Port St. Lucie and the River Place on the St. Lucie Community Development District. | <u>2025-1203</u> |
| 7.i | Approve the Declaration of City Departments' Fixed Asset Items as Surplus Property and Authorize the Sale of Such Surplus Property. | <u>2026-069</u> |
| 7.j | Approve Amendments #16 & #17 to Contract #20190112 for the Design & Permitting Services for the Floresta Drive Improvement Project Phases 2 & 3. | <u>2026-046</u> |
| 7.k | Ratify Amendments #1 - #4 and Approve Amendment #5 to Contract #20220112 for the Western Raw Water Main Construction Project. | <u>2026-045</u> |
| 7.l | Ratify Amendments #9 & #10 and Approve Amendment #11 to Contract #20230117 for Construction Engineering, and Inspection (CEI) & Geotechnical Services (GEO) for the Port St. Lucie Blvd. North - Segment 3 Project. | <u>2026-077</u> |
| 7.m | Approve Sole Source Contract #20240144 for the Supply of Mission Panels for Lift Station Communications. | <u>2025-1115</u> |
| 7.n | Approve Amendment #1 to Contract #20240046 for Professional Design Services for a New Public Works Administration Building. | <u>2026-073</u> |
| 7.o | Approve Increase Contract Spending for Additional Expenditures Under Contract #20240159 for Electrical Contractors - Service, Repair, and Installation. | <u>2026-032</u> |
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- 7.p** Approve a Major Site Plan for NW Corner of Becker Road and Port St. Lucie Blvd - General Commercial Development (P25-022) [2026-072](#)

8. Second Reading of Ordinances

- 8.a** Ordinance 25-80, Public Hearing, an Ordinance Amending Title XV, "Land Usage", Chapter 158, "Zoning Code" of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.110 (G) to Increase the Maximum Building Height for Public Buildings and Uses in the Institutional Zoning District (P25-199). [2025-1150](#)
- 8.b** Ordinance 25-81, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 14, Block 355, Port St. Lucie Section Two, According to the Plat thereof, as Recorded in Plat Book 12, Pages 12, 12A Through 12D, of the Public Records of St. Lucie County, Florida. [2025-1158](#)
- 8.c** Ordinance 25-85, Public Hearing, an Ordinance Approving Conveyance of a Temporary Construction Easement to Facilitate the Construction of a Sanitary Sewer Main. [2025-1194](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-73, 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 Map to Change the Future Land Use Designation of Approximately 0.92 Acres of Land from Residential, Office & Institutional (ROI) to Utility (U) for Parcels of Land Legally Described as Lots 7 through 10, Block 325, Port St. Lucie Section Twenty-Five and Generally Located Northeast of the Intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the West Side of Northeast St. James Drive (P25-177). [2026-079](#)

- 10.b** Ordinance 25-74, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 45.93 Acres of Land from 41.73 Acres of Low Density Residential (RL) and 4.20 Acres of Utility (U) to Open Space Recreation (OSR)/Institutional (I) for a Parcel Legally Described as a Parcel of Land Lying in Section 13, Township 36 South, Range 39 East and Section 18, Township 36 South, Range 40 East, and Generally Located Approximately 1.5 Miles South of W Midway Road and Between NW East Torino Parkway and Florida's Turnpike (P25-145). [2026-005](#)
- 10.c** Ordinance 25-75, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 28.81 Acres of Land From Medium Density Residential (RM) to Open Space Recreation (OSR) for a Parcel Legally Described as Port St. Lucie Section 46- First Replat, Tract F, and Generally Located at the Northwest Corner of NW Blanton Boulevard and NW East Torino Parkway (P25-151). [2026-007](#)
- 10.d** Ordinance 26-01, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 16, Block 1616, Port St. Lucie Section Twenty-Three, According to the Plat thereof, as Recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. [2026-002](#)
- 10.e** Ordinance 26-02, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 28, Block 2931, Port St. Lucie Section Forty-One, according to the Plat thereof, as Recorded in Plat Book 15, Pages 35, 35A through 35L, of the Public Records of St. Lucie County, Florida. [2026-003](#)

- 10.f** Ordinance 26-03, Public Hearing, Abandoning Two (2) Portions of a Twenty-Six (26) foot Ingress and Egress Easement Affecting Parcel 2, St. Lucie West Plat 196, St. Lucie Center - Replat Lot 3A, according to the Plat thereof, as Recorded in Plat Book 76, Page 1, of the Public Records of St. Lucie County, Florida. [2026-004](#)
- 10.g** Ordinance 26-04, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 17, Block 1968, Port St. Lucie Section Nineteen, according to the Plat thereof, as Recorded in Plat Book 13, Pages 19, 19A through 19K, of the Public Records of St. Lucie County, Florida. [2026-017](#)
- 10.h** Ordinance 26-05, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 11, Block 2802, 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. [2026-018](#)
- 10.i** Ordinance 26-06, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 42, Block 1307, Port St. Lucie Section Twelve, according to the Plat thereof, as Recorded in Plat Book 12, Pages 55, 55A through 55G, of the Public Records of St. Lucie County, Florida. [2026-019](#)
- 10.j** Ordinance 26-07, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 5, Block 727, Port St. Lucie Section Eighteen, according to the Plat thereof, as Recorded in Plat Book 13, Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida. [2026-020](#)

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- 10.k** Ordinance 26-08, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 15, Block 1550, Port St. Lucie Section Thirty, according to the Plat thereof, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida. [2026-021](#)
- 10.l** Ordinance 26-09, 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 Map to Change the Future Land Use Designation of Approximately 28.6 Acres of Land from Commercial Limited (CL), Residential Low (RL) and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I) for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of Southeast Westmoreland Boulevard, Between the Western Terminus of Southeast Pine Valley Street and the Eastern Terminus of Southeast Morningside Boulevard. (P25-157) [2026-081](#)
- 10.m** Ordinance 26-10, 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. [2026-033](#)
- 10.n** Ordinance 26-11, Public Hearing, an Ordinance Abandoning and Replacing Riverland Paseo Multimodal Easements [2026-029](#)
- 10.o** Ordinance 26-12, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 0.92 Acres of Land, Located Northeast of the Intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the West Side of Northeast St. James Drive, From Limited Mixed Use (LMD) Zoning District to Utility (U) Zoning District for Property Legally Described as Port St. Lucie Section 25, Block 325, Lots 7 Through 10 (P25-172). [2026-080](#)
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11. Resolutions

- 11.a** Resolution 26-R01, Authorizing the Acquisition of Real Property from FGC, Inc., Described as Tracts C and F, Bridge Plaza, According to the Plat thereof, as Recorded in Plat Book 24, Pages 23 through 23B, of the Public Records of St. Lucie County, Florida. [2026-024](#)
- 11.b** Resolution 26-R02, a Resolution of the City Council of the City of Port St. Lucie, Florida, Authorizing the City Manager to Execute Light Emitting Diode (LED) Lighting Agreements with Florida Power & Light Company (FPL) for the Installation or Modification of LED Streetlights throughout the City Located in the City Right-of-Way and Enter Into Related City Lighting Agreements. [2026-043](#)
- 11.c** Resolution 26-R03, Authorizing the Acquisition of a Portion of Real Property Described as Tract H, Port St. Lucie Section Thirty-Three, as Recorded in Plat Book 15, Pages 1, 1A Through 1N, of the Public Records of St. Lucie County, Florida, for the Southwest Paar Drive Corridor Roundabouts at Southwest Darwin Boulevard and Southwest Savona Boulevard Project. [2026-075](#)
- 11.d** Resolution 26-R04, Authorizing the City Manager to Enter Into and Execute a Local Agency Program (LAP) Agreement with the State of Florida Department of Transportation for Federal Funds Concerning the Construction of the Sidewalk on the East Side of Northwest Volucia Drive from Northwest East Torino Parkway to West Blanton Boulevard; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2026-076](#)

12. Unfinished Business

- 12.a** Hear a City Staff Presentation on Florida PACE and Discuss the Program's Potential Operation in Port St. Lucie [2026-031](#)

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)**
- 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.