

# City of Port St. Lucie

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



## Meeting Agenda

**\*Meeting to Follow the 12:30 PM GFC Meeting\***

**Monday, April 14, 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*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*

1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
  - 4.a Proclamation: Earth Day [2025-259](#)
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 January 27, 2025 Regular City Council, February 24, 2025 Regular City Council, February 26, 2025 City Council Workshop (Day 1), February 27, 2025 City Council Workshop (Day 2), February 28, 2025 City Council Workshop (Day 3), March 10, 2025 Regular City Council, and March 24, 2025 Regular City Council Meeting Minutes [2025-005](#)
  - 7.b Approve Amendment #6 to Contract #20220036 for the Design & Permitting Services for a New Regional Park Facility on Torino Parkway. [2025-347](#)
  - 7.c Approval to Participate in the OMNIA Partners Cooperative Contract #2400078 Issued by City of Tucson for Maintenance, Repair, and Operations (MRO) Supplies, Parts, Equipment, Materials, and Related Services. [2025-287](#)
  - 7.d Approve a Final Subdivision Plat and Construction Plans for LTC Ranch West POD 2 Phases 1 and 2 (P24-154). [2025-127](#)
  - 7.e Award Contract #20240092 for Design Services for a New 16" Force Main from Becker Road to Connect at the Westport Wastewater Treatment Facility with Kimley-Horn and Associates, Inc. [2025-341](#)

- 7.f** Approval to Participate in the OMNIA Partners Cooperative Contract #2024056-02 Issued by City of Mesa for Information Technology Solutions Products and Services with SHI International Corp. [2025-235](#)
- 7.g** Authorize the City Manager to Execute Amendment No. 2 to Agreement No. NS082, a Time Frame Extension to Satisfy Requirements for Grant Funding for the SWW-1 Water Control Structure/Water Quality Improvement Project. [2025-360](#)
- 7.h** Award Contract #20250059 for Prineville Water Treatment Facility Emergency Generator Replacement. [2025-358](#)
- 7.i** Approve a Preliminary and Final Plat with Landscape Plans for a Project Known as Wilson Groves Parcel A Plat 3 (P24-156). [2025-364](#)

## **8. Second Reading of Ordinances**

- 8.a** Ordinance 25-14, an Ordinance Approving the 9th Amendment of the Planned Unit Development Document for Gatlin Commons, located on the Southwest Corner of SW Rosser Boulevard and SW Gatlin Boulevard (P24-097). [2025-262](#)
- 8.b** Ordinance 25-15, an Ordinance Rezoning a 0.46-Acre Property, Located South of SW Medlock Avenue Between SW Fondura Road and SW Edgarce Street, from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District for Property Legally Described as Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (P25-015). [2025-258](#)
- 8.c** Ordinance 25-16, Authorizing the Conveyance of an Easement to Florida Power and Light Company for City Owned Property (Stars and Stripes Park) Located at 12441 SW Village Pkwy. [2025-254](#)

## **9. Other Public Hearings**

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

- 10.a** Ordinance 25-18, Public Hearing, Amending Title III, Chapter 37, Special Magistrate, of the Code of Ordinances of the City of Port St. Lucie; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. [2025-274](#)
- 10.b** Ordinance 25-19, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 19, Block 1720, Port St. Lucie Section Thirty-One as Recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida. [2025-275](#)
- 10.c** Ordinance 25-20, Public Hearing, Authorizing the Issuance of Not to Exceed \$35,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida General Obligation Refunding Bonds, Series 2025; Authorizing the Levy of Ad Valorem Taxes Without Limit on all Taxable Property Within the City to Secure the Payment of the Principal of and Interest on Such Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date. [2025-312](#)
- 10.d** Ordinance 25-21, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Amending Section 100.07. - Affordable Housing Advisory Committee; Creation. - of the City's Code of Ordinances; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date [2025-299](#)

## **11. Resolutions**

- 11.a** Resolution 25-R15, Public Hearing, Approval of Updated Local Housing Assistance Plan (LHAP) 2025-2028 per the State Housing Initiatives Partnership (SHIP) Program Compliance Guidelines and Opening of the 2-week Public Comment Period. [2025-339](#)

- 11.b** Resolution 25-R16, Authorizing the Mayor to Enter into an Amendment to a Locally Funded Agreement between the State of Florida Department of Transportation and the City of Port St. Lucie, Necessary for Design Services Associated with the Reconstruction of Port St. Lucie Boulevard from South of Paar Drive to South of Darwin Boulevard. [2025-251](#)
- 11.c** Resolution 25-R17, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Incentive Package for Costco Wholesale Depot Phase Two; Providing for Conflicts; Providing for Severability; and Providing an Effective Date [2025-344](#)
- 11.d** Resolution 25-R18, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Impact Mitigation Agreement for Costco Wholesale Corporation, a Washington-based Corporation, 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 Costco Wholesale Corporation; Providing for Severability; and Providing an Effective Date. [2025-350](#)
- 11.e** Resolution 25-R19, Authorizing The Final Acceptance of Public Roadway Improvements for SW Tradition Parkway Phases 1 & 2 (P20-143), SW Tradition Parkway Phase 3 (P21-171) and SW Fernlake Drive (P20-196), Constructed by Mattamy Palm Beach, LLC. [2025-363](#)
- 11.f** Resolution 25-R20, a Resolution Authorizing the Mayor to Enter into a Maintenance Agreement between Riverland Community Association, Inc., and the City of Port St. Lucie, to Maintain Landscaping, Irrigation, Hardscape, and Non-Regulatory Signage within Certain Arterial and Collector Road Rights-of-Way; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2025-366](#)

**12. Unfinished Business**

**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.