

# **City of Port St. Lucie**

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



## **Meeting Agenda**

**Monday, July 28, 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 Proclamation: All-America Cities [2025-716](#)
  - 4.b All-America City Award Ceremony [2025-717](#)
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 June 9, 2025 Regular City Council and June 23, 2025 Regular City Council Meeting Minutes [2025-692](#)
  - 7.b Authorize the City Manager to Enter into and Execute Florida Department of Environmental Protection (FDEP) Amendment No. 2 to Grant Agreement No. 22SRP 12 to Benefit Water Quality. [2025-681](#)
  - 7.c Ratify Amendment #5 and Approve Amendment #6 to Contract #20230117 for CEI & GEO Services for the Port St. Lucie Blvd. Segment 3 Project. [2025-661](#)
  - 7.d Approve Contract #20250200 for Janitorial Services. [2025-697](#)
  - 7.e Approve the Agreement with Respect to Florida Power & Light Lighting for a Portion of Marshall Parkway with Mattamy Palm Beach, LLC [2025-699](#)
  - 7.f Approve and Authorize the Execution of a Memorandum of Understanding with the President and Fellows of Harvard College Acting Through the Bloomberg Harvard City Leadership Initiative at the John F. Kennedy School of Government. [2025-713](#)

**8. Second Reading of Ordinances**

- 8.a** Ordinance 25-38, Quasi-Judicial, Public Hearing, an [2025-609](#)  
Ordinance Approving the 4th Amendment of the Planned  
Unit Development Document for Gatlin Plaza, Located South  
of SW Gatlin Boulevard and East of I-95 (P23-159).
- 8.b** Ordinance 25-40, Abandoning a Portion of a Twenty (20) [2025-634](#)  
Foot Wide Rear Utility and Drainage Easement Affecting Lot 2,  
Block 1828, Port St. Lucie Section Thirty-Five, as Recorded in  
Plat Book 15, Pages 10, 10A through 10P, of the Public  
Records of St. Lucie County, Florida.
- 8.c** Ordinance 25-41, Abandoning a Portion of a Twenty (20) [2025-625](#)  
Foot Wide Rear Utility and Drainage Easement Affecting Lots  
36 and 37, Block 1323, Port St. Lucie Section Eleven, as  
Recorded in Plat Book 12, Pages 51, 51A through 51E, of the  
Public Records of St. Lucie County, Florida.

**9. Other Public Hearings****10. First Reading of Ordinances, Public Hearing**

- 10.a** Ordinance 25-39, Quasi-Judicial, Public Hearing, an [2025-662](#)  
Ordinance Rezoning 8.31 Acres of Land, Located on the  
Northwest Side of the Enterprise Drive, from Industrial (IN)  
Zoning District to Warehouse Industrial (WI) For Property  
Legally Described as All of Lot 6, of St. Lucie West Plat No.  
133, St. Lucie West Industrial Park (P25-087).

**11. Resolutions**

- 11.a** Resolution 25-R30, Quasi-Judicial, Public Hearing, a [2025-552](#)  
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.

- 11.b** Resolution 25-R40, a Resolution of the City Council of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste and Recyclable Materials in the City; Establishing the Assessment Rate for Solid Waste Service Assessments Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2025; Setting a Maximum Rate for Annual Solid Waste Service Assessments not to be Exceeded in Future Fiscal Years and Continuing Thereafter Until Amended; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2025-700](#)
- 11.c** Resolution 25-R41, 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; Reimposing 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 and Continuing Thereafter Until Amended; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2025-701](#)
- 11.d** Resolution 25-R42, Authorizing the Acquisition of Real Property Described as Lot 6, Block 390, Port St. Lucie Section Twenty-Four, according to the Plat thereof, as Recorded in Plat Book 13, Pages 31, 31A Through 31C, of the Public Records of St. Lucie County, Florida, for the Expansion of the Utility Systems Departments Prineville Facility and for “Good Neighbor Buffering”. [2025-705](#)

- 11.e** Resolution 25-R43, Authorizing the Acceptance of a Special Warranty Deed from Mattamy Palm Beach, LLC, for a Portion of Real Property Associated with Marshall Parkway, Located on the Southeast Corner of Marshall Parkway and Community Boulevard, together with a Drainage and Irrigation Easement.

[2025-592](#)

**12. Unfinished Business**

**13. New Business**

- 13.a** Discussion on the Proposed Update to the Public Buildings Impact Fee Schedule (P25-128)

[2025-707](#)

**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.