

City of Port St. Lucie

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



Meeting Agenda

Following the 5:30 PM CRA Meeting

Monday, December 8, 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

Please visit 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 Award Presentation - Spooktacular House & Yard Decorating Contest [2025-1154](#)
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 October 13, 2025 Board of Zoning Appeals Meeting Minutes [2025-1192](#)
 - 7.b Accept the Award for the IDTF25 Identity Theft and Fraud Grant Program in the Amount of \$10,000 and Authorize the Mayor to Execute the Award Agreement [2025-1184](#)
 - 7.c Recommendation for Appointments/Reappointments to Various City Boards and Committees. [2025-1186](#)
 - 7.d Reappointment of Councilman Anthony Bonna to the Opioid Abatement Funding Advisory Board. [2025-1188](#)
 - 7.e Accept the Award for the State of Florida's FY25-26 Online Sting Operations Program for Local Law Enforcement in the Amount of \$101,373 and Authorize the Chief of Police to Execute the Award Agreement [2025-1190](#)
 - 7.f Approve Roadway Improvement Agreement between BDG Port St. Lucie, LLC and the City of Port St. Lucie relating to Gatlin Plaza PUD (P23-159) [2025-1183](#)
 - 7.g Award Contract #20250214 for the Purchase of Mini-Float Switches for Residential Low Pressure Sewer Grinder Pump Systems to Southeastern Florida Pump, LLC. [2025-1163](#)

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| 7.h | Ratify Addenda #3 and #4 and Approve Addendum #5 to Contract #20220044 with Wharton-Smith, Inc. for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. | <u>2025-1175</u> |
| 7.i | Approval of Adding a New Agreement Under Contract #20240023 with Motorola Solutions, Inc. for the Utilization of the Smart Application Suite. | <u>2025-1162</u> |
| 7.j | Approve a Major Site Plan for Romanelli, Rocco & Maria - Warehouse (P21-284) | <u>2025-1109</u> |
| 7.k | Approval of a Major Site Plan for Southern Grove 7 - Tesla (P24-215). | <u>2025-1177</u> |
| 7.l | Award Contract #20250190 for the McCarty Ranch Herman Canal Improvement Project to Heavy Civil, Inc. | <u>2025-1116</u> |
| 7.m | Approval to Participate in the Martin County Board of County Commissioners Contract #RFB2025-3679 for Safety Boots & Safety Supplies / Personal Protective Equipment (PPE) represented by City of Port St. Lucie Contract #20260005. | <u>2025-1187</u> |
| 7.n | Approve the Service Agreement between the City of Port St. Lucie and the St. Lucie County Chamber of Commerce, Inc. and Authorize the City Manager to Execute and Enter into the Agreement. | <u>2025-879</u> |
| 7.o | Approve Contract #20250188 for Health Screening Physicals for All City Employees with Life Scan Wellness Centers. | <u>2025-1157</u> |
| 7.p | Approve Contract #20260110 for Consultant Services for Federal Legislative Program with Mercury Public Affairs LLC. | <u>2025-1181</u> |
| 7.q | Approve Contract #20260120 for Riverland Paseo Park Sports Field Drainage with XGD Systems, LLC. | <u>2025-1195</u> |

8. Second Reading of Ordinances

- 8.a** Ordinance 25-69, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 38.93 Acres from Utility (U) to Institutional (I) for Property located at 1501 SW Cameo Boulevard, Generally Located at the Northeast Corner of SW Crosstown Parkway and SW Cameo Boulevard (P25-162). [2025-1122](#)
- 8.b** Ordinance 25-70, Public Hearing, an Ordinance Amending Title XV, "Land Usage", Chapter 153 "Definitions" and Chapter 158, "Zoning Code" of the Code of Ordinances of the City of Port St. Lucie by Amending the Definition of Microbrewery and Adding a Definition for Craft Distillery and by Amending Section 158.135 and Section 158.136 (P25-176). [2025-1101](#)
- 8.c** Ordinance 25-71, an Ordinance Providing for the 1st Amendment of the Planned Unit Development Document for the Cashmere Townhomes PUD, Located at the Southeast Corner of Cashmere Boulevard and Old Inlet Drive (P25-099). [2025-1113](#)
- 8.d** Ordinance 25-72, an Ordinance Amending the Gatlin Plaza Master Sign Program (P17-066-A1) [2025-1112](#)
- 8.e** Ordinance 25-77, Public Hearing, Authorizing the Issuance of Not to Exceed \$7,200,000 in Aggregate Principal Amount of a City of Port St. Lucie Community Redevelopment Agency Redevelopment Trust Fund Revenue Bond; Authorizing the Pledging of Funds; Authorizing Certain Rights of the Bond Holder; and Providing an Effective Date. [2025-1137](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

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- 10.a** Ordinance 25-79, 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 5.80 Acres from Commercial Limited (CL) to Commercial General (CG) For Property Located at 190 SW Becker Road, Generally Located South of SW Becker Road, Between SW Lassiter Terrace and SW Junietta Terrace (P25-120). [2025-1185](#)
- 10.b** Ordinance 25-78, Quasi-Judicial, Public Hearing, an Ordinance Rezoning 5.8 Acres of Land, Located South of SW Becker Road, Between SW Lassiter Terrace and SW Junietta Terrace from Professional (P) to Planned Unit Development (PUD) For Property Legally Described as Flagler Healthcare Parcel 1, as Recorded in Plat Book 131, Page 5, of the Public Records of St. Lucie County, Florida (P25-121). [2025-1072](#)
- 10.c** ~~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](#)
- 10.d** Ordinance 25-81, Public Hearing, 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](#)
- 10.e** Ordinance 25-82, Public Hearing, Chapter 41 - Property Maintenance - Text Amendment [2025-986](#)
- 10.f** Ordinance 25-83, Public Hearing, Chapter 72 - Vehicle Stopping, Standing, and Parking - Text Amendment [2025-981](#)
- 10.g** Ordinance 25-84, Public Hearing, Chapter 73 - Article I - Recreational Vehicles - Text Amendment [2025-982](#)
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- 10.h** Ordinance 25-85, an Ordinance Approving Conveyance of a Temporary Construction Easement to Facilitate the Construction of a Sanitary Sewer Main. [2025-1194](#)

11. Resolutions

- 11.a** Resolution 25-R91, Resolution of the City of Port St. Lucie, Florida, Amending Resolution 24-R43 by Replacing Its Exhibit “B” with an Updated Project List; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2025-1092](#)
- 11.b** Resolution 25-R81, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Concrete Plant to be Located in the Industrial Zoning District as per Section 158.136 (C) (8) of the Zoning Code (P24-134). [2025-1182](#)
- 11.c** Resolution 25-R82, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Retail Convenience Store and Automobile Fuel Sales for a Fuel Service Station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances (P25-137). [2025-1180](#)
- 11.d** Resolution 25-R83, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a Drive-Through Service in the General Commercial (CG) Zoning District per Section 158.124 (C)(14) of the Zoning Ordinances (P25-138). [2025-1179](#)
- 11.e** Resolution 25-R92, a Resolution Approving Artwork Submitted by Greco Park 18, LLC, in Connection with a Major Site Plan known as Greco Park (P23-071). [2025-1189](#)
- 11.f** Resolution 25-R93, a Resolution Approving Artwork Submitted by Import Mex of FL, LLC, in Connection with a Major Site Plan known as Project King (P24-190). [2025-1191](#)

12. Unfinished Business

13. New Business

- 13.a** Review Draft Phase 2 Vulnerability Assessment and Presentation and Provide Consultant Feedback for Consideration to Include in Final Document.

[2025-1196](#)

- 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.