

# City of Port St. Lucie

## City Council

### Action Agenda

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

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV  
Stephanie Morgan, Councilwoman, District I  
Dave Pickett, Councilman, District II  
Anthony Bonna, Councilman, District III

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**Tuesday, November 12, 2024**

**1:00 PM**

**Council Chambers, City Hall**

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**\*Addition of Items 7P, 7Q, and 11B\***

1. Meeting Called to Order

Council Members Present:

Mayor Shannon M. Martin

Vice Mayor Jolien Caraballo (via Zoom)

Councilwoman Stephanie Morgan

Councilman Dave Pickett

Councilman Anthony Bonna

2. Roll Call

3. Invocation & Pledge of Allegiance

4. Proclamations and Special Presentations

5. Public to be Heard

6. Additions or Deletions to Agenda and Approval of Agenda

ACTION: Motion passed unanimously by voice vote to approve the Agenda with the addition of Item 13.a, Approve a Developers Agreement for the Project Known as Palermo Estates.

Approved

7. Approval of Consent Agenda

ACTION: Motion passed unanimously by voice vote to approve the Consent Agenda with Item 7.q being pulled for conditions to be read into the record.

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Approved

- 7.a** Approval of the October 14, 2024 Regular City Council and October 14, 2024 Board of Zoning Appeals Meeting Minutes [2024-712](#)
- 7.b** Award Contract #20240137 for Mowing & Upland Maintenance of the Eastern Watershed Improvement Project (EWIP) Sites [2024-1046](#)
- 7.c** Approve the Annual Expenditure for Contract #9531218 for Crime Laboratory Services at Indian River State College. [2024-1059](#)
- 7.d** Award Contract #20240115 for City Hall Lobby, Restrooms, Storefronts and Added Parking. [2024-1086](#)
- 7.e** 2024 Festival of Lights Event License Agreement [2024-1111](#)
- 7.f** Award Contract #20240136 for Water & Sewer Improvement Becker Road Corridor- Phase II with Sunshine Land Design Inc. [2024-1092](#)
- 7.g** Award Contract #20230113 for the Tom Mackie Blvd. Extension Project Phase 4. [2024-1105](#)
- 7.h** Approval to Participate in the Florida Sheriffs Associations Cooperative Contract # FSA24-VEL32.0 to Purchase Pursuit, Administrative, & Other Vehicles, City Contract # 20250001. [2024-1121](#)
- 7.i** Approval to Participate in the Florida Sheriffs Association's Cooperative Contract # FSA23-VEH21.1 to Purchase Heavy Trucks and Buses, Renewal of City Contract # 20240002. [2024-482](#)
- 7.j** Approve Additional Funds for Contract #20230034 for Acrylic Coating for Sports Surfaces. [2024-1122](#)
- 7.k** Award Contract #20240106 Construction Services for St Lucie West Blvd Intersection Improvement Project [2024-1087](#)
- 7.l** Approve Sole Source Contract #20240174 for Lease of Equipment, Chemicals and Services for the Odor Scrubbers with Source Technologies LLC. [2024-1127](#)
- 7.m** Approve the Selection of a Temporary Public Art Sculpture at the Botanical Gardens to be Leased for Eighteen (18) Months. [2024-1128](#)

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- 7.n** Amended Employment Agreement for Richard Del Toro, Acting Chief of Police [2024-899](#)
- 7.o** Award Contract #20240112 for Construction Manager at Risk (CMAR) Services for Torino Regional Park Phase 1 [2024-1114](#)
- 7.p** Approve FY 2024-2025 Expenditure of Police Forfeiture Funds [2024-1079](#)
- 7.q** Approve a Preliminary and Final Plat with Construction Plans for a Project Known as Verano South - POD G- Plat No. 7 (P24-047). [2024-1027](#)

ACTION: Motion passed unanimously by voice vote to approve a Preliminary and Final Plat with Construction Plans for a Project Known as Verano South - POD G- Plat No. 7 (P24-047).

Approved

8. Second Reading of Ordinances

- 8.a** Ordinance 24-61, Public Hearing, Abandoning a Ten (10) Foot Wide Public Utility Easement Affecting Lot 6, Southern Grove Plat 46, as Recorded in Plat Book 61, Page 17 of the Public Records of St. Lucie County, Florida. [2024-978](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-61.

Approved

- 8.b** Ordinance 24-65, Public Hearing, Authorizing the Conveyance of Two (2) City-Owned Real Property Parcels Totaling 150.37 Acres Generally Located North of NW Glades Cut-Off Road, West of McCarty Road, to SBR Land Development, LLC. [2024-1029](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-65.

Approved

- 8.c** Ordinance 24-66, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie to Rezone Approximately 10 Acres of Property Located West of Interstate 95, East of Southwest Village Parkway, and Immediately South of the Marshall Parkway Road Right-Of-Way for a Parcel of Land Legally Described in [2024-1078](#)

Section 7 of the Attached Composite Exhibit "A" from the Zoning Designation of AG-5 (SLC Agriculture-5) to the City's MPUD (Master Planned Unit Development) Zoning District; to Include the 10 Acres in the Legacy Park North @ Southern Grove MPUD and to Amend the MPUD Conceptual Master Plan and Regulation Book for a Project Known as Legacy Park North @ Southern Grove MPUD Amendment No. 2 (P24-137).

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-66.

Approved

- 8.d** Ordinance 24-67, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Second Amendment to the Site Lease Agreement Between the City of Port St. Lucie and STC Five LLC, a Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Tower Located at 281 NW St. James Blvd.; Providing for Conflict; Providing for Severability; and Providing an Effective Date

[2024-1056](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-67.

Approved

- 8.e** Ordinance 24-68, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the City Manager to Enter into a Fourth Amendment to the Site Lease Agreement Between the City of Port St. Lucie and STC Five LLC, a Delaware Limited Liability Company, for Continued Use of Existing Telecommunication Tower Located at 2760 SE Overhill Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date.

[2024-1057](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-68.

Approved

- 8.f** Ordinance 24-69, 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 1.86 Acres from Service Commercial (CS) to

[2024-1069](#)

Heavy Industrial (HI) for a Parcel Legally Described as Go Team Industrial Park-Unit Three- Block B, Lot 14 (PB 26, PG 2), Located at 2134 NW Commerce Lakes Drive (P24-135).

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-69.

Approved

- 8.g** Ordinance 24-70, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 1.86 acres of Property Located at 2134 NW Commerce Lakes Drive from Service Commercial (CS) to Industrial (IN) Zoning District for a Project Known as Decorative Concrete Specialists of South Florida (P24-136).

[2024-1071](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-70.

Approved

- 8.h** Ordinance 24-71, Public Hearing, Approve the First Budget Amendment to Fiscal Year (FY) 2023-24.

[2024-1072](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-71.

Approved

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-72, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 41, Block 1415, Port St. Lucie Section Seventeen, as Recorded in Plat Book 13, Pages 8, 8A through 8D, of the Public Records of St. Lucie County, Florida.

[2024-1131](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-72.

Introduced on first reading

11. Resolutions

- 11.a** Resolution 24-R85, Approve Utility Easement Agreement with Midway Glades Developers, LLC for Access to the Future Floridan Wells F37, F38 and F39.

[2024-1022](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 24-R85.

Approved

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- 11.b** Resolution 24-R87, Authorizing the Final Acceptance of [2024-1163](#)  
Public Roadway Improvements for Becker Road at Wilson  
Grove Phase 2 (P23-067), Constructed by ACR Acquisition,  
LLC
- ACTION: Motion passed unanimously by voice vote to approve Resolution 24-R87.  
Approved
12. Unfinished Business
13. New Business
- 13.a** Approve a Developers Agreement for the Project Known as [2024-1090](#)  
Palermo Estates
- ACTION: Motion passed unanimously by voice vote to approve a Developers  
Agreement for the Project Known as Palermo Estates.  
Approved
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