

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 10A

Monday, January 13, 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, 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 [2025-077](#)
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 28, 2024 Regular City Council, November 18, 2024 City Council Workshop, November 25, 2024 Regular City Council, November 25, 2024 Board of Zoning Appeals, December 2, 2024 Regular City Council, December 9, 2024 Regular City Council and December 16, 2024 Special City Council Meeting Minutes [2025-004](#)
 - 7.b Approve a Final Plat with Construction Plans for a Project Known as Crosstown Parkway Plat 2-B (P24-060). [2024-1248](#)
 - 7.c Approve a Grant Agreement Between the City of Port St. Lucie and Florida Department of Agriculture and Consumer Services (FDACS) for the Purpose of Planting Trees to Enhance the Urban Forestry. [2024-1181](#)
 - 7.d Approve a Preliminary and Final Subdivision Plat for Flagler Healthcare (P24-049). [2024-1230](#)
 - 7.e Approve Declaration of Surplus for Neighborhood Services Department Fixed Asset Item #26147-000 [2025-032](#)
 - 7.f Approve Amendment #4 to Contract #20230117 for the CEI & GEO Services for Port St. Lucie Blvd. Segment #3 Reconstruction Project. [2025-046](#)

- 7.g** Approve Change Order #3 to Contract #20220096 with H. J. High Construction for the Design-Build of the Police Training Facility Project. [2025-047](#)
- 7.h** Approve a Preliminary and Final Plat with Construction Plans for a Project known as Verano South- POD H- Plat No. 1 (P21-264). [2025-012](#)
- 7.i** Approve a Final Plat with Construction Plans for a Project Known as Verano South PUD 1- POD D- Plat No. 6 (P24-048). [2025-018](#)
- 7.j** Approve a Preliminary and Final Subdivision Plat with Construction Plans for Tradition 4 Brynlie (P22-277). [2025-045](#)
- 7.k** Approve a Final Subdivision Plat with Construction Plans for Veranda Estates Phase 2 (P24-076). [2025-049](#)
- 7.l** Approve a Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Seven (P23-190). [2025-015](#)
- 8. Second Reading of Ordinances**
- 8.a** Ordinance 24-78, 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 6.83 Acres From Commercial Limited (CL) to Commercial General (CG) and Institutional (I) for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of SE Westmoreland Boulevard, East of SE Morningside Boulevard, at the Western Terminus of SE Pine Valley Street (P24-130). [2024-1208](#)

- 8.b** Ordinance 24-79, an Ordinance, Providing for the 1st Amendment of the Planned Unit Development Document and Conceptual Plan for the Sandpiper Bay PUD for Property Located at 3500 SE Morningside Boulevard, Generally Located North of the North Fork of the St. Lucie River, South of SE Westmoreland Boulevard, East of SE Morningside Boulevard, at the Western Terminus of SE Pine Valley Street (P24-111). [2024-1209](#)
- 8.c** Ordinance 24-82, Chapter 158 - Mobile Food Trucks - Zoning Text Amendment and Addition of Chapter 121 Business Regulations -Mobile Food Trucks [2024-1176](#)
- 8.d** Ordinance 24-83, an Ordinance of the City of Port St. Lucie, Florida, Creating Chapter 101, Waterways, Article I, Boating Safety; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date. [2024-1212](#)
- 8.e** Ordinance 24-85, Authorizing the Conveyance of 9.11 Acres of Real Property Owned by the City, to the School Board of St. Lucie County, in Accordance with a Land Swap Agreement between the City of Port St. Lucie and the School Board of St. Lucie County. [2024-1168](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-84, Public Hearing, an Ordinance to Rezone Approximately 0.24 Acres of Property Located between SW Buckhart Street and SW Casella Street and north of Hayworth Avenue from the Zoning Designation of Single Family Residential (RS-2) to Service Commercial (CS) Zoning District for Property Legally Described as 14, Block 1705, Port St. Lucie Section 31 (P24-050). [2024-125](#)

- 10.b** Ordinance 25-03, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 32, Block 1462, Port St. Lucie Section Fifteen, as recorded in Plat Book 13, Page 6, of the Public Records of St. Lucie County, Florida. [2025-002](#)
- 10.c** Ordinance 25-04, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 24, Block 1149, Port St. Lucie Section Twelve, as Recorded in Plat Book 12, Pages 55, 55A through 55G, Inclusive, of the Public Records of St. Lucie County, Florida. [2025-003](#)
- 10.d** Ordinance 25-05, Quasi-Judicial, Public Hearing, an Ordinance to Approve an Amended Conceptual Plan for Approximately 1.2 Acres of Property Located Northwest of the Intersection of Port St. Lucie Boulevard and Southwest South Globe Avenue Within the LMD (Limited Mixed Use) Zoning District for a Project Known as Globe Townhomes (P24-117). [2025-021](#)
- 10.e** Ordinance 25-06, Public Hearing, An Ordinance amending Title XV, Land Usage, Chapter 153, Definitions, Section 153.01 - Definitions and Chapter 158 Zoning Code, Article VII - Institutional Districts, Article VIII - Commercial Districts, Article IX - Industrial Districts, Article XI - Supplementary Use Regulations, Section 158.217 - Accessory Uses and Structures, Section 158.222 - Access Standards, Sidewalks, and Bike Paths, and Section 158.232 - Refuse Collection and Recycling Areas (P24-107). [2024-1251](#)

11. Resolutions

- 11.a** Resolution 25-R01, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow a 150-Foot Monopole Tower in the Master Planned Unit Development (MPUD) Zoning District per Section 5.2.1(C)(1) of the Tradition Commerce Park North at Southern Grove MPUD Regulation Book and Section 158.213 of the Code of Ordinances (P24-119). [2025-022](#)

11.b Resolution 25-R02, Authorizing the Acquisition of 15.41 Acres of Real Property Owned by the School Board of St. Lucie County, in Accordance with a Land Swap Agreement between the City of Port St. Lucie and the School Board of St. Lucie County. [2024-1185](#)

11.c Resolution 25-R03, Authorizing the Acquisition of Real Property Described as a Portion of Lot 2, Block 254, Port St. Lucie Section Six, as Recorded in Plat Book 12, Page 36, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard. [2024-1259](#)

11.d Resolution 25-R04, Authorizing the Acquisition of Lots 7 through 10, Block 325, Port St. Lucie Section Twenty-Five, as Recorded in Plat Book 13, Pages 32, 32A through 32I, of the Public Records of St. Lucie County, Florida, for the Expansion of the Northport Utility Site. [2024-1186](#)

12. Unfinished Business

13. New Business

13.a To Formally Inform City Council that the Police Department's Application for the Florida Department of Law Enforcement JAGC - 23 Countywide, Law Enforcement Equipment and Supplies Project has been Selected for an Award in the Amount of \$34,041.67 and Seek Approval of Grant Agreement. [2024-1162](#)

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.