

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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Monday, January 13, 2025

1:00 PM

Council Chambers, City Hall

Request to Table Item 10A

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](#)

Presented

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 Amended Agenda with the tabling of Item 10a) to the January 27th, 2025 City Council Meeting and Item 10d) to a date uncertain.

Approved as amended

7. Approval of Consent Agenda

ACTION: Motion passed unanimously by voice vote to approve the Consent Agenda with Item 7l. pulled for a separate discussion.

Approved the Consent Agenda

7.a Approval of the October 28, 2024 Regular City Council,
November 18, 2024 City Council Workshop, November 25,

[2025-004](#)

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- 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
- Approved the Consent Agenda
- 7.b** Approve a Final Plat with Construction Plans for a Project Known as Crosstown Parkway Plat 2-B (P24-060). [2024-1248](#)
- Approved the Consent Agenda
- 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](#)
- Approved the Consent Agenda
- 7.d** Approve a Preliminary and Final Subdivision Plat for Flagler Healthcare (P24-049). [2024-1230](#)
- Approved the Consent Agenda
- 7.e** Approve Declaration of Surplus for Neighborhood Services Department Fixed Asset Item #26147-000 [2025-032](#)
- Approved the Consent Agenda
- 7.f** Approve Amendment #4 to Contract #20230117 for the CEI & GEO Services for Port St. Lucie Blvd. Segment #3 Reconstruction Project. [2025-046](#)
- Approved the Consent Agenda
- 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](#)
- Approved the Consent Agenda
- 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](#)
- Approved the Consent Agenda
- 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](#)
- Approved the Consent Agenda
- 7.j** Approve a Preliminary and Final Subdivision Plat with Construction Plans for Tradition 4 Brynlie (P22-277). [2025-045](#)
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Approved the Consent Agenda

- 7.k** Approve a Final Subdivision Plat with Construction Plans for Veranda Estates Phase 2 (P24-076).

[2025-049](#)

Approved the Consent Agenda

Approval of the Consent Agenda

Approved the Consent Agenda

- 7.l** Approve a Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Seven (P23-190).

[2025-015](#)

ACTION: Motion passed unanimously by voice vote to approve Item 7l. with conditions as stated by Staff.

Approved with conditions

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](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-78.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-79.

Approved

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- 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](#)
- ACTION:** Motion passed unanimously by voice vote to approve Ordinance 24-82.
Approved
- 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](#)
- ACTION:** Motion passed unanimously by voice vote to approve Ordinance 24-83.
Approved
- 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](#)
- ACTION:** Motion passed unanimously by voice vote to approve Ordinance 24-85.
Approved
9. Other Public Hearings
10. First Reading of Ordinances, Public Hearing
- 10.a** Ordinance 24-84, Quasi-Judicial, 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](#)
- ACTION:** Motion passed unanimously by voice vote to table Ordinance 24-84 under Section 6 of the Agenda.

Tabled
- 10.b** Ordinance 25-03, 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 [2025-002](#)
-

County, Florida.

ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-03.

Introduced on first reading

- 10.c** Ordinance 25-04, Abandoning a Portion of a Twenty (20) [2025-003](#)
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.

ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-04.

Introduced on first reading

- 10.d** Ordinance 25-05, Quasi-Judicial, Public Hearing, an [2025-021](#)
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).

ACTION: Motion passed unanimously by voice vote to table Ordinance 25-05
under Section 6 of the Agenda.

Tabled

- 10.e** Ordinance 25-06, an Ordinance Amending Title XV, Land [2024-1251](#)
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).

ACTION: Motion passed unanimously by voice vote to approve Ordinance 25-06.

Introduced on first reading

11. Resolutions

- 11.a** Resolution 25-R01, Quasi-Judicial, Public Hearing, a [2025-022](#)
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).

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R01.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R02.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R03.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 25-R04.

Approved

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](#)

ACTION: Motion passed unanimously by voice vote to approve Item 13.a.

Approved

14. City Manager's Report

15. Councilmembers Report on Committee Assignments

ACTION: It was the consensus of the City Council to hold an Informal Meeting on or before February 18th, 2025, to discuss the Raftelis Consulting Firm's Solid Waste Update/Report and the City's Drop Off Cameo Site.

16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)

17. Adjourn