

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 13B

Monday, August 12, 2024

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

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**
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 13, 2024 Joint Session Meeting and July 8, 2024 Regular City Council Meeting Minutes [2024-769](#)
 - 7.b Award Contract #20240086 for Water & Wastewater Repairs For Emergency & Non-Emergency Work. [2024-551](#)
 - 7.c Motion: Termination of Restrictive Covenant Executed by Edward T. Kenney and Linda M. Kenney with Respect to Lots 1 and 2, Block 756, Port St. Lucie Section Eighteen, and Recorded in Official Records Book 1177, Page 1457, of the Public Records of St. Lucie County, Florida. [2024-730](#)
 - 7.d Motion: Termination of Restrictive Covenant Executed by Floyd C. Davis and Mary M. Davis with Respect to Lots 17, 18 and 19, Block 755, Port St. Lucie Section Eighteen, and Recorded in Official Records Book 1177, Page 1557, of the Public Records of St. Lucie County, Florida. [2024-733](#)
 - 7.e Approval to Participate in the New Smyrna Beach Utilities RFP# 22-22 for Motor and Pump Repair Services. [2024-734](#)
 - 7.f Motion: Termination of Declaration of Restrictive Covenants Executed by Reimer C. Nielsen and Hermine E. Nielsen with Respect to Lots 39, 40 and 41, Block 1073, Port St. Lucie Section Nine, and Recorded in Official Records Book 1382, Page 2644, of the Public Records of St. Lucie County, Florida. [2024-737](#)

- 7.g** Motion: Termination of Restrictive Covenant Executed by Nancy R. Vance with Respect to Lots 5 and 26, Block 2224, Port St. Lucie Section Thirty-Three, and Recorded in Official Records Book 1459, Page 63, of the Public Records of St. Lucie County, Florida. [2024-740](#)
- 7.h** Approve Amendment #10 & #11 to Contract #20160056 for the Riverwalk and Westmoreland Park Design Plan. [2024-748](#)
- 7.i** Educational Facilities Impact Fee Agreement Mattamy and St. Lucie County School District for Western Grove [2024-762](#)
- 7.j** Approve a Final Plat with Construction Plans for a Project Known as Verano South PUD 1 - POD D - Plat No. 4 - Replat No. 2 (P24-005). [2024-741](#)
- 7.k** Approve Sponsorship Request from weVENTURE (Women's Business Center) for the Strong Coffee, Strong Women Event [2024-790](#)
- 7.l** Approval to Execute the Agency Cost-Share Agreement #2024-04 with the IRL Council for the Septic to Sewer Conversion along the Monterrey Waterway. [2024-753](#)
- 7.m** Appointment of Public Art Advisory Board Members [2024-775](#)
- 7.n** Approve Amendment #3 to Contract #20190044 between the City of Port St. Lucie and TCMA Care, LLC. for On-Site Employee Medical Clinic. [2024-760](#)
- 7.o** Approve the Sole Source Contract #20240108 with Parkson Corporation for the Purchase and Replacement of Filter Media at the Westport Wastewater Treatment Facility. [2024-759](#)
- 7.p** Award Contract #20240053 for Consulting Services for Comprehensive Planning and the 2026 Evaluation & Appraisal Report (EAR). [2024-729](#)
- 7.q** Approve a Preliminary Plat and Construction Plans for Seville Phase 6B (P22-156). [2024-776](#)

8. Second Reading of Ordinances

- 8.a** Ordinance 24-39, Authorizing the Conveyance of Five Vacant Residential Lots Owned by the City to Holiday Builders, Inc., in Accordance with an Agreement for Exchange of Property. [2024-650](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 24-40, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 3, Block 2388, Port St. Lucie Section Thirty-Four, as Recorded in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida. [2024-724](#)
- 10.b** Ordinance 24-41, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 15, Block 314, Port St. Lucie Section Two, as Recorded in Plat Book 12, Pages 12A through 12D, of the Public Records of St. Lucie County, Florida. [2024-725](#)
- 10.c** Ordinance 24-42, Quasi-Judicial, Public Hearing, an Ordinance Rezoning Approximately 23 Acres of Land, Located West of the Intersection of Northeast Airoso Boulevard and Northeast St. James Drive, from Institutional (I) Zoning District to Utility (U) for Property Legally Described as Port St. Lucie Section Twenty-Five, Tract M and a Portion of Section 20, Township 36, South, Range 40 (P24-011). [2024-738](#)
- 10.d** Ordinance 24-43, Quasi-Judicial, Public Hearing, an Ordinance Adopting the First Amendment to The Shoppes at Veranda Falls Master Sign Program (P07-092-A1). [2024-757](#)
- 10.e** Ordinance 24-44, Public Hearing, Approving to Dispose of Surplus City-Owned Real Property Described as Lot 2, Block 242, of South Port St. Lucie Unit 17, a Subdivision According to the Plat thereof, Recorded in Plat Book 19, Page 23, of the Public Records of St. Lucie County, Florida, as per Policy #18-01ccd and Authorizing the Conveyance of Said City-Owned Real Property to Ishrat Khurshid with Metro Realty. [2024-750](#)

- 10.f** Ordinance 24-45, Public Hearing, an Ordinance Amending [2024-772](#)
Title III - "Administration," Chapter 35. Finance; Purchasing,
of the Ordinances of the City of Port St. Lucie, Florida, by
Specifically Amending Section 35.07, Formal Bidding
Procedures; Amending Section 35.08, Formal Bidding
Required for Certain Purchases; Exception; Amending Section
35.18, Public-Private Partnerships; Adding Section 35.21,
Professional Services as Defined in F.S. 287.055, as Amended
from Time to Time; Award of Professional Agreements by City
Council; Providing for Severability; Providing for
Codification; and Providing an Effective Date.

11. Resolutions

- 11.a** Resolution 24-R43, Authorizing Participation in Pooled [2024-525](#)
Commercial Paper Loan Program of not to Exceed
\$50,000,000 to Fund Various Capital Improvements within
the City.
- 11.b** Resolution 24-R44, Approve Acceptance of Utility Easement [2024-694](#)
from Oculus Surgical, Inc.
- 11.c** Resolution 24-R45, a Resolution of the City of Port St. Lucie, [2024-766](#)
Florida, Relating to Residential Street Lighting within the
Residential Street Lighting Assessment Areas in Port St. Lucie,
Florida; Establishing the Assessment Rate for Residential
Street Lighting Services Against Assessed Property Located
within the City for the Fiscal Year Beginning October 1, 2024;
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.

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- 11.d** Resolution 24-R46, 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, 2024 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. [2024-767](#)
- 11.e** Resolution 24-R47, 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, 2024; 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. [2024-768](#)
- 11.f** Resolution 24-R48, Authorizing the Final Acceptance of Public Roadway Improvements for SW Discovery Way at Riverland Parcel C Phase 1 (P21-014), Constructed by Riverland Development Company, LLC. [2024-770](#)
- 11.g** Resolution 24-R49, Authorizing the Final Acceptance of Public Roadway Improvements for SW Community Boulevard at Riverland Parcel B (P21-067), Constructed by Riverland Development Company, LLC. [2024-771](#)
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- 11.h** Resolution 24-R50, a Resolution of the City Council of the City Of Port St. Lucie, Florida, Relating to the Utility, Roadway, and Stormwater Improvements for the City Center Special Assessment District; Changing the Methodology for Calculating the Assessment; Reallocating the City Center Special Assessments Among the Benefitted Real Property Parcels within the District Based Upon the Changed Methodology; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2024-794](#)

12. Unfinished Business

13. New Business

- 13.a** Request Council Support to Amend the City of Port St. Lucie Youth Council's Bylaws and Structure; Amend Keep Port St. Lucie Beautiful Bylaws Housekeeping Changes to the City's Boards and Committees Rules and Procedures [2024-792](#)

- 13.b** Discuss Update on August 6, 2024 St. Lucie County Board of County Commissioner's Meeting Items [2024-811](#)

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.