

City of Port St. Lucie

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



Meeting Agenda

Meeting to follow the 5:30PM GFC* *Addition of Items 7R, 11C and 13A

Monday, October 28, 2024

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, 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 September 23, 2024 Regular City Council and October 8, 2024 Special City Council Meeting Minutes [2024-1064](#)
 - 7.b Termination of Restrictive Covenant Executed by Dominic J. Pasquale and Deborah K. Pasquale with Respect to Lots 7 and 16, Block 1790, Port St. Lucie Section Thirty-Five, and Recorded in Official Records Book 1177, Page 1142, of the Public Records of St. Lucie County, Florida. [2024-1054](#)
 - 7.c Approve Romtec, Inc. to be Added to the Approved Vendor List from the Sourcewell Cooperative Contract #081721-RMT for Prefabricated Concrete Buildings. [2024-870](#)
 - 7.d Approve the 1st Amendment to Road Impact Fee Funding Agreement with St. Lucie County Entered into Pursuant to Resolution 23-R39 [2024-1032](#)
 - 7.e Ratify Amendments #1 through #4 and Approve Amendment #5 to Contract #20220036 for the Design Services for a New Regional Park Facility on Torino Parkway. [2024-1063](#)
 - 7.f Approve a Major Site Plan Amendment for Calvary Christian Academy (P19-160-A1). [2024-1082](#)
 - 7.g Approval to Participate in Sourcewell Cooperative Contract #011124 for Uniforms with Related Products and Services. [2024-1074](#)

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- 7.h** Approve Developer Agreement for Project Known as Neill Farms Estates [2024-1089](#)
- 7.i** Approval to Participate in the School District of Palm Beach County Contract ITB# 24C-47M for Electrical Contractors - Service, Repair, and Installation [2024-1045](#)
- 7.j** Approve a Preliminary and Final Plat with 30% Construction Plans for Sundance Vista Boulevard (P24-101). [2024-1017](#)
- 7.k** Approve the Renewal of Contract #20100116 for the Small Utility Enterprise Agreement for the Mapping Portion of the Utility Asset Management System. [2024-1081](#)
- 7.l** Approval to Participate in the City of Sunrise Agreement #21-36-09-MS for Safety Products and Equipment. [2024-1062](#)
- 7.m** Award Contract #20240063 Fleet Vehicle and Equipment Maintenance and Management Services with Vector Fleet Management, LLC. [2024-1076](#)
- 7.n** Approval to Participate in the New Smyrna Beach Utilities ITB# 27-24 for the Supply of Water and Wastewater Chemicals [2024-1044](#)
- 7.o** Approve Expenditure of Additional Funds for Contract #20150096 for Preventative Maintenance & Emergency Repairs to Blackwell, Tiffany, and Calais Pump Stations [2024-895](#)
- 7.p** Approve a Final Plat and Construction Plans for Seville 6B Phase 1, on the Request of Mattamy Palm Beach, LLC (P22-172). [2024-1051](#)
- 7.q** Request Approval of the 2025 Meeting Schedule for City Council Regular, Special, Government Finance Corporation (GFC), Community Redevelopment Agency (CRA), Winter and Summer Workshops, and Strategic Planning Sessions. [2024-1094](#)
- 7.r** Approve a Major Site Plan for Southern Grove - Innovation Restaurant Hub (P24-087). [2024-1073](#)

8. Second Reading of Ordinances

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- 8.a** Ordinance 24-49, an Ordinance of the City of Port St. Lucie, Florida, Authorizing the Lease of a Portion of Property Located at 281-TW St. James Drive (Northport Cell Tower) to DISH Wireless, LLC For Use of a Monopole Communications Tower; and Authorizing the City Manager to Execute and Enter into a Cell Tower Lease Agreement; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2024-853](#)
- 8.b** Ordinance 24-59, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 7, Block 572, Port St. Lucie Section Thirteen, as Recorded in Plat Book 13, Pages 4 and 4A through 4M, of the Public Records of St. Lucie County, Florida. [2024-997](#)
- 8.c** Ordinance 24-60, Authorizing the Conveyance of Approximately 7.54 Acres of Real Property to the Port St. Lucie Governmental Finance Corporation for Future Development Purposes. [2024-979](#)
- 8.d** Ordinance 24-62, Abandoning a Ten (10) Foot Wide Public Utility Easement Affecting Lot 1, Southern Grove Plat 45, as Recorded in Plat Book 121, Page 3 of the Public Records of St. Lucie County, Florida. [2024-952](#)
- 8.e** Ordinance 24-63, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida. [2024-949](#)
- 8.f** Ordinance 24-64, Amend Chapter 111 Business Tax Receipts of the City Code of Ordinances. [2024-918](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
- 10.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](#)
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- 10.b** Ordinance 24-65, Public Hearing, Authorizing the [2024-1029](#)
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.
- 10.c** Ordinance 24-66, Quasi-Judicial, Public Hearing, an [2024-1078](#)
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 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).
- 10.d** Ordinance 24-67, Public Hearing, an Ordinance of the City of [2024-1056](#)
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
- 10.e** Ordinance 24-68, Public Hearing, an Ordinance of the City of [2024-1057](#)
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.
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- 10.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 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). [2024-1069](#)
- 10.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](#)
- 10.h** Ordinance 24-71, Public Hearing, Approve the First Budget Amendment to Fiscal Year (FY) 2023-24. [2024-1072](#)

11. Resolutions

- 11.a** Resolution 24-R82, Resolution of the City of Port St. Lucie, Florida, Approving and Concurring with the City Manager's Extensions of the Declaration of a Local State of Emergency Stemming from Hurricane Milton; Authorizing the Exercise of Emergency Powers; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2024-1080](#)
- 11.b** Resolution 24-R83, a Resolution to Correct a Scrivener's Error in Resolution 24-R72, to Support Renaming a Road Right-of-Way Within the Verano South PUD 1-Pod G-Plat No. 1 Plat (P24-102.) [2024-1075](#)
- 11.c** Resolution 24-R84, Authorizing the Final Acceptance of Public Roadway Improvements for Becker Road at Wilson Grove Phase 1 (P23-067), Constructed by ACR Acquisition, LLC [2024-1107](#)

12. Unfinished Business

13. New Business

- 13.a** Discussion of Code Enforcement and Regulation of Electioneering and Expressive Activities Specifically at City Owned Early Voting Locations.

[2024-1103](#)

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.