

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

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, October 28, 2024

6:00 PM

Council Chambers, City Hall

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

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

ACTION: Motion passed unanimously by voice vote to approve the Agenda with item 13.b being added.

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](#)

Approved the Consent Agenda

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](#)

Approved the Consent Agenda

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- 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](#)
Approved the Consent Agenda
- 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](#)
Approved the Consent Agenda
- 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](#)
Approved the Consent Agenda
- 7.f** Approve a Major Site Plan Amendment for Calvary Christian Academy (P19-160-A1). [2024-1082](#)
Approved the Consent Agenda
- 7.g** Approval to Participate in Sourcewell Cooperative Contract #011124 for Uniforms with Related Products and Services. [2024-1074](#)
Approved the Consent Agenda
- 7.h** Approve Developer Agreement for Project Known as Neill Farms Estates [2024-1089](#)
Approved the Consent Agenda
- 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](#)
Approved the Consent Agenda
- 7.j** Approve a Preliminary and Final Plat with 30% Construction Plans for Sundance Vista Boulevard (P24-101). [2024-1017](#)
ACTION: Motion passed unanimously by voice vote to approve item 7.j with the condition that the Construction Plans and Landscape Plans for the Sundance Vista Boulevard Plat (North-South Road "A") are submitted and approved by the Site Plan Review Committee prior to the issuance of the Public Works Department's Site Development Permit.
Approved
- 7.k** Approve the Renewal of Contract #20100116 for the Small Utility Enterprise Agreement for the Mapping Portion of the [2024-1081](#)
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- Utility Asset Management System.
Approved the Consent Agenda
- 7.i** Approval to Participate in the City of Sunrise Agreement #21-36-09-MS for Safety Products and Equipment. [2024-1062](#)
Approved the Consent Agenda
- 7.m** Award Contract #20240063 Fleet Vehicle and Equipment Maintenance and Management Services with Vector Fleet Management, LLC. [2024-1076](#)
Approved the Consent Agenda
- 7.n** Approval to Participate in the New Smyrna Beach Utilities ITB# 27-24 for the Supply of Water and Wastewater Chemicals [2024-1044](#)
Approved the Consent Agenda
- 7.o** Approve Expenditure of Additional Funds for Contract #20150096 for Preventative Maintenance & Emergency Repairs to Blackwell, Tiffany, and Calais Pump Stations [2024-895](#)
Approved the Consent Agenda
- 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](#)

ACTION: Motion passed unanimously by voice vote to approve item 7.j with the following conditions:

1. Within sixty (60) days of this Plat's approval:
 - a. All comments dated July 1st, 2024 from the City's 3rd party Traffic Consultant are to be addressed in a manner satisfactory to the Public Works Department.
 - b. Tract O-16, contained within this Plat must be re-platted to facilitate conveyance and dedication of the land needed for a corner clip on the southeast corner of the Tradition Parkway and Range Line Road intersection.
 - c. Convey and dedicate to the City, in a form acceptable to the City Attorney's office, the corner clip on the southeast corner of the Tradition Parkway and Range Line Road intersection.
 - d. Convey to the City, in a form acceptable to the City Attorney's office, the northeast corner of the Tradition Parkway and Range Line Road intersection.
2. Dedicate the corner clip on a plat, in a form acceptable to the City Attorney's office, the northeast corner of the Tradition Parkway and Range Line Road intersection at the time of platting for the property boarding this Plat to the north.
3. Construction prior to conditions 1 and 2 being complete is "at-risk".

4. If condition 1 is not complete within the timeframe stated therein, final plats for future phases of Seville Phase 6B, including but not limited to Phase 2 will not be processed. 5. If condition 2 is not included with the submission of the noted plat, said plat may be denied on that basis.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve item 7.q.

Approved the Consent Agenda

- 7.r** Approve a Major Site Plan for Southern Grove - Innovation Restaurant Hub (P24-087). [2024-1073](#)

Approved the Consent Agenda

Approval of the Consent Agenda

ACTION: Motion passed unanimously by voice vote to approve the Consent Agenda with items 7.j, 7.p, and 7.q being pulled for separate discussion.

Approved the Consent Agenda

8. Second Reading of Ordinances

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-49.

Approved

- 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](#)

ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-59.

Approved

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- 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](#)
Approved
- 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](#)
ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-62.
Approved
- 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](#)
ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-63.
Approved
- 8.f** Ordinance 24-64, Amend Chapter 111 Business Tax Receipts of the City Code of Ordinances. [2024-918](#)
ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-64.
Approved
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](#)
ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-61.
Introduced on first reading
- 10.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](#)
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ACTION: Motion passed unanimously by voice vote to approve Ordinance 24-65.

Introduced on first reading

- 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).

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

Introduced on first reading

- 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

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

Introduced on first reading

- 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.

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

Introduced on first reading

- 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](#)

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

Introduced on first reading

- 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](#)

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

Introduced on first reading

- 10.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.

Introduced on first reading

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](#)

ACTION: Motion passed unanimously by voice vote to approve Resolution 24-R82.

Approved

- 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. [2024-1075](#)

1 Plat (P24-102.)

ACTION: Motion passed unanimously by voice vote to approve Resolution 24-R83.

Approved

- 11.c** Resolution 24-R84, Authorizing the Final Acceptance of [2024-1107](#)
Public Roadway Improvements for Becker Road at Wilson
Grove Phase 1 (P23-067), Constructed by ACR Acquisition,
LLC

ACTION: Motion passed unanimously by voice vote to approve Resolution 24-R84.

Approved

12. Unfinished Business

13. New Business

- 13.a** Discussion of Code Enforcement and Regulation of [2024-1103](#)
Electioneering and Expressive Activities Specifically at City
Owned Early Voting Locations.

CONSENSUS: It was the consensus of the City Council to move forward with discussions
for the future 2026 elections.

Discussed

- 13.b** Discussion on November 6, 2024 Special Meeting. [2024-1113](#)

Discussed

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