

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 8A and 10C

Monday, January 8, 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

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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 November 13, 2023 City Council, November 20, 2023 Special City Council and November 27, 2023 City Council Meeting Minutes [2023-458](#)
 - 7.b Award Contract #20230032 for the Design-Build of Public Works Facility. [2023-1194](#)
 - 7.c Approve Administrative Services Agreement between the City of Port St. Lucie and the City's Police Officers' Retirement Trust Fund Board of Trustees [2024-003](#)
 - 7.d Motion: Termination of Restrictive Covenant Executed by Gerrit N. Hoogkamp and Lillian J. Hoogkamp with Respect to Lots 21 and 22, Block 2462, Port St. Lucie Section Thirty-Six, and Recorded in Official Records Book 1458, Page 2990, of the Public Records of St. Lucie County, Florida. [2024-011](#)
 - 7.e Award Contract #20230089 for the Continuing Contracts for Geotechnical Services. [2024-018](#)
 - 7.f Award Contract #20230087 for Continuing Contracts for Design Engineering Services. [2024-020](#)
 - 7.g Award Contract #20220118 to provide Continuing Contracts for Professional Architectural and/or Landscape Architectural Services. [2024-002](#)

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- 7.h** Approve Amendment #6 to Contract #20130010 with N. Harris Computer Corporation for the Customer Information System (CIS). [2024-034](#)
- 7.i** Motion: Termination of Restrictive Covenant Executed by Paul Brassard with Respect to Lots 27 and 28, Block 1252, Port St. Lucie Section Twenty, and Recorded in Official Records Book 1458, Page 2871, of the Public Records of St. Lucie County, Florida. [2024-042](#)
- 7.j** Award Contract #20230111 for the Construction of a 24-inch Force Main from Westport Wastewater Treatment Facility to Glades Wastewater Booster Pump Station. [2024-026](#)
- 7.k** Approve Railroad Crossing Agreement for North-South Road "A" [2024-013](#)
- 7.l** Award Contract #20230108 for Professional Design Services for a New Emergency Generator at Building B. [2024-032](#)
- 7.m** Award Contract # 20240005 for the Supply of Water and Sewer Products. [2024-029](#)
- 7.n** Award Contract #20230088 for the Continuing Contracts for Construction Engineering & Inspections (CEI) Services. [2024-040](#)
- 7.o** Approval to Purchase Radios and Trade In Old Radios to Motorola [2024-035](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 23-78, Public Hearing, An Ordinance Amending Chapter 158 "Zoning Code", Article VII - "Institutional Districts" of the Code of Ordinances of the City of Port St. Lucie (P23-216). [2023-1206](#)
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- 8.b** Ordinance 23-81, Public Hearing, An Ordinance Amending [2023-1176](#)
Title XV “Land Usage”, Chapter 156, “Subdivision
Regulations”, Article III “Standard Procedures” And Article V
“Off-Site Improvements” of The Code of Ordinances of The
City Of Port St. Lucie By Amending Section 156.037, 156.040,
and 156.071. (P23-212)
- 8.c** Ordinance 23-82, Public Hearing, An Ordinance Amending [2023-1090](#)
Title XV “Land Usage”, Chapter 158, “Zoning Code”, Article X
Planned Unit Development (PUD) Zoning District and Article
X.5 “Master Planned Unit (MPUD) Zoning District” of the
Code of Ordinances of the City of Port St. Lucie By Amending
Section 158.177 And 158.192 “Changes on Conceptual
Plans”. (P23-202)
- 8.d** Ordinance 23-83, Public Hearing, An Ordinance Amending [2023-564](#)
Title XV “Land Usage”, Chapter 155, “Sign Code” and Chapter
153, “Definitions”, of the Code of Ordinances of the City of
Port St. Lucie to Add Electric Message Sign Regulations and
Related Definitions (P23-059).

- 8.e** Ordinance 23-84, Public Hearing, An Ordinance of the City of Port St Lucie, Florida, Amending Ch. 112, Peddlers and Solicitors, Article I General Provisions, by Amending Section 112.01, Definitions; Amending Section 112.02, Exceptions; Amending Section 112.03, Permission of Homeowner or Occupant to Enter Premises; Amending Section 112.05, Harassment; Amending Section 112.06, Posting of Signs; Amending Section 112.07, Hours of Solicitation; Amending Section 112.08, Enforcement; Amending Section 112.08, Records of Violation; Creating Section 112.10, Right to Solicit at Reasonable Times, Places and Under Reasonable Circumstance; Amending Chapter 112, Peddlers and Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, Application; Fee for Investigation; Amending Section 112.22, Investigation; Amending Section 112.24, Issuance; Identification Card; Amending Section 112.25, Fee; Adjustment by City Manager; Amending Section 112.27, Expiration; Renewal and Due Date; Delinquency; Amending Section 112.28, Badge to Be Worn; Amending Section 112.29, Exhibition of Permit Upon Request; Amending Section 112.31, Appeal of Decision; Amending Section 112.99, Penalty; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2023-1197](#)
- 8.f** Ordinance 23-85, Public Hearing, An Ordinance Approving the Third Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod A PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-211). [2023-1189](#)

- 8.g** Ordinance 23-86, Public Hearing, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod C PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-205). [2023-1190](#)
- 8.h** Ordinance 23-87, Public Hearing, An Ordinance Approving the Eleventh Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano PUD 1 PUD, Located North of the C-24 Canal, Southeast of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-210). [2023-1191](#)
- 8.i** Ordinance 23-88, Public Hearing, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod B PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-204). [2023-1202](#)
- 8.j** Ordinance 23-89, Public Hearing, An Ordinance Approving the Fourth Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South POD E PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-209). [2023-1203](#)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 24-01, Quasi-Judicial Public Hearing, An Ordinance Rezoning a 387 Acre Parcel of Land Located Southeast of Glades Cutoff Road, East of Range Line Road, North of the Future Crosstown Parkway, and West of the Future North South A Roadway, from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD) (P21-070). [2023-1091](#)

10.b Ordinance 24-02, Quasi-Judicial Public Hearing, An Ordinance Rezoning a 0.76-Acre Property Located at the Southeast Coner of SW Port St. Lucie Blvd and SW McCall Rd, from Institutional (I) Zoning District to Multifamily Residential (RM-5) for Property Legally Described as Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3 (P23-178). [2024-005](#)

10.c Ordinance 24-03, Public Hearing, Ordinance Conveying Southern Grove School Site from the City of Port St. Lucie to Mattamy Palm Beach, LLC for Conveyance to the St. Lucie County School Board [2024-007](#)

11. Resolutions

11.a Resolution 24-R01, A Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Incentive Package for Project Everest; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2023-1186](#)

11.b Resolution 24-R02, Authorizing the Acceptance of a Special Warranty Deed and Public Utility Easement from Mattamy Palm Beach, LLC, to the City of Port St. Lucie for the Becker Road Right-of-Way Construction. [2024-016](#)

11.c Resolution 24-R03, Authorizing the City Manager to Execute Grant Amendment #3 to Agreement NF080 with the Florida Department of Environmental Protection. [2024-023](#)

11.d Resolution 24-R04, A Resolution Approving and Accepting a Final Plat with Construction Plans for Becker Road at Wilson Groves on the Request of ACR Acquisition, LLC (P23-067) [2024-041](#)

11.e Resolution 24-R05, A Resolution Approving a Preliminary Plat with Construction Plans for LTC Ranch-Wylder Parkway Phase 2 on the Request of Midway Glades Developers, LLC (P23-132). [2024-006](#)

12. Unfinished Business

13. New Business

- 13.a** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of Moxie Pest Control Florida, LLC v. City of Port St. Lucie, Florida, Case No.: 23-CV-14250-DMM.

[2024-030](#)

- 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.