

# City of Port St. Lucie

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



## Meeting Agenda

**\*Addition of Item 11J\***

**Monday, August 26, 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](http://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**
  - 4.a Proclamation: Hunger Action Month [2024-774](#)
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 July 22, 2024 Regular City Council Meeting Minutes [2024-810](#)
  - 7.b Termination, Partial Release and Modification of Restrictive Covenants Executed by Daniel W. Burris and Lorraine D. Burris with Respect to Lots 9 and 10, Block 1320, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1408, Page 2126, of the Public Records of St. Lucie County, Florida, and with Respect to Lots 9, 10, 25 and 26, Block 1320, Port St. Lucie Section Twelve, and Recorded in Official Records Book 1458, Page 2693, of the Public Records of St. Lucie County, Florida. [2024-803](#)
  - 7.c Approve Sponsorship Request from the Minority Business Development Agency Business Center (MBDA) Business Center for Treasure Coast MED Week 2024 [2024-809](#)
  - 7.d Award Contract #20230086 for Continuing Contract for Construction Manager at Risk (CMAR) Services [2024-789](#)
  - 7.e Award Contract #20240039 for Professional Design Service for a New Diesel Generator at Prineville Water Treatment Facility. [2024-808](#)

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- 7.f** Approve Brothers' Construction, Inc. to Construct the Replacement of the Damaged Section of the Riverwalk Boardwalk North, Per Chapter 35.08(c), Good Cause Shown. [2024-830](#)
- 7.g** Approve Contract #20240146 with NUE Urban Concepts, LLC to Update the Mobility Plan and Mobility Fee Study. [2024-827](#)
- 7.h** Award Contract #20240059 for Public Art Conservation for the Planning and Zoning Department. [2024-821](#)
- 7.i** Recommendation for Appointment to Serve on the City of Port St. Lucie Youth Council. [2024-835](#)
- 7.j** Approve a Preliminary and Final Plat with Construction Plans for a Project Known as Riverland Parcel D - Plat Six (P23-166). [2024-842](#)
- 7.k** Approve a Preliminary and Final Plat with Construction Plans for Cadence WG5D Phase 1 (P23-112). [2024-798](#)

## **8. Second Reading of Ordinances**

- 8.a** Ordinance 24-40, 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](#)
- 8.b** Ordinance 24-41, 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](#)
- 8.c** Ordinance 24-42, 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](#)

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- 8.d** Ordinance 24-43, an Ordinance Adopting the First Amendment to The Shoppes at Veranda Falls Master Sign Program (P07-092-A1). [2024-757](#)
- 8.e** Ordinance 24-44, 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](#)
- 8.f** Ordinance 24-45, an Ordinance Amending 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. [2024-772](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
- 10.a** Ordinance 24-46, Public Hearing, an Ordinance Amending Title XV "Land Usage," Chapter 158, "Zoning Code," Article XI, "Supplementary Use Regulations," Section 158.213, "Wireless Communication Antennas and Towers," of the City of Port St Lucie Code of Ordinances (P24-103). [2024-829](#)

**11. Resolutions**

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- 11.a** Resolution 24-R51, Quasi-Judicial, Public Hearing, a [2024-843](#)  
Resolution Granting a Special Exception Use to Allow a  
Drive-Through, Associated with a Restaurant, in the General  
Commercial (CG) Zoning District Per Section 158.124(C)(13)  
of the Code of Ordinances for a Project Known as 7 Brew  
Drive-Thru Coffee (P24-043).
- 11.b** Resolution 24-R52, Quasi-Judicial, Public Hearing, a [2024-832](#)  
Resolution Granting a Special Exception Use to Allow a Vehicle  
Repair and Maintenance Facility, in the General Commercial  
(CG) Zoning District as per Section 158.124(C)(10) of the  
Zoning Code for a Project Known as Mavis Tire (P23-238).
- 11.c** Resolution 24-R53, Quasi-Judicial, Public Hearing, a [2024-828](#)  
Resolution Granting a Special Exception to Allow an Enclosed  
Assembly Area Over 3,000 Square Feet, in the Warehouse  
Industrial (WI) Zoning District per Section 158.135(C)(5) of  
the Zoning Code for a Project Known as Set'em Up Volleyball  
(P24-098).
- 11.d** Resolution 24-R54, Quasi-Judicial, Public Hearing, a [2024-823](#)  
Resolution Granting a Special Exception Use to Allow an  
Enclosed Assembly Area over 3,000 square feet in the  
Neighborhood Commercial (CN) Zoning District per Section  
158.120(C)(1) of the Code of Ordinances (P24-028).
- 11.e** Resolution 24-R56, a Resolution of the City Council of the City [2024-657](#)  
of Port St. Lucie approving an Economic Development Impact  
Mitigation Agreement for Costco Wholesale Corporation, a  
Washington-based Corporation, and Authorizing the City  
Manager or his Designee to Execute an Impact Fee Mitigation  
Agreement by and Among the City of Port St. Lucie and  
Costco Wholesale Corporation; Providing for Severability;  
and Providing an Effective Date.

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- 11.f** Resolution 24-R57, Authorizing the City Manager to Enter and Execute a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant with the Federal Highway Administration Concerning the Design of Roadway Improvements for Village Green Drive from U.S. Highway #1 to Tiffany Avenue; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2024-791](#)
- 11.g** Resolution 24-R58, a Resolution of the City Council of the City of Port St. Lucie Approving an Economic Development Incentive Package for Project King; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2024-812](#)
- 11.h** Resolution 24-R59, Resolution to Amend to the City of Port St. Lucie Youth Council Bylaws; Amend Keep Port St. Lucie Bylaws; Amend other Housekeeping Changes to the City's Boards and Committees General Rules and Procedures [2024-833](#)
- 11.i** Resolution 24-R60, Authorizing the Final Acceptance of Public Roadway Improvements for Becker Road at Riverland (P23-073), Constructed by Riverland Development Company, LLC [2024-837](#)
- 11.j** Resolution 24-R62, a Resolution to Consider and Approve the Second Amendment to the Becker Road Construction Agreement with Riverland/Kennedy II, LLC. [2024-869](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve the McCarty Ranch Recreation Conceptual Master Plan [2024-822](#)
- 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)**
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**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.