

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 10A

Monday, April 28, 2025

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, Sr., 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**
 - 4.a Proclamation: Haitian Heritage Month [2025-260](#)
 - 4.b Announce the Winners of the 2025 Drop Savers Water Conservation Poster Contest with St. Lucie County Schools. [2025-342](#)
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 April 14, 2025 Regular City Council Meeting Minutes [2025-411](#)
 - 7.b Authorize the City Manager to Execute the Second Amendment to Declaration of Cross Access and Utility Easements. [2025-383](#)
 - 7.c Termination of Restrictive Covenant Executed by Frank V. Tozzi with Respect to Lots 13 and 14, Block 1352, Port St. Lucie Section Eleven, and Recorded in Official Records Book 1458, Page 1568, of the Public Records of St. Lucie County, Florida [2025-373](#)
 - 7.d Termination of Declaration of Restrictive Covenants Executed by Mike Skipper and Deborah Sue Skipper with Respect to Lots 2 and 21, Block 2969, Port St. Lucie Section Forty-Three, Recorded in Official Records Book 1152, Page 1051, of the Public Records of St. Lucie County, Florida. [2025-372](#)
 - 7.e Ratify Original Contract and Amendment #1 and Approve Amendment #2 to Renew Contract #20220037 for Mowing and Grounds Maintenance Services for Lift Stations. [2025-309](#)

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| 7.f | Approve Contract 20250121 for Closed Captioning Services with Captioning Services, LLC d/b/a Florida Captioning Services. | <u>2025-353</u> |
| 7.g | Ratify the Signature of the Office of Management & Budget and Procurement Director for Amendment #9 & Approve Amendment #10 to Contract #20170132 for the Design Services of the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. | <u>2025-386</u> |
| 7.h | Approval to Participate in the Sourcewell Cooperative Contract #032824 for Class 4-8 Chassis with Related Equipment to Purchase a New Street Sweeper. | <u>2025-374</u> |
| 7.i | Award Contract #20240154 for the Vulnerability Assessment Study. | <u>2025-249</u> |
| 7.j | Authorize the City Manager to Execute the First Amendment of the Grant Agreement for the Vulnerability Assessment for an extension of term. | <u>2025-390</u> |
| 7.k | Approve a Preliminary and Final Plat for Tradition SG-8 Plat | <u>2025-395</u> |
| 7.l | Approval of a Preliminary and Final Subdivision Plat for Southern Grove Plat No. 36 2nd Replat (P24-186). | <u>2025-401</u> |
| 7.m | Approve a Preliminary and Final Subdivision Plat with Construction Plans for Riverland Parcel D - Plat Two Replat (P24-177). | <u>2025-406</u> |
| 7.n | Approve a Preliminary Plat with Construction Plans for Wilson Groves Parcel A Plat 2 (P24-195). | <u>2025-391</u> |
| 7.o | Approval to Participate in the OMNIA Partners Cooperative Contract #2024056-02 Issued by City of Mesa for Information Technology Solutions Products and Services with CDW Government LLC. | <u>2025-399</u> |
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- 7.p** Authorize the City Council to Ratify the Signature of the Project Manager for a change order and City Manager for an Amendment to Grant Agreement LPA0369 with the State of Florida Department of Environmental Protection (“FDEP”) for the Design and Permitting of McCarty Ranch Water Quality Restoration Area 7A. [2025-349](#)

8. Second Reading of Ordinances

- 8.a** Ordinance 25-18, Amending Title III, Chapter 37, Special Magistrate, of the Code of Ordinances of the City of Port St. Lucie; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. [2025-274](#)
- 8.b** Ordinance 25-19, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 19, Block 1720, Port St. Lucie Section Thirty-One as Recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida. [2025-275](#)
- 8.c** Ordinance 25-20, Authorizing the Issuance of Not to Exceed \$35,000,000 in Aggregate Principal Amount of City of Port St. Lucie, Florida General Obligation Refunding Bonds, Series 2025; Authorizing the Levy of Ad Valorem Taxes Without Limit on all Taxable Property Within the City to Secure the Payment of the Principal of and Interest on Such Bonds; Providing for Certain Rights of the Holders of Such Bonds; and Providing an Effective Date. [2025-312](#)
- 8.d** Ordinance 25-21, an Ordinance of the City of Port St. Lucie, Florida, Amending Section 100.07. - Affordable Housing Advisory Committee; Creation. - of the City’s Code of Ordinances; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date [2025-299](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearing

- 10.a** Ordinance 25-17, 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 Designation for Approximately 3.72 Acres from Limited Commercial (CL) to Low Density Residential (RL) for a Parcel Legally Described as Port St. Lucie Section 47 Tract E (P25-010). [2025-369](#)
- 10.b** Ordinance 25-22, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Providing for the First Amendment to the Master Planned Unit Development Regulation Book and Concept Plan for the America Walks-Becker Road MPUD Located South of the Intersection of SW Village Parkway and Becker Road, North of the C-23 Canal, East of a 170 Foot FPL Easement, and West of Interstate 95 (P24-149). [2025-365](#)
- 10.c** Ordinance 25-23, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 313, Port St. Lucie Section Two, as Recorded in Plat Book 12, Pages 12, 12A through 12D, of the Public Records of St. Lucie County, Florida. [2025-361](#)
- 10.d** Ordinance 25-24, Public Hearing, an Ordinance Amending Title XV "Land Usage," Chapter 153, "Definitions," and Chapter 158 "Zoning Code," of the Code of Ordinances of the City of Port St. Lucie by Amending Sections 153.01, 158.110, 158.120, 158.135, 158.177 and 158.212 (P25-030). [2025-368](#)
- 10.e** Ordinance 25-25, Public Hearing, Abandoning a Portion of a Fifteen (15) Foot Wide Rear Utility and Drainage Easement Affecting Lot 26, Block 543, Port St. Lucie Section Ten, as Recorded in Plat Book 12, Pages 49, 49A through 49G, of the Public Records of St. Lucie County, Florida. [2025-362](#)

11. Resolutions

- 11.a** Resolution 25-R12, Quasi-Judicial, Public Hearing, a [2025-387](#)
Resolution of the City Council of Port St. Lucie, Florida,
Amending and Restating the Development Order for the
Tradition Development of Regional Impact and Constituting
this Resolution as a Development Order by the City Of Port
St. Lucie in Compliance with Law; and Providing for an
Effective Date and a Termination Date (P22-093).
- 11.b** Resolution 25-R21, Authorizing the Issuance of Not to Exceed [2025-398](#)
\$35,000,000 in Aggregate Principal Amount of the City of
Port St. Lucie's General Obligation Refunding Bonds, Series
2025 to Achieve Debt Service Savings for the City.
- 11.c** Resolution 25-R22, Approving and Adopting Capital Asset [2025-407](#)
Renewal and Replacement Policy 25-01ccd.
- 11.d** Resolution 25-R23, a Resolution Allowing the Execution of an [2025-392](#)
Interlocal Agreement with River Place on the St. Lucie
Community Development District to Provide Funds from the
Letter of Credit Draw Down to Complete Infrastructure for
River Place on the St. Lucie No. 10 1st Replat.
- 11.e** Resolution 25-R24, Authorizing the Acquisition of Real [2025-409](#)
Property Described as Lot 5, Block 689, Port St. Lucie Section
Eighteen, as Recorded in Plat Book 13, Pages 17, 17A through
17K, of the Public Records of St. Lucie County, Florida, for the
Future Expansion of the City's Police Department Complex.
- 11.f** Resolution 25-R25, a Resolution Supporting Government [2025-429](#)
Efforts in Identifying Unnecessary Local Government
Spending, Creating Efficiencies, and Saving Taxpayer Dollars.

12. Unfinished Business

13. New Business

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.