

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Meeting to follow the 6:30 PM Budget Hearing**

**Monday, September 13, 2021**

**7:00 PM**

**Council Chambers, City Hall**

### **City Council**

*Shannon Martin, Vice Mayor, District III*

*Stephanie Morgan, Councilwoman, District I*

*Dave Pickett, Councilman, District II*

*Jolien Caraballo, Councilwoman, District IV*

*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: Childhood Cancer Awareness Month [2021-737](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a August 9, 2021 Regular Council Meeting Minutes [2021-757](#)
  - 7.b Award Contract #20210060 for the McCarty Ranch Extension Water Quality Restoration Construction Project for Area #4. [2021-700](#)
  - 7.c Approval to Participate in the State of Florida Contract #43220000-NASPO-19-ACS for Data Communication Products & Services. [2021-710](#)
  - 7.d Approval to Participate in the OMNIA Partners, Public Sector Cooperative (Coop) Contract Issued by City of Mesa Under Contract #2018011 for Information Technology Solutions & Services with CDW-G Government, LLC. [2021-719](#)
  - 7.e Approve IRL Council Agency Cost-Share Agreement for Elkcam Waterway [2021-720](#)
  - 7.f Approval to Participate in the Sourcewell Cooperative (Coop) Contract #012320 for the Office Supply Catalog Solutions with Staples Contract & Commercial LLC. [2021-728](#)
  - 7.g Award Contract #20210019 for Electrical Connection of Retrofitted City Grinder Pump Systems with Apex Electric, Inc. [2021-735](#)

- 
- 7.h** Approve an Agreement Between the Port St. Lucie City Council and the St. Lucie County Chamber of Commerce to Support Small Business Development in the City Through the Chamber of Commerce “Small Business Beginnings” Program. [2021-726](#)
- 7.i** Approve a Minor Site Plan for the Rivella at Tesoro Preserve Model Center (P21-093) [2021-703](#)
- 7.j** Approve a Major Site Plan for University Boulevard Business Center at St. Lucie West (P21-117). [2021-732](#)
- 7.k** Approve a Major Site Plan Amendment for Phoenix Gatlin Center (P14-136-A1). [2021-756](#)
- 7.l** Approval to Participate in the OMNIA Partners, Public Sector Cooperative (Coop) Contract Issued by City of Mesa Under Contract #2017025 for Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services, and Equipment with The Toro Company. [2021-729](#)
- 7.m** Approval to Participate in the St. Lucie County Contract #C20-10-767 for Roadway Resurfacing, Reconstruction and Preservation with Pavement Technology, Inc. [2021-733](#)
- 7.n** Award Contract No. 20210075 Between the City of Port St. Lucie and Blue Cross Blue Shield of Florida, Inc. d/b/a Florida Blue for Healthcare Coverage [2021-304](#)
- 7.o** Award Contract #20210028 for the Renovations-Rehab of Historic Structures at Westmoreland Park to New World Builders, Inc. [2021-743](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 21-63, Public Hearing, An Ordinance Amending Title XV, “Land Usage”, Chapter 158, “Zoning Code”, Article XVII, “Appeals” of the Code of Ordinances of the City of Port St. Lucie (P21-099). [2021-512](#)
-

- 
- 8.b** Ordinance 21-66, Public Hearing, An Ordinance Amending Title XV “Land Usage”, Chapter 154, “Landscape and Land Clearing Code”, Article I - Landscaping of the Code of Ordinances of the City of Port St. Lucie (P20- 050). [2021-511](#)
- 8.c** Ordinance 21-75, Public Hearing, Amending the City of Port St. Lucie Code of Ordinances by Repealing Title XV, Chapter, 159, Article II, Entitled “Road Impact Fee Schedule” in its Entirety and Replacing Article II with a New Article II to be Entitled “Mobility Plan and Mobility Fee”. [2021-676](#)
- 8.d** Ordinance 21-77, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 32, Block 2642, Port St. Lucie Section Thirty-Nine, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida. [2021-654](#)
- 8.e** Ordinance 21-78, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 26A, Block 603, Port St. Lucie Section Eighteen, recorded in Plat Book 13, Page 17, of the Public Records of St. Lucie County, Florida. [2021-656](#)
- 8.f** Ordinance 21-79, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 18, Block 1695, Port St. Lucie Section Thirty-One, recorded in Plat Book 14, Page(s) 22, 22A to 22G, of the Public Records of St. Lucie County, Florida. [2021-657](#)
- 8.g** Ordinance 21-80, Public Hearing, Authorizing the Conveyance of Real Property Described as Lots 15 and 16, Block 700, Port St. Lucie Section Eighteen, according to the Plat thereof, as Recorded in Plat Book 13, Page 17 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on November 9, 2020. [2021-690](#)

- 
- 8.h** Ordinance 21-81, Public Hearing, Authorizing the [2021-691](#)  
Conveyance of Real Property Described as Lot 6, Block 12,  
River Point PUD First Replat, according to the plat thereof, as  
recorded in Plat Book 41, Page 21 of the Public Records of St.  
Lucie County, Florida, which was Identified and Approved for  
Surplus on April 26, 2021.
- 8.i** Ordinance 21-82, Public Hearing, Authorizing the [2021-692](#)  
Conveyance of Real Property Described as Lot 17, Block 12,  
River Point PUD First Replat, According to the Plat thereof, as  
Recorded in Plat Book 41, Page 21 of the Public Records of St.  
Lucie County, which was Identified and Approved for Surplus  
on April 26, 2021.
- 8.j** Ordinance 21-83, Public Hearing, Authorizing the [2021-693](#)  
Conveyance of Real Property Described as Lot 3, Block 12,  
River Point PUD First Replat, According to the Plat Thereof, as  
Recorded in Plat Book 41, Page 21 of the Public Records of St.  
Lucie County, Florida, which was Identified and Approved for  
Surplus on April 26, 2021.
- 8.k** Ordinance 21-84, Public Hearing, An Ordinance Amending [2021-677](#)  
the Comprehensive Plan to Provide a Small-Scale Map  
Amendment to The Future Land Use Element on Behalf of St.  
Andrew’s Park Commercial, LLC (P21-142).
- 8.l** Ordinance 21-85, Quasi-Judicial Hearing, An Ordinance to [2021-685](#)  
Rezone Three (3) Acres of Property Located West of NW East  
Torino Parkway and South of NW Conley Drive, From I  
(Institutional) to the PUD (Planned Unit Development) Zoning  
District and to Amend the Existing Torino Lakes PUD for a  
Project Known as Torino Lakes II Rezoning and PUD  
Amendment (P21-021).

- 
- 8.m** Ordinance 21-86, Quasi-Judicial Hearing, An Ordinance to Rezone 27 Acres of Property Located South of SW Discovery Way, East of SW Community Boulevard, North of E/W 2 Road Right-Of-Way, and West of SW Village Parkway From the Zoning Designation of AG-5 (SLC Agricultural-5) to the City's MPUD (Master Planned Unit Development) Zoning District; to Include the 27 Acres in the Mattamy Palm Beach @ Southern Grove 3 MPUD; and to Amend 138 Acres of the Existing Mattamy Palm Beach @ Southern Grove 3 MPUD, for a Project Known as Mattamy Palm Beach @ Southern Grove 3 Rezoning and MPUD Amendment No. 1 (P20-066). [2021-687](#)
- 8.n** Ordinance 21-87, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 15, Block 2263, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page 1, of the Public Records of St. Lucie County, Florida. [2021-658](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances**
- 10.a** Ordinance 21-90, Authorizing the Conveyance of Twenty-One (21) City-Owned Parcels as a Component of a Settlement Agreement with 5T Wealth Partners and Related to the City Center Project Acquisition, and Authorizing the Vice Mayor, the City Manager, or Their Designee, to Execute the Deed Transferring Said Real Property. [2021-664](#)
- 10.b** Ordinance 21-91, An Ordinance Approving Utility Rate Increase for Water, Wastewater and Reclaimed Water [2021-697](#)
- 10.c** Ordinance 21-92, Abandoning a Portion of a Twenty (20) Foot Wide Utility and Drainage Easement Affecting Lots 10, 11, and 12, Block 1704, Port St. Lucie Section Thirty-One, According to the Plat Thereof, as Recorded in Plat Book 14, Pages 22, 22A Through 22G, of the Public Records of St. Lucie County, Florida. [2021-705](#)
-

- 10.d** Ordinance 21-93, Abandoning a Portion of a Twenty (20) [2021-706](#)  
Foot Wide Utility and Drainage Easement Affecting Lot 31,  
Block 2448, Port St. Lucie Section Thirty-Six, Recorded in Plat  
Book 15, Page(s) 11, 11A to 11D, of the Public Records of St.  
Lucie County, Florida.
- 10.e** Ordinance 21-94, Authorizing the Conveyance of [2021-707](#)  
Approximately .43 Acres of Real Property Owned by the City  
and Described as Tract C, Becker Road Turnpike Interchange  
No. 1, According to Plat Book 56, Page 37, of the Public  
Records of St. Lucie County, Florida, to Walter Rodriguez in  
accordance with a Land Swap Agreement.
- 10.f** Ordinance 21-95, An Ordinance of the City Council of Port St. [2021-748](#)  
Lucie Approving Conveyance of Unplatted City Right of Way  
to ACR Acquisitions, LLC and Accepting Replacement City  
Right of Way from ACR Acquisitions, LLC.

## **11. Resolutions**

- 11.a** Resolution 21-R108, Authorizing the City Manager, or His [2021-592](#)  
Designee, to Enter Into and Execute a License Agreement  
Between the State of Florida Department of Transportation  
and the City of Port St. Lucie to Facilitate the Removal of  
Sidewalk on City-owned Property.
- 11.b** Resolution 21-R109, A Resolution of the City Council of the [2021-718](#)  
City of Port St. Lucie, Florida, Authorizing the Vice Mayor to  
Enter into an Interlocal Agreement Between St. Lucie County  
and the City of Port St. Lucie, for Maintenance of a  
Roundabout at the Gilson Road and Becker Road Intersection.

- 
- 11.c** Resolution 21-R110, Public Hearing, A Resolution of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste Within the City of Port St. Lucie; Re-Imposing Solid Waste Service Assessments Against Assessed Property Located Within Port St. Lucie, Florida, for the Fiscal Year Beginning October 1, 2021; Approving the Rate of Assessment; Approving the Assessment Roll; and Providing an Effective Date. [2021-736](#)
- 11.d** Resolution 21-R111, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel B - Plat One (P21-094) [2021-680](#)
- 11.e** Resolution 21-R112, A Resolution of the City of Port St. Lucie, Florida, Relating to the Levy of Special Assessments Against the Lands and Real Estate Within the City That Are Specially Benefitted By Certain Stormwater, Roadway, Water and Wastewater Improvements and Which Are In an Area Known as the Southwest Annexation Special Assessment District No. 1; Adopting and Approving the Revised and Updated Assessment Roll With Respect to Such Special Assessments; Providing for Severability; Providing an Effective Date. [2021-746](#)
- 11.f** Resolution 21-R113, A Resolution Approving the Preliminary and Final Plat for Telaro at Southern Grove Plat No. 2. (P21-108) [2021-681](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approval of One (1) Year Agreement Between the City Of Port St. Lucie and the Federation of Public Employees (FOPE) Bargaining Unit [2021-752](#)
- 13.b** Approval of a One (1) Year Agreement Between the City Of Port St. Lucie and the Government Supervisors Association of Florida, OPEIU, Local 100, Professional Employees Bargaining Unit [2021-753](#)
-



- 13.c** Approval of a One (1) Year Agreement Between the City of Port St. Lucie and the Government Supervisors Association of Florida, OPEIU, Local 100, Supervisor Employees Bargaining Unit [2021-754](#)
- 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.