

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 10B

Monday, September 9, 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 July 24, 2024 Summer Workshop (Day 1), July 25, 2024 Summer Workshop (Day 2), and the August 12, 2024 Regular City Council Meeting Minutes [2024-877](#)
 - 7.b** Approve Sponsorship Request from the Sunlight Community Church Fall Festival. [2024-852](#)
 - 7.c** Award Contract #20240120 for Preventive Pump and Maintenance Services. [2024-834](#)
 - 7.d** Approve a Major Site Plan Amendment for St. Lucie HCA Hospital (P13-008-A2). [2024-905](#)
 - 7.e** Approve a Preliminary and Final Plat with Construction Plans for a Project Known as Wilson Groves Parcel A Plat 1 (P24-008). [2024-788](#)
 - 7.f** Award Contract #20240054 for the Direct Purchase of Materials for the McCarty Ranch Preserve Potable Water Main Extension. [2024-831](#)
 - 7.g** Approve Amendment #8 to Contract #20170132 for the Design Services for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2024-879](#)
 - 7.h** 2024 Oktoberfest Event License Agreement [2024-894](#)
 - 7.i** Approve Stop Loss Insurance Policy with Florida Blue for Fiscal Year 2024/2025 [2024-881](#)
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- 7.j** Award Contract #20230046 for Disaster Debris Removal Services. [2024-903](#)
- 7.k** Approve Amendment #4 to Contract #20220053 between the City of Port St. Lucie and Life Scan Wellness Center for Health Screening Physicals for All City Employees and Ratify Approval of Amendments #1-3. [2024-907](#)
- 7.l** Approve Contract #20240131 with ABB Inc. [2024-896](#)
- 7.m** Award Contract #20230118 for the Design, Permitting, and Final Plan Services for Bayshore Blvd Multimodal Corridor Improvements Project [2024-891](#)
- 7.n** Award Contract #20230114 for Professional CEI & GEO Services for Tom Mackie Blvd. Extension Project. [2024-876](#)
- 7.o** Ratify Contract # 20240164 for Emergency Elevator Modernization to Schindler Elevator Corporation. [2024-897](#)
- 7.p** Award Contract #20230045 for Debris Monitoring Services. [2024-739](#)
- 8. Second Reading of Ordinances**
- 8.a** Ordinance 24-38, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Future Land Use Element by Amending Figure 1-4 as Requested by the Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC (P24-065). [2024-699](#)
- 8.b** Ordinance 24-46, 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](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
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- 10.a** Ordinance 24-47, Public Hearing, an Ordinance Adopting Rate Adjustments to Certain Utility Systems Department Rates, Fees, and Charges. [2024-701](#)
- 10.b** Ordinance 24-48, Public Hearing, Amending Title VI - Public Utilities, Chapter 60 "Definitions" and Chapter 64 "Wastewater System User Rules" of the City of Port St. Lucie Code of Ordinances. [2024-199](#)
- 10.c** Ordinance 24-49, Public Hearing, 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](#)
- 10.d** Ordinance 24-50, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Authorizing a Lease Amendment Between the City of Port St. Lucie, Florida, and Sprint Spectrum Realty Company, LLC, Related to a Portion of Property Located at 121 SW Port St. Lucie Blvd. for Relocation of Power Utility Service and Easement and Continued 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 [2024-854](#)

11. Resolutions

- 11.a** Resolution 24-R55, Quasi-Judicial, Public Hearing, a [2024-902](#)
Resolution of the City of Port St. Lucie, Florida, Amending the
Development Order for the Southern Grove Development of
Regional Impact by Amending Map H, the Master
Development Plan, and Map H-2, Tradition Trail and
Multi-Use Plan, to Reflect Changes to the Land Use
Sub-Districts for Approximately 528 Acres of Land Located on
the East Side of SW Village Parkway and Between E/W 2
(Destination Way) and SW Hegener Drive from the
Employment Center Sub-District, the Neighborhood/Village
Commercial Sub-District, and the Mixed Use Sub-District to
the Regional Business Center Sub-District and to Provide for
the Realignment of Marshall Parkway, the Extension of E/W2
Roadway (Destination Way) East of SW Village Parkway, the
Realignment of Tradition Trail, and other Minor Changes
(P24-086).
- 11.b** Resolution 24-R63, Public Hearing, a Resolution of the City of [2024-871](#)
Port St. Lucie, Florida, Relating to Residential Street Lighting
within the Residential Street Lighting Assessment Areas in
Port St. Lucie, Florida; Re-Imposing Residential Street Lighting
Assessments Against Assessed Property Located within Port
St. Lucie, Florida for the Fiscal Year Beginning October 1,
2024; Approving the Assessment Rate; Approving the
Assessment Roll; Providing for Conflict; Providing for
Severability; and Providing an Effective Date.
- 11.c** Resolution 24-R64, Public Hearing, a Resolution of the City [2024-875](#)
Council of the City of Port St. Lucie, Florida, Relating to the
Utility, Roadway, and Stormwater Improvements for the City
Center Special Assessment District; Changing the
Methodology for Calculating the Assessment; Reallocating the
City Center Special Assessments Among the Benefitted Real
Property Parcels within the District Based Upon the Changed
Methodology; Approving the Assessment Roll; Providing for
Conflict; Providing for Severability; and Providing an Effective
Date.

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- 11.d** Resolution 24-R65, Public Hearing, a Resolution of the City of Port St. Lucie, Florida, Relating to the Provision of Stormwater Management Services in the City Of Port St. Lucie; Re-Imposing and Increasing Stormwater Service Fees Against Commercial and Residential Developed and Undeveloped Property Located Within The City of Port St. Lucie for the Fiscal Year Beginning October 1, 2024; Specifying the Unit of Measurement for the Stormwater User Fees; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2024-872](#)
- 11.e** Resolution 24-R66, 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, 2024; Approving the Rate of Assessment; Approving the Assessment Roll; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2024-878](#)
- 11.f** Resolution 24-R67, 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 Conflict; Providing for Severability; and Providing an Effective Date. [2024-874](#)
- 11.g** Resolution 24-R68, a Resolution Allowing the Execution of an Interlocal Agreement with LTC Ranch West Residential Community Development District to Provide for the Operation and Maintenance of the Stormwater Management System for Wylder Parkway. [2024-906](#)
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- 11.h** Resolution 24-R69, a Resolution Approving Artwork [2024-904](#)
Submitted by Harbor Village 18 LLC, in Connection with a
Major Site Plan known as Gatlin Pointe (P20-239-A4).

12. Unfinished Business

13. New Business

- 13.a** Request for an Attorney/Client Session with the City Council [2024-909](#)
to Discuss Pending Litigation in the Matter of City of Port St.
Lucie v. Waste Pro of Florida, Inc., Case No.
2021-CA-001628.

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.