

# City of Port St. Lucie

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



## Meeting Agenda

**\*Request to Table Item 10A\***

**Tuesday, May 28, 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**
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 18, 2024 and April 19, 2024 Strategic Planning Session Meeting Minutes [2024-509](#)
  - 7.b Approve 2024 Freedomfest Event License Agreement [2024-488](#)
  - 7.c Approve a Preliminary and Final Plat for Riverland Parcel D, Plat One Replat (P23-198). [2024-512](#)
  - 7.d Award Contract #20240035 for the Replacement of Existing Sewer Force Main on Mariposa Avenue with Eastern Pipeline Construction, Inc. [2024-479](#)
  - 7.e Approval to Participate in Martin County Board of County Commissioners Contract #RFB2021-3289 for Safety Boots & Supplies. [2024-487](#)
  - 7.f Approve Amendment #4 to Contract #20210081 for Design Services for the Southport 24-inch Force Main to Glades Booster Pump Station. [2024-511](#)
  - 7.g Approval of Contract #20230007 Amendment 4 to the Planning and Instructure Study Contract to Develop a Fiscal Impact Evaluation Tool [2024-490](#)
8. **Second Reading of Ordinances**

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- 8.a** Ordinance 24-21, Amending the Name of Title V; Creating Title VIII, Office of Solid Waste; Reenacting and Renumbering Article I., Solid Waste Collection, Under Title VIII; Reenacting and Renumbering Article II., Solid Waste Service Assessments, Under Title VIII [2024-352](#)
- 8.b** Ordinance 24-22, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida. [2024-374](#)
- 8.c** Ordinance 24-23, Abandoning a Portion of a Twenty (20) Foot Wide Utility Easement Affecting Lots 13, 14, 15, 16, 17 and 18, Block 1706, Port St. Lucie Section Thirty-One, as Recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida. [2024-378](#)
- 8.d** Ordinance 24-24, Adoption of an Ordinance Approving the Economic Development Ad Valorem Tax Exemption for Accel International. [2024-426](#)
- 8.e** Ordinance 24-25, Adoption of an Ordinance Approving the Economic Development Ad Valorem Tax Exemption for Cheney Brothers, Inc. [2024-427](#)
- 8.f** Ordinance 24-26, Public Hearing, Petition to Establish the Sundance Community Development District. [2024-431](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
- 10.a** Ordinance 24-27, Public Hearing, an Ordinance Amending the Comprehensive Plan to Include a Small-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of 7.11 Acres from Limited Commercial (CL), General Commercial (CG), and Low Density Residential (RL) to Medium Density Residential/(Institutional (RM/I) for a Parcel Generally Located North of SE Morningside Boulevard And West of SE Westmoreland Boulevard. [2024-502](#)
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- 10.b** Ordinance 24-28, Public Hearing, Authorizing the [2024-451](#)  
Conveyance of a Utility Easement to Florida Power & Light  
Company as part of the Storm Secure Underground Program  
for 204 SW Tulip Boulevard.
- 10.c** Ordinance 24-29, Quasi-Judicial, Public Hearing, an [2024-505](#)  
Ordinance Rezoning a 0.24-acre Parcel Located South of SW  
Gatlin Boulevard, on the West Side of SW Casella Street, from  
Single-Family Residential (RS-2) to Service Commercial (CS),  
for Property Legally Described as Port St. Lucie Section 31,  
Block 1706, Lot 12 (P24-026).
- 10.d** Ordinance 24-30, Quasi-Judicial, Public Hearing, an [2024-499](#)  
Ordinance Adopting the Seventh Amendment to the Master  
Sign Program Amendment for Tradition (P16-042-A2).
- 10.e** Ordinance 24-31, Quasi-Judicial, Public Hearing, an [2024-497](#)  
Ordinance Adopting the Fifth Amendment to the Master Sign  
Program Amendment for St. Lucie West. (P00-221-A1)
- 10.f** Ordinance 24-32, Quasi-Judicial, Public Hearing, an [2024-500](#)  
Ordinance Rezoning 658.21 Acres for Land Located North of  
Marshal Parkway, South of Discovery Way, East of Range  
Line Road, and West of N/S A, from St. Lucie County AG-5  
Zoning to a Master Planned Unit Development (MPUD)  
(P22-311).
- 11. Resolutions**
- 11.a** Resolution 23-R125, Quasi-Judicial, Public Hearing, a [2023-1204](#)  
Resolution Granting a Special Exception Use to Allow a 150  
Foot Monopole Tower in the Master Planned Unit  
Development (MPUD) Zoning District per Section 2.C.1 of the  
Southern Grove MPUD Regulation Book and Section 158.213  
of the Code of Ordinances for a Project Known as Southern  
Grove Baron Shoppes Tradition Cell Tower (P23-194).
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- 11.b** Resolution 24-R35, Quasi-Judicial, Public Hearing, a Resolution Granting a Special Exception Use to Allow an Enclosed Assembly Area Over 3,000 Square Feet, in the General Commercial (CG) Zoning District per Section 158.124(C)(1) of the Code of Ordinances for a Project Known as Crunch Fitness (P24-040). [2024-514](#)

**12. Unfinished Business**

**13. New Business**

- 13.a** City Manager's Annual Review [2024-483](#)

**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.