

City of Port St. Lucie

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



Meeting Agenda

Meeting to follow the 5:30 PM Budget Hearing* *Addition of Item 71

Monday, September 23, 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 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 Special Presentation: Certificate of Achievement to James A. Dailey Jr. [2024-987](#)
 - 4.b Special Presentation: Certificate of Achievement to PSL Little League Softball 2024 Florida Senior League State Champions [2024-988](#)
 - 4.c Accept the Fiscal Year (FY) 2022-23 Annual Comprehensive Financial Report (ACFR) and Popular Annual Financial Report (PAFR). [2024-932](#)
 - 4.d Insurance Services Office (ISO) Rating for the City of Port St. Lucie [2024-980](#)
 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 August 26, 2024 Regular City Council Meeting Minutes [2024-935](#)
 - 7.b Award Contract # 20240066 for Janitorial Services. [2024-862](#)
 - 7.c Approve the Service Agreement between the City of Port St. Lucie and the St. Lucie County Chamber of Commerce, Inc. and Authorize the City Manager to Execute and Enter into the Agreement [2024-941](#)
 - 7.d Approve Amendment #2 to Contract #20220038, for Design & Permitting Services for the Hogpen Slough Trail Boardwalk & Shared Paths. [2024-940](#)
 - 7.e Award Contract #20240046 for Professional Design Services for a New Public Works Administration Building. [2024-944](#)
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- 7.f** Authorize the City Manager to Execute an Agency Cost-Share Agreement by and between the Indian River Lagoon Council and City of Port St. Lucie for the Reconstruction of the A-14 Water Control Structure in Port St. Lucie, FL. [2024-923](#)
- 7.g** Approve the Agreement between the City of Port St. Lucie and the Economic Development Council of St. Lucie County, Inc. and Authorize the City Manager to Execute and Enter into the Agreement [2024-938](#)
- 7.h** Approval to Participate in the Palm Beach County Agreement #23-047/SS for Card Access Security System Parts, Supplies, Accessories, Software, Support Plans, Purchase and Delivery. [2024-926](#)
- 7.i** Ratify a Memorandum of Understanding with the Bloomberg Harvard City Leadership Initiative to engage the work of Bloomberg Harvard City Fellows [2024-995](#)
- 8. Second Reading of Ordinances**
- 8.a** Ordinance 24-47, an Ordinance Adopting Rate Adjustments to Certain Utility Systems Department Rates, Fees, and Charges. [2024-701](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances, Public Hearing**
- 10.a** 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.b** 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](#)
- 10.c** Ordinance 24-53, Quasi-Judicial, Public Hearing, an Ordinance to Rezone Approximately 0.56 Acres of Property Located on the Northeast Corner of SW Whitmore Drive and Southwest Macedo Boulevard from the Zoning Designation of Professional (P) to Service Commercial (CS) Zoning District for Property Legally Described as Lots 5 and 6, Block 621, Port St. Lucie Section Thirteen (P24-115). [2024-945](#)
- 10.d** Ordinance 24-54, Quasi-Judicial, Public Hearing, an Ordinance of the City of Port St. Lucie, Florida, Rezoning Approximately 0.74-Acres of Land, Located South of SW Gatlin Boulevard, on the East Side of SW Campana Street, from Single Family Residential (RS-2) Zoning District to Warehouse Industrial (WI) for Property Legally Described as Port St. Lucie Section Thirty-One, Block 1708, Lots 3, 4, And 5 (P24-080). [2024-954](#)
- 10.e** Ordinance 24-55, 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 Infrastructure Element by Amending Policy 4.D.2.1.1 of the Infrastructure Element and Adopting by Reference an Updated Water Supply Plan as Required by Section 163.3177 (6)(C), Florida Statutes (P24-124). [2024-956](#)

- 10.f** Ordinance 24-56, Quasi-Judicial, Public Hearing, an [2024-957](#)
Ordinance to Rezone Approximately 4.89 Acres of Property
Located in the Northeast Quadrant of the Intersection of SW
Tradition Parkway and the North-South “A” Road
Right-of-Way for a Parcel of Land Legally Described in Exhibit
6 of the Attached Composite Exhibit “A” from the Zoning
Designation of AG-5 (SLC Agriculture-5) to the City’s MPUD
(Master Planned Unit Development) Zoning District for a
Project Known as Western Grove 4 MPUD; Providing for the
Approval and Adoption of a MPUD Conceptual Master Plan
and Regulation Book (P24-054).
- 10.g** Ordinance 24-57, Quasi-Judicial, Public Hearing, an [2024-961](#)
Ordinance Providing for the Fourth Amendment to the
Master Planned Unit Development Regulation Book and
Concept Plan for the Tradition Commerce Park North MPUD
Located West of Interstate 95, South of SW Discovery Way,
East of SW Village Parkway and North of Marshall Parkway
(P24-100).
- 10.h** Ordinance 24-58, Quasi-Judicial, Public Hearing, an [2024-963](#)
Ordinance to Rezone Approximately 217 Acres of Property
Generally Located West of interstate 95, East of SW Village
Parkway and between Destination Way and Marshall
Parkway for a Parcel of Land Legally Described in Section 6 of
the Attached Composite Exhibit “A” from the Zoning
Designation of Tradition Commerce Park North MPUD
(Master Planned Unit Development) to the Zoning
Designation of Destination at Tradition MPUD for a Project
Known as Destination at Tradition MPUD; Providing for the
Approval and Adoption of an MPUD Conceptual Master Plan
and Regulation Book (P24-099).

11. Resolutions

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- 11.a** Resolution 24-R70, Quasi-Judicial, Public Hearing, a [2024-967](#)
Resolution Granting a Special Exception Use to Allow a
Drive-thru Associated with a Restaurant in a Commercial
General (CG) Zoning District per Section 158.124(C)(13) of
the Code of Ordinances (P24-017).
- 11.b** Resolution 24-R71, Authorizing the Acceptance of a Donation [2024-924](#)
of Real Property Described as Tract C, Southern Grove Plat
39, as Recorded in Plat Book 109, Page 30, of the Public
Records of St. Lucie County, Florida, by the Port St. Lucie
Governmental Finance Corporation.
- 11.c** Resolution 24-R72, Quasi-Judicial, Public Hearing, a [2024-939](#)
Resolution to Support Renaming a Duplicate Street Name, SW
Pietra Way Road Right-of-Way in the Verano South PUD
1-POD G-Plat No. 1 Plat, Legally Described within Exhibit "A"
and Depicted on Page Three (3) of Exhibit "A", Verano South
PUD 1-POD G-Plat No. 1 Plat; Providing for Conflict; Providing
for Severability; and Providing an Effective Date. (P24-102)
- 11.d** Resolution 24-R73, a Resolution of the City Council of the City [2024-910](#)
of Port St. Lucie Approving an Economic Development
Incentive Package for Project Four PSL; Providing for Conflict;
Providing for Severability; and Providing an Effective Date.
- 11.e** Resolution 24-R74, a Resolution Allowing the Execution of a [2024-880](#)
Settlement and Release Agreement and Maintenance
Agreement with ABC Liquors Inc. to Provide a Settlement and
Agreement for the Maintenance of an Easement.
- 11.f** Resolution 24-R75, Public Hearing, Creating New [2024-942](#)
Ballot-Successful Port St. Lucie Residential Street Lighting
Assessment Area Boundaries

- 11.g** Resolution 24-R76, Authorizing the City Manager to Enter into and Execute a Local Agency Program Agreement with the State of Florida Department of Transportation for Federal Funds Concerning the Construction of Sidewalk on the North and East Side of Southwest Kestor Drive from Southwest Darwin Boulevard to Southwest Becker Road; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2024-698](#)
- 11.h** Resolution 24-R77, a Resolution of the City of Port St. Lucie, Florida, Authorizing a Renewal Agreement and First Amendment to Interlocal Agreement by and between St. Lucie County, Florida, and the City of Port Saint Lucie for the Hogpen Slough STA Project [2024-873](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve Acceptance of Sewer Main Construction Agreement from Warehomes at Tradition, LLC. [2024-964](#)
- 13.b** Discuss St. Lucie County Response Letter to Port St. Lucie Residents [2024-983](#)
- 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.