

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 10C* *Addition of Item 8H

Monday, October 14, 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 September 9, 2024 Budget Hearing,
September 9, 2024 Regular City Council, September 16, 2024
City Council Workshop, and September 23, 2024 Budget
Hearing Meeting Minutes [2024-996](#)
 - 7.b Authorize the City Manager to Execute the Memorandum of
Understanding Agreement between the City of Port St. Lucie
and the United Way of St. Lucie and Okeechobee for the
United Way Golf Classic. Approve the United Way of St. Lucie
and Okeechobee's Sponsorship Request to use the City's
Logo and Marketing Support from the Communications
Department for the United Way Golf Classic. [2024-972](#)
 - 7.c 2024 Fall Fun Fest Event License Agreement [2024-989](#)
 - 7.d Annual Update Amending Exhibit B of Resolution 24-R43,
Revising the Project List to Ensure Continued Access to
Commercial Paper Funding [2024-1001](#)
 - 7.e Approve a Grant Agreement between City of Port St. Lucie
and U.S. Department of Energy for City Hall Light Fixture
Upgrades to LED [2024-959](#)
 - 7.f Award Contract 20240138 for Mini-Float Switches for
Residential Low Pressure Sewer Grinder Pump System for
Utility Systems Department. [2024-998](#)

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|------------|---|----------------------------------|
| 7.g | Approve Amendment to Recreational Trails Grant Program Agreement #T2121. | <u>2024-1012</u> |
| 7.h | Approval to Participate in the NASPO Cooperative Contract #24823 for Police Radar/Lidar Speed Enforcement & Accident Scene Reconstruction. | <u>2024-1030</u> |
| 7.i | Approve Extension of the Alternative Vehicle Purchasing Plan for an Additional Fiscal Year. | <u>2024-1040</u> |
| 7.j | Approve a Preliminary and Final Subdivision Plat for Mansion Estates Replat 2 (P23-217). | <u>2024-958</u> |
| 7.k | Approve a Major Site Plan for HKA Warehouse (P24-074). | <u>2024-985</u> |
| 7.l | Approval of a Major Site Plan for TNT - Bayshore Boulevard (P24-023). | <u>2024-986</u> |
| 7.m | Approve a Major Site Plan for iThink Retail Plaza (Tradition-IBM Southeast Employee Credit Union) (P24-091). | <u>2024-981</u> |
| 7.n | Approve Amendment #14 to Contract #20170037 for Mowing & Grounds Maintenance - Ogden, Re-Pump Stations, City Homes, Wells and Animal Control. | <u>2024-1020</u> |
| 7.o | Accept the Parks & Recreation Transition Plan | <u>2024-916</u> |
| 7.p | Approval to Participate in the Sourcewell Cooperative Contract RFP#120822 for Relocatable Building and Storage with Related Services. | <u>2024-1042</u> |
| 7.q | Approval to Participate in the Lee County Contract #B240067AVR for Irrigation Parts and Related Items. | <u>2024-1041</u> |
| 7.r | Award Contract #20240087 for Furnish and Install Asphaltic Concrete Paving Under 200 Ton, Per Project . | <u>2024-1025</u> |

8. Second Reading of Ordinances

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- 8.a** Ordinance 24-37, Public Hearing, an Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Large-Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation for Approximately 150 Acres from Utility (U) to Light Industrial (LI) for a Parcel of Land Legally Described in Attached Exhibit “A” and Generally Located South of Midway Road, Northwest of Glades Cut-Off Road, and Immediately West of McCarty Road (P24-057). [2024-654](#)
- 8.b** Ordinance 24-50, 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](#)
- 8.c** Ordinance 24-53, 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](#)
- 8.d** Ordinance 24-54, 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](#)
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- 8.e** Ordinance 24-56, an 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). [2024-957](#)
- 8.f** Ordinance 24-57, an 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). [2024-961](#)
- 8.g** Ordinance 24-58, an 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). [2024-963](#)
- 8.h** Ordinance 24-49, 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](#)

9. Other Public Hearings**10. First Reading of Ordinances, Public Hearing**

- 10.a** Ordinance 24-59, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 7, Block 572, Port St. Lucie Section Thirteen, as Recorded in Plat Book 13, Pages 4 and 4A through 4M, of the Public Records of St. Lucie County, Florida. [2024-997](#)
- 10.b** Ordinance 24-60, Public Hearing, Authorizing the Conveyance of Approximately 7.54 Acres of Real Property to the Port St. Lucie Governmental Finance Corporation for Future Development Purposes. [2024-979](#)
- 10.c** Ordinance 24-61, Public Hearing, Abandoning a Ten (10) Foot Wide Public Utility Easement Affecting Lot 6, Southern Grove Plat 46, as Recorded in Plat Book 61, Page 17 of the Public Records of St. Lucie County, Florida. [2024-978](#)
- 10.d** Ordinance 24-62, Public Hearing, Abandoning a Ten (10) Foot Wide Public Utility Easement Affecting Lot 1, Southern Grove Plat 45, as Recorded in Plat Book 121, Page 3 of the Public Records of St. Lucie County, Florida. [2024-952](#)
- 10.e** Ordinance 24-63, Public Hearing, 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. [2024-949](#)
- 10.f** Ordinance 24-64, Public Hearing, Amend Chapter 111 Business Tax Receipts of the City Code of Ordinances. [2024-918](#)
- 10.g** Ordinance 24-65, Public Hearing, Authorizing the Conveyance of Two (2) City-Owned Real Property Parcels totaling 150.37 acres generally Located North of NW Glades Cut-Off Road, West of McCarty Road, to SBR Land Development, LLC. [2024-1029](#)

11. Resolutions

11.a Resolution 24-R78, a Resolution Allowing the Execution of Amendment Number Three (3) to Florida Department of Transportation, District Four (4) Inclusive Landscape Maintenance Memorandum of Agreement [2024-917](#)

11.b Resolution 24-R79, a Resolution of the City Council of the City of Port St. Lucie Approving a Public Private Partnership Unsolicited Proposal Fee; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2024-1031](#)

11.c Resolution 24-R81, Authorizing the Acquisition of Real Property Described as Lot 29, Block 1379, Port St. Lucie Section Fourteen, as Recorded in Plat Book 13, Page 5, of the Public Records of St. Lucie County, Florida, for Stormwater Management Purposes. [2024-1034](#)

12. Unfinished Business

13. New Business

13.a Approval of a Three (3) Year Agreement between the City of Port St. Lucie and the International Union of Police Associations, AFL-CIO, Local 6015, Representing the Officers Bargaining Unit [2024-969](#)

13.b Approval of a Three (3) Year Agreement between the City of Port St. Lucie and the International Union of Police Associations, AFL-CIO, Local 6017, Representing the Sergeants Bargaining Unit [2024-970](#)

13.c Approval of a Three (3) Year Agreement between the City of Port St. Lucie and the International Union of Police Associations, AFL-CIO, Local 6018, Representing the Lieutenants Bargaining Unit [2024-971](#)

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.