



*"A City for All Ages"*

## **CITY OF PORT ST. LUCIE, FLORIDA**

### **AGENDA**

#### **City Council Meeting**

**Monday, July 27, 2015 - 7:00 p.m.**

**City Hall Council Chambers  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984**

#### **Mayor and City Council**

**Gregory J. Oravec, Mayor**

**Linda Bartz, Vice Mayor**

**Michelle Lee Berger, Councilwoman**

**Shannon Martin, Councilwoman**

**Ronald E. Bowen, Councilman**

**District I**

**District II**

**District III**

**District IV**

#### **Administration**

**Jeff Bremer, City Manager**

**Pam E. Booker, City Attorney**

**Karen A. Phillips, City Clerk**

#### **NOTICE OF COUNCIL MEETINGS AND AGENDAS**

The second and fourth Monday of each month are the regular meeting dates for the City Council; special meetings may be called whenever necessary. Council Agendas are on the City's website and the bulletin board in the lobby of City Hall on the Thursday prior to each regular Council meeting. A public copy of the complete agenda is also available for review in the City Clerk's Office and at the City Hall lobby reception desk. Questions regarding the agenda should be directed to the City Clerk at (772) 871-5157.

**Web Site: <http://www.cityofpsl.com>**

**Agenda**  
**City Council Meeting**  
**City Hall Council Chambers**  
**121 SW Port St. Lucie Boulevard**  
**Monday July 27, 2015 - 7:00 p.m.**

Anyone wishing to speak during Public to be Heard is asked to fill out a Beige Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item or at a Public Hearing 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.

**AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **INVOCATION & PLEDGE OF ALLEGIANCE**
4. **PROCLAMATIONS AND SPECIAL PRESENTATIONS**
  - A. **PROCLAMATION** – NATIONAL NIGHT OUT
  - B. **PROCLAMATION** – SANTA'S SUMMER TOY DRIVE
  - C. **PROCLAMATION** – SOCIAL SECURITY DAY
  - D. **SPECIAL PRESENTATION** – CHRISTMAS IN JULY
    1. SPECIAL THANKS TO THE CONTRIBUTORS OF JOEY'S HOUSE
    2. SPECIAL THANKS TO THE BOYS & GIRLS CLUB OF ST. LUCIE COUNTY AND THE CONTRIBUTORS OF THE ULTIMATE PROM EXPERIENCE
    3. SPECIAL THANKS TO THE VAN DUZER FOUNDATION
5. **PUBLIC TO BE HEARD**
6. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**
7. **APPROVAL OF CONSENT AGENDA**
  - A. **APPROVAL OF MINUTES** - REGULAR COUNCIL JUNE 22, 2015; CITY COUNCIL STRATEGIC PLANNING JUNE 29, 2015; SPECIAL COUNCIL RETREAT JULY 9, 2015
  - B. **REQUEST FOR UNITY OF TITLE**, GARY A. CONKLIN, AND LAURIE D. CONKLIN, TO COMBINE LOTS 10, 11, AND 12, BLOCK 546, PORT ST. LUCIE SECTION 13, TO ALLOW THE OWNERS TO MOVE THEIR SHED

FROM LOT 11 TO LOT 12, LEGAL DEPARTMENT

- C. **REQUEST FOR UNITY OF TITLE**, GARY D. MONCRIEF, AND FELICE MONCRIEF, TO COMBINE LOTS 94 AND 95, BLOCK 472, PORT ST. LUCIE SECTION 26, TO ALLOW THE OWNERS TO PLACE A SINGLE FAMILY RESIDENCE ON THE CENTER OF BOTH LOTS, LEGAL DEPARTMENT
- D. **REQUEST FOR UNITY OF TITLE**, MAURICE GLENN BONNER, AND MARGARITA GONZALEZ BONNER, TO COMBINE LOTS 15, 16 AND 17, BLOCK 762, PORT ST. LUCIE SECTION 18, TO ALLOW THE OWNERS TO PLACE A SHED AND A CARPORT ON THEIR ADJACENT VACANT LOT, LEGAL DEPARTMENT
- E. **REQUEST FOR UNITY OF TITLE**, JOANN M. ACCARDI, TO COMBINE LOTS 4 AND 24, BLOCK 1554, PORT ST. LUCIE SECTION 30, TO ALLOW THE OWNER TO PLACE A SHED ON HER ADJACENT VACANT LOT, LEGAL DEPARTMENT
- F. **MAJOR SITE PLAN, VERANDA GARDENS/AMENITIES PARCEL**, LOCATED SOUTH OF BECKER ROAD, BETWEEN FLORIDA'S TURNPIKE AND GILSON ROAD, PROPOSED USE OF THE PROPERTY IS FOR A 11,283 SQ FT ONE-STORY CLUB HOUSE WITH ASSOCIATED PARKING AND RECREATIONAL AMENITIES, AND A 6,512 SQ FT ONE-STORY FUTURE BUILDING, P15-031, DIVOSTA HOMES, L.P., PLANNING AND ZONING DEPARTMENT
- G. **MINOR SITE PLAN, GREAT SMILES DENTAL PLAZA**, LOCATED ON THE EAST SIDE OF PORT ST. LUCIE BOULEVARD, NORTH OF THE C-24 CANAL, SOUTH OF GLENVIEW COURT, AND WEST OF ALTON CIRCLE, PROPOSED PROJECT CONSISTS OF A 9,996 SQ FT TWO-STORY OFFICE BUILDING, P15-021, AARON SCHAMBACK, DMD, PLANNING AND ZONING DEPARTMENT
- H. **MAJOR SITE PLAN, SHOPPES OF BOUGAINVILLEA**, LOCATED ON THE NORTH SIDE OF GATLIN BOULEVARD, BETWEEN SAVONA BOULEVARD AND BOUGAINVILLEA AVENUE, PROJECT WILL CONSIST OF A ONE-STORY MULTI-TENANT RETAIL/OFFICE BUILDING WITH A TOTAL OF 11,040 SQ FT, P15-096, SHOPPES OF BOUGAINVILLEA, LLC, PLANNING AND ZONING DEPARTMENT
- I. **MAJOR AMENDMENT TO A MINOR SITE PLAN, CENTRAL BAPTIST CHURCH**, LOCATED NORTH OF TULIP BOULEVARD, SOUTH OF SW DALTON CIRCLE, EAST OF PORT ST. LUCIE BOULEVARD, AND WEST OF OAKNER STREET, PROJECT CONSISTS OF AN EXISTING 5,633 SQ FT BUILDING PROPOSING TO EXPAND BY 6,399 SQ FT FOR A TOTAL OF 12,032 SQ FT, P15-036, TRUSTEE CORPORATION OF THE CENTRAL BAPTIST CHURCH, INC., PLANNING AND ZONING DEPARTMENT
- J. **CAPTEC ENGINEERING, INC.**, WATER QUALITY TESTING & MONITORING FOR EWIP CANE SLOUGH PROJECT, #20150091, \$140,850, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD IS

FOR 365 CALENDAR DAYS WITH NO OPTION TO RENEW,  
PROCUREMENT MANAGEMENT DEPARTMENT

- K. AQUATIC VEGETATION CONTROL, INC., CHEMICAL TREATMENT OF VEGETATION AT THE EWIP SITES, #20150106, \$22,428 ANNUALLY, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD IS FOR A TWO YEAR PERIOD WITH AN OPTION TO RENEW FOR AN ADDITIONAL TWO YEAR PERIOD, PROCUREMENT MANAGEMENT DEPARTMENT
- L. SUPERIOR SHEDS, INC., PURCHASE AND INSTALL SEVEN PREFABRICATED UTILITY/STORAGE SHEDS AT VARIOUS PARK SITES AND THE COMMUNITY CENTER, #20150046R, \$52,369, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD IS FOR 120 CALENDAR DAYS WITH NO OPTION TO RENEW, PROCUREMENT MANAGEMENT DEPARTMENT
- M. WAIVER OF BID, PER CHAPTER 35.04(C), FOR GOOD CAUSE SHOWN, PREVENTATIVE MAINTENANCE & EMERGENCY REPAIRS TO BLACKWELL, TIFFANY, AND CALAIS PUMP STATIONS TO INCLUDE RENTAL FEES FOR VARIOUS SIZE PUMPS, MWI, INC., #20150096, \$60,000 BUDGETED FOR SERVICES AS NEEDED, CONTRACT PERIOD WILL BE CONTINUING UNTIL AMENDED OR CANCELLED, PROCUREMENT MANAGEMENT DEPARTMENT
- N. LICENSE AGREEMENT, BETWEEN THE CITY OF PORT ST. LUCIE AND CHRIST FELLOW CHURCH, INC., FOR USE OF SPORTS FIELD AREA ON CHRIST FELLOWSHIP CHURCH'S PROPERTY, LEGAL DEPARTMENT

**8. SECOND READING, PUBLIC HEARING OF ORDINANCES**

- A. ORDINANCE 15-28, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE BY AMENDING POLICY 1.1.4.13 OF THE FUTURE LAND USE ELEMENT, PURSUANT TO CHAPTER 163, FLORIDA STATUTES (P15-046); PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.
- B. ORDINANCE 15-56, AN ORDINANCE PROVIDING FOR THE FIRST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR PORT ST. LUCIE VILLAGE PUD (P15-069) LOCATED AT 3600 MARIPOSA AVENUE; PROVIDING AN EFFECTIVE DATE.

**9. OTHER PUBLIC HEARINGS**

- A. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), ALLOCATION OF \$973,786, IN FUNDING FOR 2015/2016 TO BE INCLUDED IN THE CDBG ACTION PLAN, COMMUNITY SERVICES DEPARTMENT

10. **FIRST READING OF ORDINANCES**

- A. **ORDINANCE 15-57**, AN ORDINANCE TO REZONE 3,090 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF RANGE LINE ROAD, SOUTH OF THE GLADES-CUT OFF INTERSECTION FROM ST. LUCIE COUNTY DESIGNATIONS OF IX (INDUSTRIAL EXTRACTION), U (UTILITY), AND AG-5 (AGRICULTURE 5) TO GU (GENERAL USE) FOR A PROJECT KNOWN AS MCCARTY RANCH P15-047; PROVIDING FOR AN EFFECTIVE DATE.
- B. **ORDINANCE 15-58**, AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN RESIDENTIAL REAL PROPERTY LOCATED AT 932 SE DAMASK AVENUE, ACQUIRED VIA THE CITY OF PORT ST. LUCIE NEIGHBORHOOD STABILIZATION PROGRAM TO A QUALIFIED APPLICANT OF THE PROGRAM; PROVIDING AN EFFECTIVE DATE.

11. **RESOLUTIONS**

- A. **RESOLUTION 15-R64**, **PUBLIC HEARING**, A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124(C)(11 and 12) TO ALLOW AN AUTOMOBILE FUEL SERVICES AND RETAIL CONVENIENCE STORE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT FOR 7-ELEVEN, LEGALLY DESCRIBED AS PARCEL B OF LOT 1, BLOCK 16, PORT ST. LUCIE INDUSTRIAL PARK, P15-072; PROVIDING AN EFFECTIVE DATE.

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

- A. **WEST CONSTRUCTION, INC.**, DARWIN BOULEVARD SIDEWALK CONSTRUCTION PROJECT – LAP FUNDED, #20140163, \$998,907.42 PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD WILL BE 150 CALENDAR DAYS WITH NO OPTION TO RENEW, PROCUREMENT MANAGEMENT DEPARTMENT
- B. **TOPOGRAPHIC SURVEY OF THE MCCARTY RANCH PRESERVE**, APPROVE FIRMS SHORT LISTED BY EVALUATION COMMITTEE: #1 CULPEPPER & TERPENING, INC., #2 SOUTHEASTERN SURVEYING, INC., #3 GCY, INC., AND #4 BETSY LINDSAY, INC., AND BEGIN NEGOTIATIONS WITH #1 RANKED FIRM, #20150092, PROCUREMENT MANAGEMENT DEPARTMENT
- C. **CULPEPPER & TERPENING, INC.**, CONSTRUCTION ENGINEERING & INSPECTION (CEI) AND GEOTECHNICAL (GEO) FOR DARWIN BOULEVARD SIDEWALK AND PEDESTRIAN BRIDGE, #20150004, \$100,672.75 PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD IS FOR 200 CALENDAR DAYS WITH NO OPTION TO RENEW, PROCUREMENT MANAGEMENT DEPARTMENT

14. **DETERMINATION OF EXCUSED ABSENCES**

A. **COUNCILWOMAN BERGER**, REGULAR COUNCIL MEETING, JULY 13, 2015

15. **CITY MANAGER'S REPORT**

16. **COUNCILMEMBERS REPORT ON COMMITTEE ASSIGNMENTS**

17. **PUBLIC TO BE HEARD** - (IF NECESSARY AS DETERMINED BY CITY COUNCIL AT CONCLUSION OF PUBLIC TO BE HEARD)

18. **ADJOURN**

**NOTICE:** No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

**NOTICE:** The public and press are invited to review the backup for Council meetings. Copies are available on the City's web site and in the City Clerk's Office and the Communication Department on Thursday, Friday, and Monday before Council meetings. On meeting nights, a copy of the backup material is available in the Reception Area of City Hall for public review.

## July – August Calendar of Meetings

DATE	MEETING	TIME	LOCATION
7-29-15	Federation of Public Employees Association Union Contract Negotiations	2:00 p.m.	City Hall Complex Room 366 Building A Council
8-04-15	Planning and Zoning Board Meeting	1:30 p.m.	City Hall Complex Council Chambers Building A
8-05-15	Keep Port St. Lucie Beautiful Committee Meeting	3:00 p.m.	City Hall Complex Room 201 Building B
8-10-15	City Council Meeting	7:00 p.m.	City Hall Complex Council Chambers Building A
8-11-15	International Union of Police Associations for Police Officers Union Contract Negotiations	10:00 a.m.	City Hall Complex Room 366 Building A Council
8-12-15	Special Magistrate Hearings	9:00 a.m.	City Hall Complex Council Chambers Building A
8-12-15	Site Plan Review Committee Meeting	9:00 a.m.	City Hall Complex Training Room Building B
8-13-15	Contractors' Examining Board Meeting	9:30 a.m.	City Hall Complex Council Chambers Building A
8-17-15	Community Redevelopment Agency Meeting	12:00 p.m. (Noon)	City of Port St. Lucie Botanical Gardens
8-17-15	Community Redevelopment Agency Meeting	6:00 p.m.	City of Port St. Lucie Botanical Gardens
8-20-15	Safety Review Board Meeting	9:00 a.m.	City Hall Complex Room 366 Building A
8-24-15	City Council Meeting	7:00 p.m.	City Hall Complex Council Chambers Building A
8-26-15	Special Magistrate Hearings	9:00 a.m.	City Hall Complex Council Chambers Building A
8-26-15	Site Plan Review Committee Meeting	9:00 a.m.	City Hall Complex Training Room Building B