



"A City for All Ages"

CITY OF PORT ST. LUCIE, FLORIDA

AGENDA

City Council Meeting

Monday, March 27, 2017 – 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

Stephanie Morgan, Councilwoman

John Carvelli, Councilman

Shannon Martin, Vice Mayor

Jolien Caraballo, Councilwoman

District I

District II

District III

District IV

Administration

Russ Blackburn, City Manager

O. Reginald Osenton, 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, March 27, 2017

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. **SPECIAL PRESENTATION** - PLAQUE OF APPRECIATION TO GREG OLDAKOWSKI FOR HIS EIGHT YEARS OF SERVICE ON THE CONTRACTORS' EXAMINING BOARD
 - B. **SPECIAL PRESENTATION** - DROP SAVERS WATER CONSERVATION POSTER CONTEST
 - C. **SPECIAL PRESENTATION** - RECOGNITION OF THE CITY OF PORT ST. LUCIE AS A 2017 STATE SURGEON GENERAL HEALTHY WEIGHT COMMUNITY CHAMPION
5. **PUBLIC TO BE HEARD**
6. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**
7. **APPROVAL OF CONSENT AGENDA**
 - A. **APPROVAL OF MINUTES** – STRATEGIC PLANNING/GOAL SETTING WORKSHOP FEBRUARY 17, 2017
 - B. **APPOINTMENT OF PLANNING AND ZONING BOARD MEMBER,**
RECOMMENDATION FOR APPOINTMENT OF JOHN CORZINE TO THE ALTERNATE POSITION, PLANNING AND ZONING DEPARTMENT
 - C. **LIGHTHOUSE INTERNATIONAL,** REQUEST FOR CITY SPONSORSHIP

FOR THE SOLE PURPOSE OF LOCATING TEMPORARY SIGNAGE WITHIN THE CITY'S RIGHTS-OF-WAYS FOR THE 2017 EASTER FESTIVAL, SIGNAGE SCHEDULED TO BE PLACED APRIL 1, 2017, THROUGH APRIL 15, 2017, NEIGHBORHOOD SERVICES

- D. **SFEM, INC.,** REQUEST FOR CITY SPONSORSHIP FOR THE SOLE PURPOSE OF LOCATING TEMPORARY SIGNAGE WITHIN THE CITY'S RIGHTS-OF-WAYS FOR THE HUMANE SOCIETY OF ST. LUCIE COUNTY SOUTH FLORIDA WINGFEST, SIGNAGE SCHEDULED TO BE PLACED MARCH 30, 2017, THROUGH APRIL 11, 2017, NEIGHBORHOOD SERVICES
- E. **MINOR SITE PLAN, ZAXBY'S RESTAURANT,** LOCATED AT THE NORTHEAST CORNER OF PORT ST. LUCIE BOULEVARD AND YALE STREET, NORTH OF DARWIN BOULEVARD, CONSTRUCTION OF A 2,863 SQ FT DRIVE-THROUGH FAST FOOD RESTAURANT, P17-017, THOMAS MORRISON, PLANNING AND ZONING DEPARTMENT
- F. **MAJOR SITE PLAN, ST. LUCIE MEDICAL PARK,** LOCATED AT THE NORTHEAST CORNER OF SE VILLAGE GREEN DRIVE AND SE TIFFANY AVENUE, CONSTRUCTION OF AN ADDITIONAL 75,000 SQ FT THREE-STORY MEDICAL OFFICE BUILDING, P16-159, HCA REALTY, INC., PLANNING AND ZONING DEPARTMENT
- G. **SITE PLAN AMENDMENT, EKONOMY MINI-STORAGE,** LOCATED WEST OF SW BUCKHART STREET, EAST OF SW CASELLA STREET, NORTH OF SW HAYWORTH AVENUE, AND SOUTH OF SW GATLIN BOULEVARD, CONSTRUCTION OF A 56,5000 SQ FT ADDITION TO AN EXISTING 35,375 SQ FT FACILITY FOR A TOTAL OF 91,875 SQ FT, P16-210, EKONOMY MINI-STORAGE, PLANNING AND ZONING DEPARTMENT
- H. **WAIVE THE BIDDING, CIRCUMSTANCES REQUIRE IMMEDIATE REQUISITION, CHAPTER 35.03 (D),** EMERGENCY REPLACEMENT OF 100-TON COMPRESSOR AT PSL CIVIC CENTER, **GRIMES HEATING AND AIR CONDITIONING,** #20170124, \$37,409.88, WORK TO BE COMPLETED BY APRIL 4, 2017, CIVIC CENTER, PROCUREMENT MANAGEMENT
- I. **LYNCH PAVING AND CONSTRUCTION CO.,** SELVITZ ROAD SIDEWALK CONSTRUCTION PROJECT, #20160106, \$169,279.86, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD WILL BE 180 CALENDAR DAYS, WITH NO OPTION TO RENEW, PUBLIC WORKS, PROCUREMENT MANAGEMENT
- J. **HUMANA MEDICAL PLAN, INC.,** NAMING RIGHTS AT THE CIVIC CENTER, #20160126, PAYMENT OF \$35,000 TO THE CITY PER YEAR, CONTRACT PERIOD WILL BE FOR 3 YEARS, WITH NO OPTION TO RENEW, CIVIC CENTER, PROCUREMENT MANAGEMENT
- K. **DECLARATION OF UNITY OF TITLE,** RONALD E. CHRISTIE, TO COMBINE LOTS 14 AND 15, BLOCK 593, SECTION 13, TO ALLOW THE

OWNER TO COMBINE THE LOTS INTO ONE PARCEL OF LAND, LEGAL DEPARTMENT

- L. **DECLARATION OF UNITY OF TITLE**, LOUIS N. RAPP AND DIANNE K. RAPP, HUSBAND AND WIFE, TO COMBINE LOTS 39 AND 40, BLOCK 1361, SECTION 14, TO ALLOW THE OWNERS TO COMBINE THE LOTS INTO ONE PARCEL OF LAND, LEGAL DEPARTMENT
- M. **TERMINATION OF RESTRICTIVE COVENANT #315**, JEANETTE C. TAYLOR AND STUART R. TAYLOR, HUSBAND AND WIFE, LOTS 16 AND 17, BLOCK 1633, PORT ST. LUCIE SECTION 5, CITY IS OWED \$7,743.02, WHICH HAS BEEN PAID IN FULL, LEGAL DEPARTMENT
- N. **TERMINATION OF RESTRICTIVE COVENANT #320**, GORDON E. SPINNEY, JR. AND GEORGINA V. SPINNEY, HUSBAND AND WIFE, LOTS 16 AND 17, BLOCK 2182, PORT ST. LUCIE SECTION 33, CITY IS OWED \$7,828.05, WHICH HAS BEEN PAID IN FULL, LEGAL DEPARTMENT
- O. **ONE CALL PROPERTY SERVICES, INC.**, PARK IMPROVEMENTS AT LYNATE PARK, SPORTSMAN'S PARK, McCHESNEY PARK AND SWAN PARK, #20170034, \$154,730, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD WILL BE 140 CALENDAR DAYS, WITH NO OPTION TO RENEW, PARKS AND RECREATION DEPARTMENT, PROCUREMENT MANAGEMENT
- P. **A. THOMAS CONSTRUCTION, INC.**, PARK IMPROVEMENTS AT WOODSTORK TRAIL/HILLMOOR LAKE PARK, ELKS PARK, WHITMORE PARK, KIWANIS PARK, RIVER PLACE PARK, CHARLES E. RAY PARK, GIRL SCOUT FRIENDSHIP PARK, TURTLE RUN PARK AND OAK HAMMOCK PARK, #20170054, \$120,673, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD WILL BE 140 CALENDAR DAYS, WITH NO OPTION TO RENEW, PARKS AND RECREATION DEPARTMENT, PROCUREMENT MANAGEMENT
- Q. **ONE CALL PROPERTY SERVICES, INC.**, BUILDING IMPROVEMENTS AT SANDHILL CRANE PARK, #20170056, \$152,989, PLUS A ONE-TIME \$10 INDEMNIFICATION FEE, CONTRACT PERIOD WILL BE 140 CALENDAR DAYS, WITH NO OPTION TO RENEW, PARKS AND RECREATION DEPARTMENT, PROCUREMENT MANAGEMENT
- R. **DLF MEDIA**, REQUEST FOR CITY SPONSORSHIP FOR THE SOLE PURPOSE OF LOCATING TEMPORARY SIGNAGE WITHIN THE CITY'S RIGHTS-OF-WAYS FOR THE 2017 ST. LUCIE COUNTY SAFETY FESTIVAL, SIGNAGE SCHEDULED TO BE PLACED APRIL 21, 2017, THROUGH APRIL 29, 2017, NEIGHBORHOOD SERVICES

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

- A. **ORDINANCE 17-14**, AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$30,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF PORT ST. LUCIE, FLORIDA TAXABLE SPECIAL OBLIGATION

REFUNDING REVENUE BONDS, SERIES 2017 TO REFUND ALL OF THE CITY'S OUTSTANDING SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2008A (CITY CENTER SPECIAL ASSESSMENT DISTRICT), IN ORDER TO ACHIEVE DEBT SERVICE SAVINGS; PROVIDING FOR A COVENANT TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY THE PRINCIPAL OF, REDEMPTION PREMIUM, IF ANY, AND INTEREST ON THE BONDS; PROVIDING FOR CERTAIN RIGHTS OF THE HOLDERS OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

- B. **ORDINANCE 17-19**, AN ORDINANCE AMENDING TITLE XV – LAND USAGE, CHAPTER 150 – BUILDING REGULATIONS, ARTICLE VII. FEES OF THE CODE OF ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA, BY AMENDING SECTION 150.702 - FEES FOR NEW SINGLE-FAMILY DWELLINGS, ADDITIONS TO SINGLE-FAMILY DWELLINGS AND ACCESSORY USE STRUCTURES ERECTED ON BUILDING LOTS ZONED FOR SINGLE-FAMILY DWELLINGS AND BY AMENDING SECTION 150.704 – BUILDING PERMIT FEES FOR CONSTRUCTION OF OTHER THAN THAT PROVIDED IN SECTIONS 150.702 AND 150.703, TO ESTABLISH A REVISED FEE SCHEDULE FOR WEB SUBMITTALS FOR PERMITS OUTLINED IN CHAPTER 150; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

9. **OTHER PUBLIC HEARINGS**

- A. **PORT ST. LUCIE RESIDENTIAL STREET LIGHTING ASSESSMENT AREA, BOUNDARY #493**, SW PISCES TERRACE
- B. **PORT ST. LUCIE RESIDENTIAL STREET LIGHTING ASSESSMENT AREA, BOUNDARY #494**, NW WOLVERINE ROAD
- C. **PORT ST. LUCIE RESIDENTIAL STREET LIGHTING ASSESSMENT AREA, BOUNDARY #495**, SW DAGGET AVENUE
- D. **PORT ST. LUCIE RESIDENTIAL STREET LIGHTING ASSESSMENT AREA, BOUNDARY #496**, SE STOW TERRACE

10. **FIRST READING OF ORDINANCES**

- A. **ORDINANCE 17-20**, AN ORDINANCE TO REZONE 1.25 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF TABOR STREET AND BECKER ROAD FROM RS-2 (SINGLE-FAMILY RESIDENTIAL) TO RM-5 (MULTI-FAMILY RESIDENTIAL) FOR A PROJECT KNOWN AS CATALANO, GEORGE, P17-009; PROVIDING FOR AN EFFECTIVE DATE.
- B. **ORDINANCE 17-21**, AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT FROM THE CITY OF PORT ST. LUCIE TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION ON CITY-OWNED PROPERTY DESCRIBED AS MCCARTY RANCH PRESERVE; PROVIDING AN EFFECTIVE DATE.

RESOLUTIONS

- A. **RESOLUTION 17-R21, PUBLIC HEARING**, A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.124 (C) (12) TO ALLOW DRIVE-THROUGH SERVICE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT FOR A FREESTANDING RESTAURANT, LOCATED ON THE NORTH SIDE OF ST. LUCIE WEST BOULEVARD BETWEEN COUNTRY CLUB DRIVE AND CALIFORNIA BOULEVARD, AND LEGALLY DESCRIBED AS LOT 1, ST. LUCIE WEST PLAT 194; (P17-005); PROVIDING AN EFFECTIVE DATE. **QUASI-JUDICIAL**
- B. **RESOLUTION 17-R22**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE ESTABLISHMENT AND ORGANIZATION OF THE CITY OF PORT ST. LUCIE BUDGET ADVISORY COMMITTEE; PROVIDING FOR THE APPOINTMENT OF COMMITTEE MEMBERS; REPEALING THE PREVIOUSLY ADOPTED ESTABLISHMENT AND ORGANIZATION OF THE BUDGET ADVISORY COMMITTEE PURSUANT TO RESOLUTION 10-R16; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- C. **RESOLUTION 17-R23**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ADOPTING THE CITY OF PORT ST. LUCIE FINANCIAL RESERVE POLICY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE
- D. **RESOLUTION 17-R07**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE ISSUANCE BY THE CITY OF PORT ST. LUCIE, FLORIDA OF NOT EXCEEDING \$30,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF ITS CITY OF PORT ST. LUCIE, FLORIDA TAXABLE SPECIAL OBLIGATION REFUNDING REVENUE BONDS, SERIES 2017 TO REFUND ALL OF THE CITY'S OUTSTANDING SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2008A (CITY CENTER SPECIAL ASSESSMENT DISTRICT), IN ORDER TO ACHIEVE DEBT SERVICE SAVINGS; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD-VALOREM REVENUES TO PAY DEBT SERVICE ON THE BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID BONDS; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH SUCH BONDS; AUTHORIZING A NEGOTIATED SALE OF SAID BONDS; DELEGATING CERTAIN AUTHORITY TO THE CITY MANAGER FOR THE AUTHORIZATION, EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT WITH RESPECT THERETO, AND THE APPROVAL OF THE TERMS AND DETAILS OF SAID BONDS; ESTABLISHING A BOOK-ENTRY REGISTRATION SYSTEM FOR SUCH BONDS; APPOINTING THE PAYING AGENT AND REGISTRAR FOR SAID BONDS; AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT TO SUCH BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT AND THE APPOINTMENT OF AN ESCROW

AGENT THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; DELEGATING CERTAIN AUTHORITY TO THE CITY MANAGER WITH RESPECT TO THE PROCUREMENT OF MUNICIPAL BOND INSURANCE; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

A. **LEGISLATIVE UPDATE**, CITY MANAGER

B. **CITY OF PORT ST. LUCIE, FLORIDA, ET AL. VS. VACCINE AND GENE THERAPY INSTITUTE OF FLORIDA CORPORATION, ET AL.,** PURSUANT TO SECTION 286.011(8), FLORIDA STATUTES, THE CITY ATTORNEY REQUESTS A CLOSED-DOOR ATTORNEY/CLIENT SESSION WITH THE CITY COUNCIL TO DISCUSS THE PENDING LITIGATION, CASE NO. 2015-CA-000858, CITY ATTORNEY

14. **DETERMINATION OF EXCUSED ABSENCES**

A. **COUNCILWOMAN MARTIN**, REGULAR COUNCIL MEETING MARCH 13, 2017

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.

April Meeting Calendar

DATE	MEETING	TIME	LOCATION
3-30-17	City Council-City Staff Retreat Meeting	8:30 a.m.	City of Port St. Lucie Community Center 2195 SE Airoso Blvd.
3-31-17	City Council-City Staff Retreat Meeting	8:30 a.m.	City of Port St. Lucie Community Center 2195 SE Airoso Blvd.
4-4-17	Planning & Zoning Board Meeting	1:30 p.m.	City Hall Complex Council Chambers Building A
4-5-17	Keep Port St. Lucie Beautiful Committee Meeting	3:00 p.m.	City Hall Complex Room 188 Building A
4-10-17	Regular City Council Meeting	7:00 p.m.	City Hall Complex Council Chambers Building A
4-12-17	Special Magistrate Hearing	9:00 a.m.	City Hall Complex Council Chambers Building A
4-12-17	Site Plan Review Committee Meeting	1:30 p.m.	City Hall Complex Training Room Building B
4-13-17	Contractors' Examining Board Meeting	9:30 a.m.	City Hall Complex Council Chambers Building A
4-20-17	Safety Review Board Meeting	9:00 a.m.	City Hall Complex Room 366 Building A
4-24-17	Governmental Finance Corporation Meeting	6:30 p.m.	City Hall Complex Council Chambers Building A
4-24-17	Regular City Council Meeting	7:00 p.m.	City Hall Complex Council Chambers Building A
4-26-17	Special Magistrate Hearing	9:00 a.m.	City Hall Complex Council Chambers Building A
4-26-17	Site Plan Review Committee Meeting	1:30 p.m.	City Hall Complex Training Room Building B