

City of Port St. Lucie

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



Meeting Agenda

Special

Monday, July 7, 2025

9:00 AM

Council Chambers, City Hall

City Council Workshop

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order

2. Roll Call

3. Pledge of Allegiance

4. Public to be Heard

5. New Business

- 5.a** Southwest Annexation Area Roadway Network and Development Update Presentation by Treasure Coast Regional Planning Council

[2025-624](#)

6. Resolutions

- 6.a** Resolution 25-R36, a Resolution Designating an Administrative Authority to Receive, Review, and Process Plat or Replat Submittals; Designating an Administrative Official Responsible for Approving, Approving with Conditions, or Denying a Proposed Plat or Replat; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

[2025-620](#)

7. 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.



Agenda Summary

2025-624

Agenda Date: 7/7/2025

Agenda Item No.: 5.a

Placement: New Business

Action Requested: Discussion

Southwest Annexation Area Roadway Network and Development Update Presentation by Treasure Coast Regional Planning Council

Submitted By: Teresa Lamar-Sarno, Chief Assistant City Manager

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Executive Summary (General Business): The SW Annexation area continues to experience exponential growth, as we see their entitlements come online. The City staff that reviews those various development applications is working with TCRPC to analyze the traffic network in this area to help guide the City in its efforts to have smart growth, with the shared goal of a complete roadway network.

Presentation Information: Kim Delaney, Ph.D., with TCRPC, will be presenting,

Staff Recommendation: Request that the Council hear a presentation from Treasure Coast Regional Planning Council.

Background: This presentation has been prepared in collaboration with the Public Works, Planning and Zoning and Utilities team members. The objective of the presentation is to provide the City Council an update on current development applications, status of roadway connections and discuss the implications of the surrounding development (outside the City boundaries) to the City's roadway network. Ms. Delaney will also provide an update to the regional planning council's analysis of the transportation network in the SW Annexation area.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: None currently. Treasure Coast Regional Planning Council will provide a presentation day of special meeting.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City

Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:

N/A



Agenda Summary

2025-620

Agenda Date: 7/7/2025

Agenda Item No.: 6.a

Placement: Resolutions

Action Requested: Motion / Vote

Resolution 25-R36, a Resolution Designating an Administrative Authority to Receive, Review, and Process Plat or Replat Submittals; Designating an Administrative Official Responsible for Approving, Approving with Conditions, or Denying a Proposed Plat or Replat; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Submitted By: Carly A. Fabien, Deputy City Attorney, City Attorney's Office

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): This is a request to designate an administrative authority ("Administrative Authority") and an Administrative Official ("Administrative Official") to align City plat processes with recently enacted Senate Bill 784.

Presentation Information: N/A

Staff Recommendation: Move that the Council designate Planning and Zoning as the Administrative Authority and designate the City Manager and his designees as the Administrative Official.

Alternate Recommendations:

1. Move that the Council amend the recommendation and designate Planning and Zoning as the Administrative Authority and designate the City Manager and his designees as the Administrative Official.
2. Move that the Council not designate and provide staff with direction.

Background: On June 20, 2025, the Governor approved Senate Bill 784 which amends Section 177.071, Florida Statutes. Previously, Section 177.071, Florida Statutes, designated the governing body, or City Council, as the approving entity of plat or replat submittals. Now amended, plat and replat submittals are administratively approved. To effectuate this change, amended Section 177.071, Florida Statutes, requires City Council to designate an Administrative Authority to receive, review, and process plat and replat submittals and to designate an Administrative Official to approve, approve with conditions, or deny a plat or replat. Senate Bill 784 requires no further approval or action by City Council for the approval or denial of plats or replats.

Staff recommends City Council designate Planning and Zoning as the Administrative Authority and the City Manager as the Administrative Official.

Issues/Analysis: Senate Bill 784 was effective as of July 1, 2025.

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments:

1. Resolution 25-RXX
2. Senate Bill 784

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: 25143-04

Legal Sufficiency Review:

Reviewed by Carly Fabien, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

RESOLUTION 25-R_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS PLAT OR REPLAT SUBMITTALS; DESIGNATING AN ADMINISTRATIVE OFFICIAL RESPONSIBLE FOR APPROVING, APPROVING WITH CONDITIONS, OR DENYING A PROPOSED PLAT OR REPLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 177.071, Florida Statutes, provides the method for approving plat or replat submittals prior to recordation; and

WHEREAS, Senate Bill 784, approved by the Governor on June 20, 2025, and codified on June 23, 2025, amends Section 177.071, Florida Statutes; and

WHEREAS, previously, plats or replats needed to be approved by the appropriate governing body prior to recordation; and

WHEREAS, Senate Bill 784 amends Section 177.071, Florida Statutes, to require plats or replats to be administratively approved and requires no further action from the governing body; and

WHEREAS, Section 177.071 also requires that the governing body designate, via resolution or ordinance, an administrative authority (“Administrative Authority”) responsible for receiving, reviewing, and processing replat or plat submittals and designating an administrative official (“Administrative Official”) to approve, approve with conditions, or deny a replat or plat submittal; and

WHEREAS, the City Council (“Council”) desires to designate the Planning and Zoning Department as the Administrative Authority and designate the City Manager, and his designees, as the Administrative Official.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THAT:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Designation. The Council hereby designates the Planning and Zoning Department as the Administrative Authority to receive, review, and process plat and replat submittals, and designates the City Manager, and his designees, as the Administrative Official, to approve, approve with conditions, or deny a plat or replat submittal.

RESOLUTION 25-R_____

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney

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1
2 An act relating to platting; amending s. 177.071,
3 F.S.; requiring that certain plat or replat submittals
4 be administratively approved with no further action by
5 certain entities under certain circumstances;
6 requiring the governing body of such county or
7 municipality to designate an administrative authority
8 to receive, review, and process plat or replat
9 submittals; providing requirements for such
10 designation; defining the term "administrative
11 authority"; requiring the administrative authority to
12 submit a certain notice to an applicant; providing
13 requirements for such notice; requiring the
14 administrative authority to approve, approve with
15 conditions, or deny a plat or replat submittal in
16 accordance with the timeframe in the initial written
17 notice to the applicant; requiring the administrative
18 authority to notify the applicant in writing if it
19 declines to approve a plat or replat submittal;
20 requiring that the written notification contain the
21 reasons for denial and other information; prohibiting
22 the administrative authority or other official,
23 employee, agent, or designee from requesting or
24 requiring that the applicant request an extension of
25 time; amending s. 177.111, F.S.; conforming provisions
26 to changes made by the act; providing an effective
27 date.

28
29 Be It Enacted by the Legislature of the State of Florida:

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30
31 Section 1. Section 177.071, Florida Statutes, is amended to
32 read:

33 177.071 Administrative approval of plats ~~plat~~ by designated
34 county or municipal official governing bodies.—

35 (1)(a) A plat or replat submitted under this part must be
36 administratively approved and no further action or approval by
37 the governing body of a county or municipality is required if
38 the plat or replat complies with the requirements of s. 177.091.
39 The governing body of the county or municipality shall
40 designate, by ordinance or resolution, an administrative
41 authority to receive, review, and process the plat or replat
42 submittal, including designating an administrative official
43 responsible for approving, approving with conditions, or denying
44 the proposed plat or replat.

45 (b) As used in this section, the term "administrative
46 authority" means a department, division, or other agency of the
47 county or municipality. For purposes of issuing a final
48 administrative approval of a plat or replat submittal, the term
49 also includes an administrative officer or employee designated
50 by the governing body of a county or municipality, including but
51 not limited to, a county administrator or manager, a city
52 manager, a deputy county administrator or manager, a deputy city
53 manager, an assistant county administrator or manager, an
54 assistant city manager, or other high-ranking county or city
55 department or division director with direct or indirect
56 oversight responsibility for the county's or municipality's land
57 development, housing, utilities, or public works programs.

58 (2) Within 7 business days after receipt of a plat or

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replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4)~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this

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part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

~~(5)(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The

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circuit court clerk or other recording officer shall maintain in
his or her office a book of the proper size for such papers so
that they will ~~shall~~ not be folded, to be kept in the vault. A
print or photographic copy must be filed in a similar book and
kept in his or her office for the use of the public. The clerk
shall make available to the public a full size copy of the
record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.