

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 7F & 8B and Addition of Item 7J

Monday, January 22, 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

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1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
 - 4.a Proclamation: National School Choice Week [2024-082](#)
 - 4.b Discuss 2024 State Legislative Update [2024-095](#)
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 December 4, 2023 Regular City Council and December 11, 2023 Regular City Council Meeting Minutes [2024-014](#)
 - 7.b Final Plat with Construction Plans for Belterra Phase 1 Plat 3, on the Request of GRBK GHO Belterra, LLC (P23-147) [2023-1114](#)
 - 7.c Approve a Major Site Plan for Dwyer Avenue Storage (P22-310). [2024-078](#)
 - 7.d Approve a Final Plat with Construction Plans for Becker Road at Riverland (P23-073) [2024-087](#)
 - 7.e Recommendation for Appointment to Serve on the City of Port St. Lucie Youth Council. [2024-101](#)
 - 7.f Approve a Preliminary Plat with Construction Plans for LTC Ranch West Pod 5 on the Request of Midway Glades Developers, LLC (P22-290). [2024-079](#)
 - 7.g Award Contract #20230056 For Tree Trimming, Forestry, Slope Mowing, & Removal Services. [2024-074](#)
 - 7.h Award Contract #20230061 for Design & Permitting for Hogpen Slough Stormwater Treatment Area. [2024-004](#)

7.i Award Contract #20230032 for the Design-Build of Public Works Facility. [2023-1194](#)

7.j Approve Sponsorship Request for Four Chaplains Ceremony [2024-106](#)

8. Second Reading of Ordinances

8.a Ordinance 24-01, An Ordinance Rezoning a 387 Acre Parcel of Land Located Southeast of Glades Cutoff Road, East of Range Line Road, North of the Future Crosstown Parkway, and West of the Future North South A Roadway, from SLC-AG-5 (St. Lucie County-Agricultural 5) to City Planned Unit Development (PUD) (P21-070). [2023-1091](#)

8.b Ordinance 24-02, An Ordinance Rezoning a 0.76-Acre Property Located at the Southeast Coner of SW Port St. Lucie Blvd and SW McCall Rd, from Institutional (I) Zoning District to Multifamily Residential (RM-5) for Property Legally Described as Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3 (P23-178). [2024-005](#)

9. Other Public Hearings

10. First Reading of Ordinances, Public Hearings

- 10.a** Ordinance 24-04, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City Of Port St. Lucie to Provide for a Large-Scale Amendment to the Future Land Use Map for 464.50 Acres of Land to Change the Future Land Use Designations from 90 Acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 Acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 Acres Of General Commercial/ Residential, Office, and Institutional (CG/ROI) to 397.89 Acres of Low Density Residential (RL), 34.25 Acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 Acres of Open Space Recreation (OSR), and 18.43 Acres of Open Space Conservation (OSC) for a Parcel Legally Described in Exhibit "A", and generally located between Glades Cut-Off Road and the C-24 Canal Road and to Provide for Text Amendments to the Future Land Use Element to Amend Policies 1.1.4.18 and 1.1.4.19 as Requested by Lulfs Grove, LLLP (P22-336) [2024-054](#)
- 10.b** Ordinance 24-05, Quasi-Judicial Public Hearing, An Ordinance Rezoning a 16.96-acre Property Located at the Southeastern Corner of SE Tiffany Avenue and SE Hillmoor Drive, from the Institutional (I) and Professional (P) Zoning District to Planned Unit Development (PUD) for Property Legally Described as Port St. Lucie Section 50, Tract E (P23-169). [2024-048](#)
- 10.c** Ordinance 24-06, Quasi-Judicial Public Hearing, An Ordinance Amending the Planned Unit Development (PUD) Document and Concept Plan for Verano South POD D to Increase the Acreage and the Permitted Number of Dwelling Units (P22-211). [2024-073](#)

11. Resolutions

- 11.a** Resolution 23-R122, Quasi-Judicial, Public Hearing, A [2023-1032](#)
Resolution of the City of Port St. Lucie, Florida, Amending
Map H of the Western Grove DRI to Reflect Changes to the
Wetland and Conservation Areas, Changes to the Locations
for Proposed Water Management Tracts, and Changes to the
Locations for School, Fire Station and Park Sites (P23-170).

12. Unfinished Business

13. New Business

- 13.a** Tradition Community Association - Request for Traffic [2024-044](#)
Enforcement

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.