

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 11A* *Addition of Items 7J and 7K

Monday, December 11, 2023

6:30 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 Recognition of Troop 499 Eagle Scouts [2023-1219](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a Approve a Major Site Plan for Tambone TCC Tract B Southern Grove Plat 42 Site Plan (P23-145). [2023-1207](#)
 - 7.b Approve a Major Site Plan for LTC Ranch-Wylder Pod 6 - Amenity Center (P23-121). [2023-1182](#)
 - 7.c Award Contract #20230050 for Bio-Solids (Dewatered Sludge) Hauling Services. [2023-1192](#)
 - 7.d Approve Addendum #2 to Contract #20220044 with Wharton-Smith, Inc. for the Westport Wastewater Treatment Facility Nutrient Reduction Improvement Project. [2023-1181](#)
 - 7.e Approve a Major Site Plan for Southern Grove-Village Parkway Plaza (P23-144) [2023-1187](#)
 - 7.f Approve the O.L. Peacock, Sr., Park Florida Recreation Development Assistance Program (FRDAP) Grant Award. [2023-1196](#)
 - 7.g Approve a Major Site Plan for Tradition Assisted Living Facility (P22-281). [2023-1199](#)
 - 7.h Award Contract #20230032 for the Design-Build of Public Works Facility. [2023-1194](#)

- 7.i** Approval to Enter into an Agreement with Florida Power & Light for the Conversion of City-Wide Street Lighting from High Pressure Sodium Lighting to LED Lighting. [2023-1201](#)
- 7.j** Recommendation for Appointment to Serve on the Infrastructure Surtax Citizens Oversight Committee [2023-1222](#)
- 7.k** Recommendation for Appointment to Serve on the Public Art Advisory Board [2023-1223](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-79, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 1.46-Acre Parcel, Located on the Northwest Corner of the Intersection of SE Rivergate Parkway and SE Veterans Memorial PKWY., from Planned Unit Development (PUD) to General Commercial (CG), for Property Legally Described as Rivergate Office Plaza- First Replat, Lot 1 (P23-177). [2023-1108](#)
- 8.b** Ordinance 23-80, Quasi-Judicial, Public Hearing, An Ordinance Rezoning a 1.16-Acre Parcel, Located East of SW Port St. Lucie Boulevard, between SW Aster Road and SW Greco Lane, from Institutional (I) to Professional (P), for Property Legally Described as Port St. Lucie, Section 5, Block 1662, (PB 12-15), Lots 9, 10, 11, 15, and 16 (P23-149). [2023-1111](#)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 23-77, 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 a Large-Scale Amendment by Amending Policy 1.4.4.10 of the Future Land Use Element to Increase the Maximum Building Height for the Institutional Future Land Use Designation (P23-215). [2023-1200](#)
- 10.b** Ordinance 23-78, An Ordinance Amending Chapter 158 "Zoning Code", Article VII - "Institutional Districts" of the Code of Ordinances of the City of Port St. Lucie (P23-216). [2023-1206](#)

- 10.c** Ordinance 23-81, An Ordinance Amending Title XV “Land Usage”, Chapter 156, “Subdivision Regulations”, Article III “Standard Procedures” And Article V “Off-Site Improvements” of The Code of Ordinances of The City Of Port St. Lucie By Amending Section 156.037, 156.040, and 156.071. (P23-212) [2023-1176](#)
- 10.d** Ordinance 23-82, An Ordinance Amending Title XV “Land Usage”, Chapter 158, “Zoning Code”, Article X Planned Unit Development (PUD) Zoning District and Article X.5 “Master Planned Unit (MPUD) Zoning District” of the Code of Ordinances of the City of Port St. Lucie By Amending Section 158.177 And 158.192 “Changes on Conceptual Plans”. (P23-202) [2023-1090](#)
- 10.e** Ordinance 23-83, An Ordinance Amending Title XV “Land Usage”, Chapter 155, “Sign Code” and Chapter 153, “Definitions”, of the Code of Ordinances of the City of Port St. Lucie to Add Electric Message Sign Regulations and Related Definitions (P23-059). [2023-564](#)

- 10.f** Ordinance 23-84, An Ordinance of the City of Port St Lucie, Florida, Amending Ch. 112, Peddlers and Solicitors, Article I General Provisions, by Amending Section 112.01, Definitions; Amending Section 112.02, Exceptions; Amending Section 112.03, Permission of Homeowner or Occupant to Enter Premises; Amending Section 112.05, Harassment; Amending Section 112.06, Posting of Signs; Amending Section 112.07, Hours of Solicitation; Amending Section 112.08, Enforcement; Amending Section 112.08, Records of Violation; Creating Section 112.10, Right to Solicit at Reasonable Times, Places and Under Reasonable Circumstance; Amending Chapter 112, Peddlers and Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, Application; Fee for Investigation; Amending Section 112.22, Investigation; Amending Section 112.24, Issuance; Identification Card; Amending Section 112.25, Fee; Adjustment by City Manager; Amending Section 112.27, Expiration; Renewal and Due Date; Delinquency; Amending Section 112.28, Badge to Be Worn; Amending Section 112.29, Exhibition of Permit Upon Request; Amending Section 112.31, Appeal of Decision; Amending Section 112.99, Penalty; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2023-1197](#)
- 10.g** Ordinance 23-85, An Ordinance Approving the Third Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod A PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-211). [2023-1189](#)

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- 10.h** Ordinance 23-86, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod C PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-205). [2023-1190](#)
- 10.i** Ordinance 23-87, An Ordinance Approving the Eleventh Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano PUD 1 PUD, Located North of the C-24 Canal, Southeast of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-210). [2023-1191](#)
- 10.j** Ordinance 23-88, An Ordinance Approving the Second Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South Pod B PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-204). [2023-1202](#)
- 10.k** Ordinance 23-89, An Ordinance Approving the Fourth Amendment of the Planned Unit Development (PUD) and Conceptual Development Plan for Verano South POD E PUD 1 PUD, Located South of the C-24 Canal, East of Glades Cutoff Road, West of I-95, and North of Crosstown Parkway (P23-209). [2023-1203](#)
- 11. Resolutions**
- 11.a** Resolution 23-R125, Quasi-Judicial, Public Hearing, A Resolution Granting A Special Exception Use to Allow a 150 Foot Monopole Tower in the Master Planned Unit Development (MPUD) Zoning District per Section 2.C.1 of the Southern Grove MPUD Regulation Book and Section 158.213 of the Code of Ordinances (P23-194). [2023-1204](#)
- 11.b** Resolution 23-R130, Conveying Flowage Easements and Deed for Becker Road Construction and Plats [2023-1140](#)
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- 11.c** Resolution 23-R131, Authorizing the Imposition of a Driveway Permit Condition in Accordance with Chapter 54 of the Code of Ordinances in Order to Facilitate the FDOT's Construction Project to Expand PSL Boulevard from South of Becker Road to Gatlin Boulevard. [2023-1119](#)
- 11.d** Resolution 23-R132, A Resolution to Approve a Second Amendment to the Impact Fee Mitigation Agreement Between Accel International Holdings, Inc., Accel Florida, LLC, and the City of Port St Lucie. [2023-1155](#)
- 11.e** Resolution 23-R133, A Resolution of the City of Port St. Lucie, Florida, Supporting the Location of a Brightline Passenger Rail Station in Downtown Fort Pierce; Providing Authorization to the City Manager; and Providing an Effective Date. [2023-1220](#)
- 11.f** Resolution 23-R134, A Resolution Approving Artwork Submitted by Aviva PSL Property Owner, LLC in Connection with the Construction of Lake Whitney Place at St. Lucie West (P19-059-A1). [2023-1205](#)
- 11.g** Resolution 23-R135, First Amendment to Mitigation Agreement for Oak Ridge Ranches to Extend Expiration Date [2023-1208](#)
- 12. Unfinished Business**
- 13. New Business**
- 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.