

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Monday, February 8, 2021

6:30 PM

Council Chambers, City Hall

City Council

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Shannon Martin, Vice Mayor, District III

Jolien Caraballo, Councilwoman, District IV

Please visit www.cityofpsl.com/tv for new public comment options as a result of COVID-19.

NOTICE: INDIVIDUALS ARE SUBJECT TO MEDICAL SCREENING PRIOR TO ENTERING ANY CITY BUILDING AND ENTRY MAY BE DENIED IF ANY INDICATOR OF ILLNESS OR PRIOR EXPOSURE IS IDENTIFIED.

1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
 - 4.a Proclamation for 211 Awareness Week [2021-116](#)
 - 4.b City of Port St. Lucie Census 2020 Outreach Program Presentation [2021-110](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a January 11, 2021 Regular Council Meeting Minutes [2021-108](#)
 - 7.b Approve a Grant Agreement between the City of Port St. Lucie and the Florida Department of Environmental Protection (“FDEP”) for the purpose of improving the health of our local waterways, inclusive of the North Fork of the St. Lucie River and Indian River Lagoon. [2021-106](#)
 - 7.c Approve a Grant Agreement between the City and the Florida Department of Environmental Protection for the purpose of implementing local alternative water supply, stormwater management, and water conservation projects, specifically the City of Port St. Lucie Utility Systems Department McCarty Ranch Extension Water Quality Restoration- Area 4. [2021-093](#)
 - 7.d Award Contract # 20210015 for the Affordable Housing Disposition Plan to Community Land Trust (CLT) of Palm Beach County, Inc. [2021-102](#)
 - 7.e Approve a Major Site Plan for Veranda Volaris at Port St. Lucie (P20-173). [2021-084](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-04, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 40, Block 2096, Port St. Lucie Section Twenty-One, recorded in Plat Book 13, Page(s) 27, 27A to 27F, of the Public Records of St. Lucie County, Florida. [2021-039](#)
- 8.b** Ordinance 21-05, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 23, Block 1239, Port St. Lucie Section Twenty, recorded in Plat Book 13, Page(s) 21, 21A to 21B, of the Public Records of St. Lucie County, Florida. [2021-040](#)
- 8.c** Ordinance 21-06, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 10, Block 2073, Port St. Lucie Section Twenty-One, recorded in Plat Book 13, Page(s) 27, 27A to 27F, of the Public Records of St. Lucie County, Florida. [2021-046](#)
- 8.d** Ordinance 21-07, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 6, Block 2258, Port St. Lucie Section Thirty-Three, recorded in Plat Book 15, Page(s) 1, 1A to 1V, of the Public Records of St. Lucie County, Florida. [2021-048](#)
- 8.e** Ordinance 21-08, An Ordinance Approving the Second Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod A PUD 1, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P20-213). [2021-050](#)
- 8.f** Ordinance 21-09, An Ordinance Approving the Third Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod D Planned Unit Development, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P20-214). [2021-051](#)

- 8.g** Ordinance 21-10, An Ordinance Approving the Third Amendment of the Planned Unit Development Document and Conceptual Development Plan for Verano South Pod E Planned Unit Development, Located South of the C-24 Canal, and North of Crosstown Parkway and Within the Verano DRI (P20-219). [2021-052](#)
- 8.h** Ordinance 21-11, An Ordinance Providing for the First Amendment of the Master Planned Unit Development Regulation Book and Conceptual Development Plan for the Western Grove Master Planned Unit Development (MPUD), located directly east of Range Line Road, south of the proposed extension of Crosstown Parkway, north of the Discovery Way right-of-way and within the Western Grove Development of Regional Impact (DRI) (P20-193). [2021-070](#)
- 8.i** Ordinance 21-12, Approve Amendment to Chapter 100: Local Housing Assistance [2021-077](#)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 21-13, An Ordinance to Rezone 2.81 acres of Property Located West of the SW Gatlin Boulevard and SW Fondura Road Intersection, Abutting SW Domina Road, Legally Described as Parcels 1 and 2, Gatlin Boulevard Center as well as Lots 26-28, Block 1711, Port St. Lucie Section Thirty-One, From Pud (Planned Unit Development) and CS (Service Commercial) to a Pud (Planned Unit Development) Classification, For a Project Known as Gatlin Boulevard Center Pud (P20-109). [2021-059](#)

11. Resolutions

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- 11.a** Resolution 21-R12, Authorizing the City Manager, or his designee, to Enter into and Execute a Construction Agreement with the State of Florida Department of Transportation for the Purpose of Constructing Roadway Improvements within the Right-of-Way of State Road 716 (Port St. Lucie Boulevard). [2021-086](#)
- 11.b** Resolution 21-R13, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South - Pod D - Plat No. 3 (P20-208). [2021-024](#)
- 11.c** Resolution 21-R14, A Resolution Approving the Preliminary and Final Subdivision Plat with Construction Plans for Verano South PUD 1- Pod B- Plat No. 3 (P20-134). [2021-054](#)
- 11.d** Resolution 21-R15, A Resolution Approving the Final Subdivision Plat with Construction Plans for Veranda Preserve West - Phase 2 (P20-202) [2021-109](#)
- 11.e** Resolution 21-R16, A Resolution Approving the Preliminary and Final Subdivision Plat with Construction Plans for Verano South PUD 1 - Pod G - Plat No. 1 (P20-157). [2021-069](#)
- 11.f** Resolution 21-R17, A resolution of the City Council of the City of Port St Lucie approving a packet of economic incentives for Project Ash; providing for conflicts; providing for severability; and providing an effective date. [2021-113](#)
- 11.g** Resolution 21-R18, A Resolution Adopting the Southern Grove Master Plan [2021-117](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Award Contract # 20200125 for Dining and Event Catering Services at The Saints Golf Course to South Florida Carefree Catering, Inc. [2021-104](#)
- 13.b** City Manager's Annual Review [2021-075](#)
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13.c City Attorney's Annual Review

[2021-076](#)

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.