

# **City of Port St. Lucie**

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



*"A City for All Ages"*

## **Meeting Agenda**

**Monday, October 28, 2019**

**6:30 PM**

**Council Chambers, City Hall**

### **City Council**

*Gregory J. Oravec, Mayor*

*Stephanie Morgan, Councilwoman, District I*

*John Carvelli, Councilman, District II*

*Shannon Martin, Vice Mayor, District III*

*Jolien Caraballo, Councilwoman, District IV*

1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
  - 4.a Proclamation for Disability Employment Awareness Month [2019-980](#)
  - 4.b Recognition: City of Port St. Lucie Parks & Recreation Department - 2019 National Recreation & Parks Association Innovation in Health and Best in Innovation Awards. [2019-931](#)
  - 4.c Port St. Lucie Police Department Reaccredited by the Commission of Florida Law Enforcement Accreditation (C.F.A.) as an Excelsior Agency [2019-945](#)
  - 4.d Introduction and presentation of the first Neighborhood Improvement & Community Engagement (N.I.C.E.) Community Involvement Awards [2019-952](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a September 23, 2019 Special Council and September 23, 2019 Regular Council Meeting Minutes [2019-951](#)
  - 7.b Award Contracts #20190095, 20190106, 20190107, 20190119, 20190120 & 20190121 to Construct Affordable Housing on six City-Owned Lots to Black Street Enterprises, LLC. [2019-899](#)
  - 7.c Major Site Plan for Go Team Industrial Park Unit 3, Lot 2 (P19-108) [2019-917](#)

- 7.d** Approve Purchase and Installation of a Public Art Sculpture at the Botanical Gardens (Temporarily) [2019-926](#)
- 7.e** Approve Shortlisted Firms and Begin Negotiations of RFQu #20190074 for Continuing Geotechnical Services. [2019-940](#)
- 7.f** Major Site Plan Amendment for Sunlight Community Church (P19-097) [2019-938](#)
- 7.g** Site Plan for Discovery Plaza and Hotel (P19-052) [2019-956](#)
- 7.h** Approve Florida Inland Navigation District Project Agreement No. SL-PSL-66 [2019-964](#)
- 7.i** Approve the Annual Expenditure for Contract #9531218 for Crime Laboratory Services at Indian River State College. [2019-962](#)
- 7.j** Approve Site Plan for Oculus Surgical Inc. (P18-175) [2019-979](#)

**8. Second Reading, Public Hearing of Ordinances**

- 8.a** Ordinance 19-70, Public Hearing, Approve an Ordinance Amending Section 64.09, Interceptors, of the City's Code of Ordinances [2019-957](#)
- 8.b** Ordinance 19-71, Public Hearing, Authorizing the Execution of an Interlocal Agreement with St. Lucie County for Right-of-Way Improvements Relating to the Widening of Midway Road from Selvitz Road West to Glades Cut-Off Road and Authorizing the Conveyance of Fee Simple Title to Real Property and Authorizing the Conveyance of a Temporary Construction Easement, a Permanent Construction/Maintenance Easement, and a Permanent Drainage Easement to St. Lucie County. [2019-958](#)

**8.c** Ordinance 19-72, Public Hearing, Motion to Adopt Ordinance [2019-959](#)  
Abandoning a Portion of a Twenty (20) foot Utility and  
Drainage Easement Affecting Lot 49, Block 1750, Port St.  
Lucie Section Thirty-One, recorded in Plat Book 14, Page(s)  
22, 22A through 22G, of the Public Records of St. Lucie  
County, Florida.

**8.d** Ordinance 19-73, Public Hearing, An Ordinance of the City of [2019-960](#)  
Port St. Lucie, Florida, Establishing the Salary of the Mayor  
and Councilmembers; Providing for Repeal of Previous  
Ordinances; Providing for Conflict; Providing for Severability;  
Providing an Effective Date.

**9. Other Public Hearings**

**10. First Reading of Ordinances**

**10.a** Ordinance 19-69, Public Hearing, An Ordinance Approving a [2019-937](#)  
Comprehensive Plan Text Amendment Regarding Residential  
Densities in the NCD Future Land Use Sub-categories and  
Adding Uses to the Regional Business Centers Sub-category  
(P19-116)

**10.b** Ordinance 19-74, An Ordinance Rezoning 366.124 Acres of [2019-857](#)  
Property Located South of the Discovery Way (E/W 1)  
Right-Of-Way and West of Community Boulevard, from SLC  
AG-5 (St. Lucie County Agricultural-5) To MPUD (Master  
Planned Unit Development) for a Project Known as  
Riverland/Kennedy DRI Parcel C (Project No. P19-110).

**10.c** Ordinance 19-75, An Ordinance of the City of Port St. Lucie, [2019-939](#)  
Florida, Amending Sec. 111.64, "Veterans" of Ch. 111,  
"Business Tax Receipts" to Provide Certain Business Tax  
Exemptions in Compliance with Section 205.055, Florida  
Statutes; Providing for Codification; Providing for Conflict;  
Providing for Severability; Providing an Effective Date.

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- 10.d** Ordinance 19-76, An Ordinance Adopting a Small-scale Comprehensive Plan Amendment for Lennar Homes, LLC and LCS Communications, LLC (P19-147) [2019-836](#)
- 10.e** Ordinance 19-77, Adopt Ordinance Amending Section 158.213 of the Zoning Code to Modify the Provisions for Wireless Communication Antennas and Towers [2019-935](#)
- 10.f** Ordinance 19-78, An Ordinance Adopting a Small-scale Comprehensive Plan Amendment for VF II, LLC (P19-103) [2019-947](#)
- 10.g** Ordinance 19-79, An Ordinance Providing for the Third Amendment of the St. Lucie Lands Planned Unit Development; Specifically, the Conceptual Development Plan (P19-104) Located on the South Side of Becker Road, Between the Florida's Turnpike and SE Waterfall Lane. [2019-949](#)
- 10.h** Ordinance 19-80, Motion to Adopt Ordinance Authorizing the Lease and Grant of Purchase Option Agreement with Cleveland Clinic Florida for the Florida Center for Bio-Sciences. [2019-882](#)

## **11. Resolutions**

- 11.a** Resolution 19-R92, Quasi-Judicial, Public Hearing, A Resolution Approving a Special Exception Use for a Retail Convenience Store with Fuel Pumps for Publix Super Markets (7-Eleven) @ Verano (P19-098) [2019-927](#)
- 11.b** Resolution 19-R93, Quasi-Judicial, Public Hearing, A Resolution Approving a Special Exception Use for a Wireless Communications Tower for CGI St. Lucie, LLC (P19-030) [2019-669](#)
- 11.c** Resolution 19-R97, Quasi-Judicial, Public Hearing, A Resolution to Grant a Landscape Modification for Sunlight Community Church (P19-150) [2019-970](#)

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- 11.d** Resolution 19-R102, Motion to Approve Resolution Authorizing the Acceptance of a Drainage Easement from Tropical Dream Homes, LLC, a Florida Limited Liability Company. [2019-946](#)
- 11.e** Resolution 19-R103, Motion to Approve Resolution Authorizing the Acquisition of Real Property located at 1040 SE Floresta Drive in Port St. Lucie for the Floresta Drive Improvement Project. [2019-963](#)
- 11.f** Resolution 19-R104, Payoff of Southern Grove Community Development District Assessment Infrastructure Debt for the VGTI Property and Torrey Pines Property. [2019-953](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Minor Site Plan Amendment for 7-Eleven at Verano (P19-099) [2019-933](#)
- 13.b** Speed Limit Along Morningside Blvd. [2019-966](#)
- 13.c** Award Contract #20190087 for Fleet Vehicle / Equipment Maintenance and Management Services to First Vehicle Services, Inc. [2019-852](#)
- 13.d** Site Plan Amendment for CGI St. Lucie Tower (P19-031) [2019-932](#)
- 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.