

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Addition of Item 13B

Monday, January 24, 2022

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

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

1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
 - 4.a Discuss the 2022 State Legislative Update - Week 1 [2022-093](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a Approval of January 10, 2022 Regular City Council Meeting Minutes [2022-046](#)
 - 7.b Approve a Major Site Plan Amendment for Florida Vision Realty (P16-165 A-1) [2022-054](#)
 - 7.c Termination of Restrictive Covenant Executed by Ciro A. Arnone and Nellie A. Arnone with Respect to Lots 13 and 14, Block 371, Port St. Lucie Section Two, and Recorded in Official Records Book 925, Page 1772, of the Public Records of St. Lucie County, Florida. [2022-069](#)
 - 7.d Termination of Restrictive Covenant Executed by Frank M. DiTroia and Virginia R. DiTroia with Respect to Lots 33 and 34, Block 647, Port St. Lucie Section Thirteen, and Recorded in Official Records Book 1177, Page 1547, of the Public Records of St. Lucie County, Florida. [2022-082](#)
 - 7.e Approve a Major Site Plan for Cheney Brothers Food Service Warehouse and Distribution Center (P21-279) [2022-065](#)
 - 7.f Award Contract #20220021 for Topsoil Recycler Machine Track Model with Soil Shredder Conveyor to Powerscreen of Florida, Inc. [2022-048](#)

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- 7.g** Award Contract # 20220016 Suppliers for Water & Sewer Products to Core & Main LP., Ferguson Enterprises, LLC & Fortiline, Inc. [2022-022](#)
- 7.h** Approve Amendment #3 to Contract #20200109 for the Design Services for the Multi-Modal Plan/Trail - Phase I. [2022-077](#)
- 7.i** Approve a Minor Site Plan for Verano South POD G Model Row (P21-219) [2022-084](#)
- 7.j** Award Contract #20210102 for Preventative Maintenance Services for Bridges and Water Control Structures to Classic Cuts & Fish Pond Design Inc. [2022-042](#)
- 7.k** Award Contract # 20210099 for Sod Restoration & Small Quantity Installation Projects to Environmental Land Development, Inc. and Nature’s Keeper Inc. [2022-064](#)
- 7.l** Award Contract # 20210093 to Provide Continuing Engineering Services for Utility Projects. [2022-081](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 21-99, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie by Amending Policy 1.1.4.13, Policy 1.2.6.1, and Policy 1.2.6.2 of the Future Land Use Element, Pursuant to Chapter 163, Florida Statutes. (P21-200) [2021-867](#)
- 8.b** Ordinance 21-121, Quasi-Judicial Public Hearing, An Ordinance Amending the Tradition Master Sign Program (P16-042-A1) [2021-846](#)
- 8.c** Ordinance 22-01, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 48, Block 1115, Port St. Lucie Section Nine, Recorded in Plat Book 12, Pages 39, 39A through 39I, of the Public Records of St. Lucie County, Florida. [2022-005](#)
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- 8.d** Ordinance 22-02, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 9, Block 68, Port St. Lucie Section Twenty-Five, recorded in Plat Book 13, Page 32, 32A through 32I of the Public Records of St. Lucie County, Florida. [2022-006](#)
- 8.e** Ordinance 22-03, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 4, Block 2259, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page 1, 1A through IV, of the Public Records of St. Lucie County, Florida. [2022-007](#)
- 8.f** Ordinance 22-04, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 30, Block 2405, Port St. Lucie Section Thirty-Four, Recorded in Plat Book 15, Page 9, 9A through 9W, of the Public Records of St. Lucie County, Florida. [2022-008](#)
- 8.g** Ordinance 22-05, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 21, Block 1222, Port St. Lucie Section Eight, Recorded in Plat Book 12, Page 38A through 38I, of the Public Records of St. Lucie County, Florida. [2022-010](#)
- 8.h** Ordinance 22-06, Public Hearing, An Ordinance Amending Chapter 163, "Model Homes", Article XV of the Code of Ordinances of the City of Port St. Lucie (P21-146). [2022-033](#)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 22-07, Authorizing the Conveyance of Eight (8) City-Owned Residential Vacant Property Lots Located in the Tesoro PUD to RM Tesoro LLC, in Accordance with a Land Swap Agreement. [2021-1055](#)

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- 10.b** Ordinance 22-08, Approve Amending Ch. 93, Fire Prevention of the Code of Ordinances of the City of Port St. Lucie, by Creating Section 93.05, 911 Calls [2022-039](#)
- 10.c** Ordinance 22-09, An Ordinance Amending Title XV “Land Usage”, Chapter 158, “Zoning Code”, Article XI “Supplementary Use Regulations”, of the Code of Ordinances of the City of Port St. Lucie (P21-268) [2022-044](#)
- 10.d** Ordinance 22-10, An Ordinance Rezoning 0.69 acres of Property Located on the West Side of Port St. Lucie Boulevard and South of SW South Globe Avenue, from the Institutional (I) to the Professional (P) Zoning District, for Property Legally Described as Port St. Lucie Section 15, Block 1450, Lots 37, 38, and 39 (P21-269). [2022-057](#)
- 11. Resolutions**
- 11.a** Resolution 22-R07, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use Provided for in Section 158.135 (C) (5) of the City Code to Permit an Enclosed Assembly Over 3,000 Square Feet for Recreation Facility Use for Property Located at the 1702 SE Village Drive, and Legally Described as Port St. Lucie Industrial Park Unit 1 - 1st Replat Block 19, Lot 1. (P21-231) [2022-062](#)
- 11.b** Resolution 22-R08, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use Provided for in Section 158.135 (C) (5) of the City Code to Permit an Enclosed Assembly Over 3,000 Square Feet for Recreation Facility Use for Property Legally Described as St. Lucie West Plat Number 1, Block 3, Lot 1-4 (P21-276). [2022-086](#)
- 11.c** Resolution 22-R09, A Resolution Providing for the Adoption of Statewide Mutual Aid Agreement [2021-1077](#)
- 11.d** Resolution 22-R10, A Resolution Authorizing a Modification of a Grant Agreement with Florida Division of Emergency Management [2022-023](#)
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- 11.e** Resolution 22-R11, A Resolution Approving the Preliminary and Final Plat for Southern Grove Plat No. 37 on the Request of Florida Vision Realty Tradition, LLC (P21-084) [2022-056](#)
- 11.f** Resolution 22-R12, A Resolution Approving a Preliminary Plat with Construction Plans for Southern Grove Plat No. 39 as Requested by the Port St. Lucie Governmental Finance Corporation (P21-256) [2022-058](#)
- 11.g** Resolution 22-R13, A Resolution Approving the Final Plat and Modified Construction Plans for Emery II on the Request of Mattamy Palm Beach, LLC (P21-218) [2022-061](#)
- 11.h** Resolution 22-R14, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Tradition Regional Park, on the Request of the City of Port St. Lucie and Mattamy Palm Beach, LLC (P21-250) [2022-075](#)
- 11.i** Resolution 22-R15, A Resolution Approving the Preliminary Plat with Construction Plans for Verano South Pod G Plat No. 4 (P21-207) [2021-1097](#)
- 11.j** Resolution 22-R16, A Resolution Approving the Preliminary Plat and Construction Plans for LTC Ranch West POD 6A (P21-220). [2022-051](#)
- 11.k** Resolution 22-R17, A Resolution Approving and Accepting the Final Plat and Construction Plans for Cadence Phase I, on the Request of Mattamy Palm Beach, LLC (P21-171) [2022-067](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of City of Port St. Lucie v. Waste Pro of Florida, Inc., Case No. 2021-CA-001628. [2022-088](#)
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- 13.b** Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition, LLC, a Delaware Limited Liability Company v. City of Port St. Lucie, a Florida Municipal Corporation and Riverland/Kennedy, LLP, Case No. 2015-CA-000337.

[2022-107](#)

- 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.