

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Meeting to Follow the 6:00 PM Budget Hearing* *Addition of Item 7E

Monday, September 25, 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

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 Proclamation: Careers in Construction Month [2023-871](#)
 - 4.b Proclamation: Treasure Coast Day of Prayer [2023-878](#)
 - 4.c Swearing-in Carly Athanasatos Fabien to The Florida Bar [2023-867](#)
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 August 21, 2023 Special City Council and August 28, 2023 Regular City Council Meeting Minutes [2023-855](#)
 - 7.b P22-253 Commerce Lakes Warehouse - Major Site Plan [2023-516](#)
 - 7.c Approve the 2023 Fall Fun Fest Event License Agreement with the Lions Club [2023-885](#)
 - 7.d Approval of a Major Site Plan Amendment for Milner Drive Fire Station (P07-002-A1) [2023-873](#)
 - 7.e Approve Stop Loss Insurance Policy with Symetra Life Insurance Company for FY 2023/2024 [2023-794](#)
8. **Second Reading of Ordinances, Public Hearings**
 - 8.a Ordinance 23-52, Public Hearing, An Ordinance Amending the City of Port St. Lucie Code of Ordinances Title XV, "Land Usage", Chapter 156 "Subdivision Regulations", Article VI "Design and Improvement; Model Standards; Principles and Guidelines"; Sec. 156.094 "Subdivision and Lot Access" in Order to Set the Minimum Number of Access Points for Residential Developments. [2023-706](#)

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- 8.b** Ordinance 23-53, Public Hearing, An Ordinance Amending the City of Port St. Lucie Code of Ordinances Title XV, “Land Usage”, Chapter 158, Entitled “Zoning Code”, Article X “Planned Unit Development (PUD) Zoning District”, Section 158.172 “Standards for District Establishment” to Set the Minimum Number of Access Points for Residential Developments, Amending Title XV, “Land Usage”, Chapter 158, Entitled “Zoning Code”, Article X.5 “Master Planned Unit Development (MPUD) Zoning District”, Section 158.187 “Standards for District Establishment” to Set the Minimum Number of Access Points for Residential Developments, and Amending Title XV, “Land Usage”, Chapter 158, Entitled “Zoning Code”, Article XI “Supplementary Use Regulations”, Section 158.222 “Access Standards; Sidewalks and Bikepaths” to Set the Minimum Number of Access Points for Residential Developments (P23-113). [2023-711](#)
- 8.c** Ordinance 23-59, Public Hearing, An Ordinance Approving Utility Rate Increases for Water, Wastewater and Reclaimed Water Rates. [2023-480](#)
- 8.d** Ordinance 23-60, Public Hearing, Conveying an Easement to Florida Power & Light for Electrical Service to The Port District Riverfront Park. [2023-759](#)

- 8.e** Ordinance 23-61, Public Hearing, An Ordinance Amending Title III - "Administration," Chapter 35. Finance; Purchasing, of the Ordinances of the City of Port St. Lucie, Florida, by Specifically Adding Section 35.00, Purpose; Amending Section 35.01, Purchasing Agent; Amending Section 35.02, Officers Not to Approve Own Purchases; Amending Section 35.03, Procedure for Purchasing; Amending Section 35.04, Competitive Bidding Required for Certain Purchases; Exceptions; Amending Section 35.05, Competitive Bidding Procedure; Amending Section 35.06, Offers Lower Than State Contract Prices; Amending Section 35.07, Extra Services Performed or Deleted; Amending Section 35.08, Personal Services; Amending Section 35.09, Disposal of Supplies, Materials and Equipment Found to be Obsolete or Surplus; Amending Section 35.10, Unauthorized Contracts and Expenditures Prohibited; Amending Section 35.11, Emergency Purchasing Procedures; Amending Section 35.12, Local Preference in Purchasing or Contracting; Amending Section 35.13, Cone of Silence; Amending Section 35.14, Protests; Amending Section 35.15 Suspension and Debarment; Adding Section 35.17, Federal Financial Assistance; Adding Section 35.18, Public-Private Partnerships; Adding Section 35.19, Pilot Programs; Adding Section 35.20 Surplus Property, Real Property; Personal Property; Providing for Severability; Providing for Codification; and Providing an Effective Date. [2023-758](#)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 23-62, An Ordinance to Rezone 0.23 Acres of Property Located East of SW South Macedo Boulevard and North of Crosstown Parkway from the Zoning Designation of Single-Family Residential (RS-2) to Service Commercial (CS) Zoning District for a Project Known as Imperium Construction Co., LLC (P23-126). [2023-874](#)

- 10.b** Ordinance 23-63, An Ordinance to Rezone 1.01 Acres of Property Located South of SW Dwyer Avenue and West of SW Bayshore Boulevard from the Zoning Designation of Single-Family Residential (RS-2) to General Commercial (CG) Zoning District for Property Legally Described as Lots 9 through 12, Block 237, Port St. Lucie Section 28 (P23-123). [2023-876](#)
- 10.c** Ordinance 23-64, An Ordinance Providing for the Fifth Amendment to the Planned Unit Development Regulation Book and Conceptual Plan for the St. Lucie Lands Planned Unit Development (P22-346) Located on the South Side of Becker Road and East of the Florida Turnpike, Legally Described as Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, Veranda Plat No. 1 as Recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Being in a Portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, Together with a Portion of Tract A (P22-326). [2023-880](#)
- 10.d** Ordinance 23-65, An Ordinance Rezoning a 0.96-acre parcel, Located West of Port St. Lucie Boulevard, at the End of SW Glenview Ct., from Institutional (I) to Neighborhood Commercial (CN), for Property Legally Described as Port St. Lucie, Section 12, Block 3457, Lot 3 (P23-118). [2023-888](#)
- 10.e** Ordinance 23-66, An Ordinance Rezoning 5.8-acres of Land; Consisting of Three Parcels Located South of Becker Road, between SW Lassiter Terrace and SW Junietta Terrace from Planned Unit Development (PUD) to Professional (P) Zoning District, for Property Legally Described as Becker Commons (PB 62-1), Lots 1, 2, & 3 (P23-115). [2023-884](#)

11. Resolutions

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- 11.a** Resolution 23-R97, Quasi-Judicial, A Resolution Approving an Amended and Restated Development Order for the Development of Regional Impact Known as LTC Ranch Previously Approved by Resolution No. 97-085 by the Board of County Commissioners of St. Lucie County, Florida, and by Resolution Nos. 00-R25, 07-R77, 19-R40, 21-R11 and 22-R122 by the City Council of the City of Port St. Lucie(P22-279). [2023-831](#)
- 11.b** Resolution 23-R106, Public Hearing, Approving the Publication of an Inventory List of City Owned Parcels of Land Which May Be Appropriate for Use for Affordable Housing Development. [2023-869](#)
- 11.c** Resolution 23-R107, A Resolution Approving the Preliminary and Final Plat for Wawa Becker within the City of Port St. Lucie, Florida on the Request of Becker, LLC, and Wawa Florida, LLC (P23-082). [2023-872](#)
- 11.d** Resolution 23-R108, Resolution for the Adoption of the Rules of Council [2023-866](#)
- 11.e** Resolution 23-R109, Resolution Approving the Tradition Regional Park Early Site Work Agreement [2023-863](#)
- 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 Moxie Pest Control Florida, LLC v. *City of Port St. Lucie, Florida*, Case No.: 23-CV-14250-DMM. [2023-886](#)
- 13.b** 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. [2023-899](#)
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- 13.c** Authorize Staff to Take All Actions Necessary to Preserve the City's Rights and Interests Related to the Oak Ridge Ranches Comprehensive Plan Amendment and Oak Ridge Ranches PUD Rezoning and PUD Preliminary Site (Master) Plan with an Associated Wetland Waiver [2023-870](#)
- 13.d** Discussion and Direction for Interim City Attorney [2023-902](#)
- 13.e** Discussion and Direction on Executive Search Firms for City Attorney Position [2023-904](#)
- 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.