

# 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 GFC

Monday, October 26, 2020

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*

*Please visit [www.cityofpsl.com/tv](http://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 Hospice and Palliative Care Month [2020-873](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a September 21, 2020 Special Council and October 12, 2020 Regular Council Meeting Minutes [2020-822](#)
  - 7.b Approve the Annual Expenditure for Contract #9531218 for Crime Laboratory Services at Indian River State College. [2020-802](#)
  - 7.c Acceptance of FY 2020-2021 Victim of Crime Act (VOCA) Grant - Grant # VOCA-2020-City of Port St. Lucie-00765 [2020-824](#)
  - 7.d Approve a Major Site Plan for St. Lucie West - Lot 8 (P20-088) [2020-820](#)
  - 7.e Request Approval to Negotiate for the Purchase of Property for a New Lift Station [2020-816](#)
  - 7.f Approve a Major Site Plan for St. Lucie West Lots I-6A and I-6B Industrial Warehouses (P20-089) [2020-842](#)
  - 7.g Award Contract #20210002 to Purchase Fleet Vehicles and Other Equipment. [2020-808](#)
  - 7.h Award Contract # 20200025 for a Master Plan for The Port District. [2020-804](#)

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- 7.i** Approval to Participate in the School District of Palm Beach County Contract #19C-24T for Communications Cabling Contractors with Diverse Technologies, Inc., Diversified Electrical Systems, Inc., Francis Uriel Electric, Inc., Glanz Technologies, Inc., Intranet Communications Group, Inc., iPhone and iPad Warehouse, LLC, Jade Communications, Inc., One Call Florida, Inc., Premises Cabling Systems, Inc., and Universal Cabling Systems, Inc. [2020-812](#)
- 7.j** Approval to Participate in the State of Florida, Department of Management Services (DMS) Contract #43220000-WSCA-14-ACS for Data Communication Products & Services. [2020-837](#)
- 7.k** Amended and Restated Fire/EMS Development and Impact Fee Agreement for Southern Grove and Western Grove Developments of Regional Impact [2020-851](#)
- 7.l** Approval to Participate in the City of Ormond Beach ITB#2020-24 for Water & Wastewater Chemical Purchases with Tanner Industries, Inc., ADAPCO LLC, Allied Universal Corporation, Carus LLC, Carmeuse Lime & Stone, Matheson Tri-Gas, Inc., Odyssey Manufacturing Company, Polydyne, Inc., and American Water Chemicals, Inc. [2020-834](#)
- 7.m** Appointment of the District III Planning and Zoning Board Member [2020-849](#)
- 7.n** Approve lease agreement with the Florida Sports Hall of Fame Foundation to display sporting memorabilia at the MIDFLORIDA Event Center. [2020-814](#)
- 7.o** Approve a Memorandum of Understanding between the City of Port St. Lucie and the Treasure Coast Sports Commission regarding the Florida Sports Hall of Fame. [2020-817](#)
- 7.p** Humane Society Board of Directors Nominations [2020-879](#)
- 8. Second Reading, Public Hearing of Ordinances**
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- 8.a** Ordinance 20-28, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending the Text of the Comprehensive Plan in Accordance with the Evaluation and Appraisal Review (EAR) Based Amendments (P20-83) [2020-766](#)
- 8.b** Ordinance 20-58, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 2, Second Replat in Port St. Lucie Section Forty-Six, recorded in Plat Book 41, Page(s) 36, 36A to 36C, of the Public Records of St. Lucie County, Florida. [2020-752](#)
- 8.c** Ordinance 20-59, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 4, Block 2637, Port St. Lucie Section Thirty-Nine, according to the Plat thereof, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida. [2020-753](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances**
- 10.a** Ordinance 20-56, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to provide a Large-Scale Amendment consisting of Text Amendments to the Future Land Use Element by amending Figure 1-4 as requested by Mattamy Palm Beach, LLC (P20-059) [2020-815](#)
- 10.b** Ordinance 20-57, Public Hearing, an Ordinance Amending The Comprehensive Plan of The City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Future Land Use Element by Amending Figure 1-5 as Requested by Riverland Associates I & III, LLLP; Riverland/Kennedy II, LLC (P20-161). [2020-826](#)
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- 10.c** Ordinance 20-60, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 32, Block 1758, Port St. Lucie Section Thirty-Five, according to the Plat thereof, recorded in Plat Book 15, Page(s) 10, 10A to 10P, of the Public Records of St. Lucie County, Florida. [2020-803](#)
- 10.d** Ordinance 20-61, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 21, Block 2637, Port St. Lucie Section Thirty-Nine, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida. [2020-805](#)
- 10.e** Ordinance 20-62, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 43, Block 2669, Port St. Lucie Section Thirty-Nine, according to the Plat thereof, recorded in Plat Book 15, Page(s) 30, 30A to 30NN, of the Public Records of St. Lucie County, Florida. [2020-830](#)
- 10.f** Ordinance 20-63, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 48, Block 1755, Port St. Lucie Section Thirty-Five, according to the Plat thereof, recorded in Plat Book 15, Page(s) 10, 10A to 10P, of the Public Records of St. Lucie County, Florida. [2020-831](#)
- 10.g** Ordinance 20-64, An Ordinance amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small-Scale Amendment to the Future Land Use Map for the Coast To Coast Real Estate Holdings, Inc. (P20-147) to Change the Future Land Use Designation of Approximately 3.28-Acres from I (Institutional) to RL (Residential, Low Density) for a Parcel Legally Described as Tract D, Port St. Lucie Section 11, and Generally Located on the South Side of SW Leafy Road Between SW Tropical Terrace and SW Villanova Road (Its Western Connection to SW Leafy Road). [2020-811](#)

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- 10.h** Ordinance 20-65, An Ordinance Rezoning 3.28 Acres of Property, Located on the South Side of SW Leafy Road Between SW Tropical Terrace and SW Villanova Road (Its Western Connection to SW Leafy Road), from the Institutional (I) Zoning District to the Single Family Residential (RE) Zoning District for Property Legally Described as Tract D, Port St. Lucie Section 11 (P20-149). [2020-813](#)
- 10.i** Ordinance 20-66, An Ordinance Rezoning 2.56 Acres of Property Located at the Southwest Corner of the Intersection of SW Gatlin Boulevard and East Calabria Circle from RS-2 (Single Family Residential) to LMD (Limited Mixed-Use Zoning District) for a Project Known as G. Callas Holdings, LLC (P20-138). [2020-819](#)
- 10.j** Ordinance 20-67, An Ordinance to Rezone 298.37 Acres of Property Located West of Interstate 95, North of Becker Road, East of SW Village Parkway, and South of the Paar Road Right-of-Way from the Zoning Designation of Ag-5 (SLC Agriculture-5) to the City's MPUD (Master Planned Unit Development) Zoning District (P20-158). [2020-825](#)
- 10.k** Ordinance 20-68, An Ordinance Rezoning 1.46-Acres of Property, Located on the South Side of SE Gena Road, from Single Family Residential (RS-1) Zoning District to the Multiple Family Residential (RM-5) Zoning District for Property Legally Described as Lots 1-3, Block 109, South Port St. Lucie Unit 4 (P20-147) [2020-810](#)
- 10.l** Ordinance 20-69, An Ordinance Rezoning 0.46 Acres of Property, Located on the East Side of SW Port St. Lucie Boulevard and South of SW Abraham Avenue, from Professional (P) Zoning District to the Multiple-Family Residential (RM-5) Zoning District for Property Legally described as Port St. Lucie-Section 33- Block 2325 Lots 30 and 31 (P20-154). [2020-828](#)
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- 10.m** Ordinance 20-70, Approve Budget Amendment #2 to Fiscal Year (FY) 19/20. [2020-835](#)

**11. Resolutions**

- 11.a** Resolution 20-R116, Authorization to enter into and execute an Assignment and Assumption of Development Rights and Reaffirmation of Previous Development Rights and Second Modification of Deed Restrictions. [2020-404](#)

- 11.b** Resolution 20-R117, A Resolution Approving the Final Plat and Construction Plans for Del Webb Plat No. 3 (P20-075) [2020-795](#)

- 11.c** Resolution 20-R118, A Resolution Approving Preliminary and Final Plat with Construction Plans for Mattamy at Southern Grove Plat 1 Replat (P20-127) [2020-807](#)

**12. Unfinished Business**

**13. New Business**

- 13.a** Request to Reduce Speed Limit on Community Boulevard to 35 MPH and Authorize a Temporary Speed Limit of 25 MPH for BEEP Implementation [2020-843](#)

**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.