

# 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, April 25, 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](http://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: Municipal Clerks Week [2022-375](#)
  - 4.b Present the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) and Special Performance Measures Recognition. [2022-366](#)
  - 4.c Presentation of NIGP's Accreditation for Quality Public Procurement. [2022-337](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a Approve 2022 Freedomfest Event License Agreement [2022-326](#)
  - 7.b Motion: Termination of Restrictive Covenant Executed by Armand A. Neri and Shelly A. Neri with Respect to Lots 4 and 5, Block 1293, Port St. Lucie Section Twelve, and Recorded on November 27, 2001, in Official Records Book 1458 at Page 2605, of the Public Records of St. Lucie County, Florida. [2022-345](#)
  - 7.c Motion: Termination of Restrictive Covenant Executed by William McBreen and Cynthia G. McBreen with Respect to Lots 1 and 2, Block 1087, Port St. Lucie Section Eight, and Recorded on November 21, 2001, in Official Records Book 1458, at Page 129, of St. Lucie County, Florida. [2022-346](#)
  - 7.d Interlocal Agreement Between the City of Port St. Lucie and the Treasure Coast Regional Planning Council for the City Center Master Plan. [2022-287](#)

- 7.e** Award Contract #20220023 for Professional Services for a Design Criteria Package for the Police Training Facility to CPZ Architects, Inc. [2022-373](#)
- 7.f** Approve Amendment #1 to Contract #20190060 to Furnish & Install 200+ Tons of Asphaltic Concrete Paving. [2022-349](#)
- 7.g** Approve Amendment #1 Through Amendment #4 to Contract #20210025 for the Construction of the Sandia Drive Sidewalk Project. [2022-332](#)
- 7.h** Increasing Purchase Order Limit for Disposal Costs at SLC Landfill [2022-354](#)
- 7.i** Approve Contract with PFM Financial Advisors LLC for Economic Consulting Services Related to the City Center Master Planning efforts and Waiver of Bid Requirement to Meet Project Schedule. [2022-390](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 22-29, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 2.296 acres of Property Located on the North Side of SW Port St. Lucie Boulevard and West of Chestnut Lane, from Single Family Residential (RS-2) Zoning District to Limited Mixed Use (LMD) Zoning District for Property Legally Described as Port St. Lucie Section 9, Block 1139, Lots 3-7 and 24-28 for the Project Known as Bluekey Rezoning (P21-260). [2022-270](#)
- 8.b** Ordinance 22-31, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 15, Block 2259, 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. [2022-305](#)

- 8.c** Ordinance 22-32, Abandoning a Portion of a Seventeen (17) [2022-325](#)  
Foot Utility and Drainage Easement Affecting Lot 9, Block  
545, Port St. Lucie Section Thirteen, Recorded in Plat Book 13,  
Pages 4, 4A through 4M, of the Public Records of St. Lucie  
County, Florida.

**9. Other Public Hearings**

**10. First Reading of Ordinances**

- 10.a** Ordinance 22-30, An Ordinance of The City of Port St. Lucie, [2022-253](#)  
Florida, Amending Ch. 111, Art. III, Business Tax Receipt of  
The Code of Ordinances to Add “Non-Regulated Trades” to  
Category II; Providing for Conflict; Providing for Severability;  
Providing for Codification; Providing an Effective Date.
- 10.b** Ordinance 22-33, Abandoning a Portion of a Twenty (20) [2022-335](#)  
Foot Wide Rear Utility and Drainage Easement Affecting Lot  
12, Block 2327, Port St. Lucie Section Thirty-Four, Recorded  
in Plat Book 15, Pages 9, 9A through 9W, of the Public  
Records of St. Lucie County, Florida.
- 10.c** Ordinance 22-34, An Ordinance of the City of Port St. Lucie, [2022-355](#)  
Florida, Amending the Four City Council District Boundaries  
as Set Forth in Section 5.05, Council Districts; Adjustment of  
Districts of the City Charter; Amending Section 33.04, Election  
District(s), of the Code of Ordinances.
- 10.d** Ordinance 22-35, An Ordinance Amending Title III, [2022-312](#)  
“Administration”, Chapter 32 “Departments, Boards, and  
Commissions”, Article VII “Planning and Zoning Board”,  
Section 32.54 “Filling of Vacancies’ and Section 32.57  
“Powers and Duties of the Code of Ordinances.

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- 10.e** Ordinance 22-36, An Ordinance Rezoning 7.66-acres of Property Located on the South Side of Midway Road and East of the Florida Turnpike along NW Corporate Way, from General Commercial (CG) to the Service Commercial (CS) Zoning District, for Property Legally Described as Midway Commerce Center, Lots 1 and 8 (P22-014). [2022-378](#)
- 10.f** Ordinance 22-37, An Ordinance Approving the First Amendment to the 42.33-acre Planned Unit Development Zoning Document and Conceptual Development Plan for St. Andrews Park Phase II Planned Unit Development, Located West of St. James Drive, and North of St. James Boulevard (P21-175). [2022-352](#)
- 10.g** Ordinance 22-38, An Ordinance Amending Title XV “Land Usage”, Article I “Landscaping”, Chapter 154 “Landscape Design Standards”, Section 154.03(F) of the Code of Ordinances of the City of Port St. Lucie. [2022-369](#)
- 10.h** Ordinance 22-39, Approve the First Budget Amendment to Fiscal Year (FY) 2021-22. [2022-365](#)
- 11. Resolutions**
- 11.a** Resolution 22-R34, Quasi-Judicial, A Resolution Granting a Special Exception Use (P21-258) Pursuant to Section 158.155(D) To Allow Any One Use Over 5,000 Square Feet in Area and to Allow Over 50% of the Building’s Gross Floor Area to be Retail Uses Within the LMD (Limited Mixed Use) Zoning District for a Project Known as Bluekey. [2022-267](#)
- 11.b** Resolution 22-R47, A Resolution Approving a Preliminary and Final Plat for Southern Grove Plat No. 41 within the City of Port St. Lucie, Florida on the Request of Engineering, Design, and Construction Inc. (P21-292) [2022-314](#)
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- 11.c** Resolution 22-R48, Finding that the Acquisition of a Portion of Real Property Described as Lot 11, Block 496, Port St. Lucie Section Ten, According to the Plat thereof, as Recorded in Plat Book 12, Page 49, of the Public Records of St. Lucie County, Florida, through Negotiated Conveyance or the City's Eminent Domain Powers, Serves a Public Purpose and is Necessary for the Floresta Drive Improvement Project, and; Authorizing the City Manager and City Attorney, or their Designees, to Acquire via Negotiated Conveyance or Eminent Domain the Subject Parcel and to take All Actions that They Determine are Reasonably Necessary including, but not limited to, Engaging Expert Witnesses and Consultants, to Acquire the Subject Parcel in Fee Simple. [2022-333](#)
- 11.d** Resolution 22-R49, A Resolution Approving the Verano South - Pod G - Plat No. 6 Final Subdivision Plat (P22-022). [2022-357](#)
- 11.e** Resolution 22-R50, A Resolution Approving and Accepting the Preliminary and Final Plat with Construction Plans for Kenley on the Request of Kimley-Horn and Associates (P21-238). [2022-316](#)
- 11.f** Resolution 22-R51, Authorizing the Acquisition of Real Property Described as a Portion of Lot 14, Block 252, Port St. Lucie Section Six, as Recorded in Plat Book 12, Page 36, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard. [2022-367](#)
- 11.g** Resolution 22-R52, A Resolution Approving and Accepting the Preliminary Plat and Construction Plans for Del Webb at Tradition Plat No. 5b & 6 (P21-156) on the Request of Pulte Home Company, LLC. [2022-370](#)
- 11.h** Resolution 22-R53, Approve Resolution Appointing the City Treasurer. [2022-344](#)
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- 11.i** Resolution 22-R54, A Resolution Appointing an Affordable Housing Advisory Committee (AHAC) for the State Housing Initiatives Partnership (SHIP) Program [2022-327](#)
- 11.j** Resolution 22-R55, A Resolution of the City of Port St. Lucie Approving the Impact Fee Mitigation Agreement for Cheney Bros., Inc. [2022-286](#)
- 12. Unfinished Business**
- 13. New Business**

  - 13.a** Bluekey - Major Site Plan (P21-289) [2022-290](#)
  - 13.b** Requesting Approval to Provide Funding for a County-Wide Comprehensive Housing Analysis and Implementation Plan (from the City's Affordable Housing Annexation Fee Fund #128) [2022-368](#)
- 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.