

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 4:30pm Special Council Meeting

Monday, April 26, 2021

6:30 PM

Council Chambers, City Hall

City Council

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Shannon Martin, Vice Mayor, District III

Jolien Caraballo, Councilwoman, District IV

Please visit 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 Port St. Lucie's 60th Anniversary [2021-337](#)
 - 4.b Discuss the 2021 State Legislative Update - Week 7 [2021-355](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a February 24, 2021 City Council Retreat, February 25, 2021 City Council Retreat, February 26, 2021 City Council Retreat, and March 22, 2021 Regular Council Meeting Minutes [2021-329](#)
 - 7.b Approve a Site Plan for GHO Homes Model Homes at Southern Grove (P19-182) [2021-339](#)
 - 7.c Award Contract #20200104 for the Rehabilitation of City Sewer Structures, Manholes & Lift Station Wet Wells to Hinterland Group, Inc. [2021-317](#)
 - 7.d Approve the Disposition of Surplus City-Owned Real Property as per City Council Policy# 18-01ccd. [2021-333](#)
 - 7.e Award Contract # 20210032 for the Construction Engineering and Inspection (CEI) and Geotechnical (GEO) Services for the Port St. Lucie Boulevard (Blvd.) North Project. [2021-331](#)
 - 7.f Approve Amendment #6 to Contract #20160085 for the Design & Permitting Services Required for the Relocation of Utilities on Port St. Lucie Blvd. "North" Reconstruction Project to American Consulting Engineers, LLC. [2021-341](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-27, Public Hearing, Abandoning a Portion of a [2021-276](#)
Twenty (20) foot Utility and Drainage Easement affecting Lot
22, Block 2406, Port St. Lucie Section Thirty-Four, recorded in
Plat Book 15, Page(s) 9, 9A to 9W, of the Public Records of St.
Lucie County, Florida.
- 8.b** Ordinance 21-28, Public Hearing, Abandoning a Portion of a [2021-277](#)
Twenty (20) foot Utility and Drainage Easement affecting Lot
6, Block 2656, 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.
- 8.c** Ordinance 21-29, Public Hearing, An Ordinance of the City of [2021-278](#)
Port St. Lucie, Florida, authorizing the conveyance of portions
of several parcels of real property described as Lot 18, Block
700, Lots 1, 2 and 3, Block 782, Lots 11, 12, 13, 14 and 15,
Block 710, with all lots being in Port St. Lucie Section
Eighteen, according to the plat recorded in Plat Book 13, Page
17 of the Public Records of St. Lucie County, Florida, to the
Florida Department of Transportation for the Floresta Drive
Improvement Project from Southbend to Prima Vista
Boulevard, and authorizing the Mayor, the City Manager, or
their designee, to execute the deed transferring said real
property.
- 8.d** Ordinance 21-30, Public Hearing, An Ordinance Approving [2021-302](#)
the Fifth Edition of The Citywide Design Standards (P18-024)
And Repealing Citywide Design Standards Dated April 13,
2009, Ordinance 09-38.
- 8.e** Ordinance 21-31, Public Hearing, Abandoning a Portion of a [2021-314](#)
Twenty (20) foot Utility and Drainage Easement affecting Lot
3, Block 254, Port St. Lucie Section Six, recorded in Plat Book
12, Page(s) 36, 36A to 36D, of the Public Records of St. Lucie
County, Florida.

- 8.f** Ordinance 21-32, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 10, Block 1941, Port St. Lucie Section Nineteen, recorded in Plat Book 13, Page(s) 19, 19A to 19K, of the Public Records of St. Lucie County, Florida. [2021-315](#)
- 8.g** Ordinance 21-33, Quasi-Judicial, Public Hearing, An Ordinance Rezoning Approximately 1,800 Acres of Land Located Southwest of the Midway Road and I-95 Interchange, for a Large-Scale Master Planned Residential Development, Referred to as LTC Ranch West, From St Lucie County Agricultural and Expired PUD (Planned Unit Development) to PUD (P20-192). [2021-291](#)
- 8.h** Ordinance 21-34, Quasi-Judicial, Public Hearing, An Ordinance Providing for the Second Amendment of the Planned Unit Development Document and Map for LTC Ranch Industrial Park Planned Unit Development, Located at the Intersection of West Midway Road, I-95, and Glades Cutoff Road and within the LTC Ranch DRI (P21-028). [2021-307](#)
- 8.i** Ordinance 21-35, Public Hearing, Ordinance Partially Abandoning Flowage Easement recorded in O.R.B. 2902, Page 1177 and affecting Parcels 1 an 2 of Southern Grove Plat No. 31, recorded in Plat Book 90, Page 9, of the Public Records of St. Lucie County, Florida and Partially Abandoning Flowage Easement recorded in O.R.B. 3094, Pag 1594 and affecting Parcels 2 and 3 of Southern Grove Plat No. 4 as recorded in Plat Book 56, Page 18, of the Public Records of St. Lucie County. [2021-303](#)

9. Other Public Hearings

10. First Reading of Ordinances

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- 10.a** Ordinance 21-36, 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 of the Future Land Use Element, Pursuant to Chapter 163, Florida Statutes (P21-047). [2021-312](#)
- 10.b** Ordinance 21-37, Authorizing the Mayor of the City of Port St. Lucie to Grant a Sidewalk Easement to the St. Lucie County Board of County Commissioners, Enter into a Sidewalk Easement Agreement for the Property Located between NE Royce Avenue and NE Lazy River Parkway; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2021-320](#)
- 10.c** Ordinance 21-38, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 6, Block 1450, Port St. Lucie Section Fifteen, recorded in Plat Book 13, Page(s) 6, 6A to 6E, of the Public Records of St. Lucie County, Florida. [2021-326](#)
- 10.d** Ordinance 21-39, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 11, Block 2325, 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. [2021-344](#)
- 10.e** Ordinance 21-40, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 18, Block 1090, Port St. Lucie Section Eight, recorded in Plat Book 12, Page(s) 38, 38A to 38I, of the Public Records of St. Lucie County, Florida. [2021-346](#)
- 10.f** Ordinance 21-41, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 20, Block 1352, Port St. Lucie Section Eleven, recorded in Plat Book 12, Page(s) 51, 51A to 51E, of the Public Records of St. Lucie County, Florida. [2021-347](#)
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- 10.g** Ordinance 21-42, An Ordinance Amending the [2021-336](#)
Comprehensive Plan of the City of Port St. Lucie to Include a
Small-Scale Amendment to the Future Land Use Map for the
CRJH, LLC, Property (P20-159) to Change the Future Land Use
Designation of Approximately 3.75-acres from CG/I (General
Commercial/Institutional) to CS (Service Commercial) for a
Parcel Legally Described as Lots 10 and 11, St. Lucie West,
Plat #143, Second Replat in Parcel 21D and Generally Located
at the Southwest Corner of Northwest University Boulevard
and Northwest California Boulevard for a Project Known as
St. Lucie West, University Boulevard Business Center.
- 10.h** Ordinance 21-43, An Ordinance of the City of Port St. Lucie, [2021-311](#)
Florida, 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 to Change the Future Land Use
Designation of Approximately 4.46-Acres from ROI
(Residential, Office, Institutional) to RL (Residential, Low
Density) for 17 Lots Located on the South Side of SW
Abraham Avenue, the North Side of SW Abode Avenue, the
North Side of SW Abode Avenue, the North Side of Yacolt
Drive and East and West of SW Port St. Lucie Boulevard.
- 11. Resolutions**
- 11.a** Resolution 21-R40, A Resolution Approving a Preliminary [2021-237](#)
Subdivision Plat with Construction Plans for Verano South
PUD 1 - POD D - Plat No. 4 (P21-004).
- 11.b** Resolution 21-R41, A Resolution of the City of Port St. Lucie, [2021-268](#)
Florida, Amending the Title VI and Nondiscrimination Policy
and Plan; Providing for Conflict; Providing for Severability;
Providing an Effective Date.

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- 11.c** Resolution 21-R42, A Resolution of the City of Port St. Lucie, Florida, authorizing the City Manager to enter into and execute South Florida Water Management District (“SFWMD”) Grant Agreements to benefit the St. Lucie River and Indian River Lagoon (“IRL”) Water Quality Improvements. [2021-356](#)
- 11.d** Resolution 21-R43, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South PUD 1 - Pod C - Plat No. 4 (P21-041). [2021-349](#)
- 11.e** Resolution 21-R44, Approval of Professional Services Agreements to Re-appoint Special Magistrates for the City of Port St. Lucie. [2021-342](#)
- 11.f** Resolution 21-R45, Appointing Sally Walsh as City Clerk; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2021-362](#)
- 11.g** Resolution 21-R46, Approving the Preliminary and Final Plat with Construction Plans for Discovery Way at Riverland Parcel C (P21-014) [2021-265](#)
- 11.h** Resolution 21-R47, A Resolution approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel C - Plat Ten Replat (P21-008) [2021-263](#)
- 11.i** Resolution 21-R48, A Resolution Approving the Final Subdivision Plat with Construction Plans for Verano South PUD 1 - Pod D - Plat No. 2 (P21-018). [2021-297](#)
- 11.j** Resolution 21-R49, A Resolution Approving a Preliminary Plat with Construction Plans for Cadence (P20-174) [2021-352](#)
- 11.k** Resolution 21-R50, A Resolution Approving a Preliminary and Final Plat with Construction Plans for Southern Grove Parcel 28 Replat (P21-007) [2021-351](#)

- 11.l** Resolution 21-R51, Florida Inland Navigation District Waterways Assistant Grant 2021-2022 [2021-319](#)
- 11.m** Resolution 21-R52, Approving Agreement for Amendment of Dedication on Plat - Belterra Phase 1 Plat 1 (P21-015) [2021-348](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Historical Society Request for Naming of Municipal Complex for Donald B. Cooper [2021-327](#)
- 13.b** Approval of Increase to Retirement Plan Contribution for Non-Bargaining Unit Civilian Personnel [2021-224](#)
- 13.c** Approve a Major Site Plan for LTC Ranch Midway Distribution Center (P20-249) [2021-354](#)
- 13.d** Approve a Major Site Plan for Capstone Communities in Southern Grove (P21-141) [2021-350](#)
- 13.e** Authorizing the City Manager to enter into a LED Lighting Agreement between Florida Power & Light Company, a Florida Corporation, and the City of Port St. Lucie, necessary for installation of roadway lighting facilities on the extension of Westcliffe Lane; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2021-340](#)
- 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.