

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Monday, January 23, 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

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1. **Meeting Called to Order**
 2. **Roll Call**
 3. **Invocation & Pledge of Allegiance**
 4. **Proclamations and Special Presentations**
 - 4.a Presentation to the Mayor and City Council on the Kingdom of Thailand Delegation Tour of the St. Lucie River/C-23 Water Quality Project at McCarty Ranch Extension. [2023-002](#)
 5. **Public to be Heard**
 6. **Additions or Deletions to Agenda and Approval of Agenda**
 7. **Approval of Consent Agenda**
 - 7.a Motion: Termination of Restrictive Covenant Executed by George C. Horn and Anna Marie Horn with Respect to Lots 18 and 19, Block 2382, Port St. Lucie Section Thirty-Four, and Recorded in Official Records Book 1459, Page 380, of the Public Records of St. Lucie County, Florida. [2023-054](#)
 - 7.b Approve a Major Site Plan for Tradition Business Center (P22-007) [2023-075](#)
 - 7.c Approve a Major Site Plan for City of Port St. Lucie - City Hall Municipal Complex [2023-083](#)
 - 7.d Christ Lutheran School - Phase 2 Classrooms - Major Amendment to the Major Site Plan (P14-148-A1) [2023-090](#)
 - 7.e Award Contract #20210038R2 for the Application of Chemicals, Fertilizer & IPM Services on Roadways & Medians. [2023-057](#)
 - 7.f Approve Amendment #6 to Contract #20200054 for the Construction of the Floresta Drive Improvement Project - Phase 1. [2023-086](#)
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- 7.g** Approval to Purchase Police Radar/Lidar Speed Enforcement Equipment Utilizing NASPO Cooperative Contract #00218 from Applied Concepts, Inc. [2023-079](#)
- 7.h** Approve Amendment #1 to Contract #20200110 for Water Chemical Purchase with Carmeuse Lime & Stone, Inc. [2023-082](#)
- 7.i** Approve a Major Site Plan for Legacy Park Lot 3 (P22-110) [2023-011](#)
- 7.j** Approve a Major Site Plan for Farrell Storage (P22-121) [2022-1063](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 23-01, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 12, Block 1568, Port St. Lucie Section Thirty, as Recorded in Plat Book 14, Pages 10, 10A through 10I, of the Public Records of St. Lucie County, Florida. [2022-1073](#)
- 8.b** Ordinance 23-02, Public Hearing, Authorizing a Lease Agreement between the City of Port St. Lucie and PIII Investments, LLC, for a Portion of Real Property Located at 2454 SE Westmoreland Boulevard (The Port District Riverfront Park) for a Riverfront Restaurant. [2023-017](#)
- 8.c** Ordinance 23-03, Public Hearing, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 6, Block 2345, Port St. Lucie Section Thirty-Four, as recorded in Plat Book 15, Pages 9, 9A through 9W, of the Public Records of St. Lucie County, Florida. [2023-040](#)
- 8.d** Ordinance 23-05, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by the City of Port St. Lucie (P22-347) to Change the Future Land Use Designation of Approximately 8.37 Acres from Commercial General/Commercial Highway (CG/CH) to Utility (U) for Property Generally Located on the Southwest Corner of Bayshore Boulevard and Thornhill Avenue. [2023-039](#)

- 8.e** Ordinance 23-04, Quasi-Judicial, Public Hearing, An [2023-037](#)
Ordinance Rezoning 8.37 Acres of Property, Located at the
Southwest Corner of Bayshore Boulevard and Thornhill
Avenue, from Commercial General (CG) Zoning District to
Utility (U) Zoning District for Property Legally Described as a
Portion of Tracts "O" and "P" and a Portion of a Drainage
R-O-W Tract, Port St. Lucie Section Eighteen (P22-346).
- 8.f** Ordinance 23-06, Public Hearing, Authorizing the [2023-042](#)
Conveyance of Real Property Described as Lot 23, Block 12,
First Replat of River Point P.U.D., According to the Plat
thereof, as Recorded in Plat Book 41, Page 21, of the Public
Records of St. Lucie County, Florida, which was Identified and
Approved for Surplus on September 26, 2022.

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 23-07, An Ordinance Amending Title XV "Land [2023-060](#)
Usage", Chapter 158, "Zoning Code", Section 158.073,
Single-Family Residential Zoning District" of the Code of
Ordinances of the City of Port St. Lucie (P22-334).
- 10.b** Ordinance 23-08, An Ordinance to Rezone 31.788 Acres of [2023-074](#)
Property Located South of Paar Drive, East of Community
Boulevard, North of Becker Road, and West of SW Village
Parkway from the Zoning Designation of SLC Agriculture -5
(AG-5) to a City MPUD and to Amend the Existing Southern
Grove 4 MPUD (P22-227).

- 10.c** Ordinance 23-09, An Ordinance Amending the [2023-088](#)
Comprehensive Plan to Include a Small-Scale Amendment to
the Future Land Use Map for Property Owned by Crb of
Florida, Inc. to Change the Future Land Use Designation of
Approximately 3.05 acres from Utility (U) to Service
Commercial (CS) for a Property Legally Described as a Portion
of Lot 2, Block 1, of St. Lucie Gardens Plat 1 and Located at
3771 SE Jennings Road (P22-335).
- 10.d** Ordinance 23-10, An Ordinance to Rezone 1.35 Acres of [2023-085](#)
Property Located South of Commerce Center Drive and East
of Commerce Lakes Drive from the Zoning Designation of
Industrial (IN) to Service Commercial (CS) Zoning District for a
Project Known as Fresnillo Enterprise, Inc. (P22-333).
- 10.e** Ordinance 23-11, An Ordinance of the City of Port St. Lucie, [2023-028](#)
Florida, Amending Ch. 56 Stormwater Management, Art. III,
Requirements, Section 56.22 Roadway Swales of the Code of
Ordinances; Providing for Conflict; Providing for Severability;
Providing for Codification; Providing an Effective Date.
- 10.f** Ordinance 23-12, An Ordinance Approving a Conceptual Plan [2022-1008](#)
for Approximately 1.18 acres of Property Located Northwest
of the Intersection of Port St. Lucie Boulevard and South
Globe Avenue Within the LMD (Limited Mixed-Use) Zoning
District for a Project Known as Jensen MHP, LLC (aka Globe
Avenue Restaurant) (P22-226).
- 10.g** Ordinance 23-13, An Ordinance Rezoning 3.23 Acres of Land [2023-087](#)
Zoned IN (Industrial) to 2.46 Acres of the CS (Service
Commercial) and 0.77 Acres of the OSC (Open Space
Conservation) Zoning Districts for Property Located at NW
Commerce Center Drive in the Go Team Industrial Park for a
Project Known as A Great Home, LLC (P22-320).

- 10.h** Ordinance 23-14, An Ordinance Rezoning 2.08 Acres of Land Zoned RS-2 (Single-Family Residential) and LMD (Limited Mixed Use) to the CG (General Commercial) Zoning District for Property Located Southwest of the Intersection of Gatlin Boulevard and Southwest East Calabria Circle, for a Project Known as Gatlin Pointe Phase II (P21-236). [2023-089](#)

11. Resolutions

- 11.a** Resolution 23-R07, A Resolution Approving the Final Plat with Construction Plans for Verano South PUD 1 - POD D - Plat No. 5, on the Request of Verano Development, LLC (P22-173). [2023-081](#)
- 11.b** Resolution 23-R08, Approve a Resolution to Revise City Council Directed Policy #2023-01 Investment Policy. [2023-056](#)
- 11.c** Resolution 23-R09, A Resolution Approving the Preliminary and Final Subdivision Plat for Tradition 4 (P22-204) [2023-049](#)
- 11.d** Resolution 23-R10, Resolution for the Adoption of the Rules of Council [2023-078](#)

12. Unfinished Business

13. New Business

- 13.a** Approve a Major Site Plan for the City of PSL - Public Works Facility (P22-315) [2023-080](#)
- 13.b** Employment Agreement for Jesus Merejo to serve as City Manager. [2023-097](#)

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.