

# 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 Meeting\***

**Monday, February 27, 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](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**
  5. **Public to be Heard**
  6. **Additions or Deletions to Agenda and Approval of Agenda**
  7. **Approval of Consent Agenda**
    - 7.a Approval of January 23, 2023 Regular City Council Meeting Minutes and February 17, 2023 Special City Council Meeting Minutes [2023-193](#)
    - 7.b Motion: Termination of Restrictive Covenant Executed by Robert L. Hitt and Susan Hitt with respect to Lots 1 and 26, Block 1891, Port St. Lucie Section Nineteen, and Recorded in Official Records Book 1154, Page 0969, of the Public Records of St. Lucie County, Florida [2023-192](#)
    - 7.c Approve an Extension of the Luxe RV Storage Site Plan (P19-181) [2023-209](#)
    - 7.d Approve Southern Grove Traffic Signal Agreement [2023-198](#)
    - 7.e Approval to Participate in the School District of Palm Beach County's Bid #23C-5L for Acrylic Coating for Sports Surfaces from Papico Construction, Inc. [2023-166](#)
    - 7.f Approve Amendment #2 to Contract #20210034 for the Reverse Osmosis Pressure Vessel Replacement Project. [2023-210](#)
    - 7.g Approve Amendment #7 to Contract #20160085 for the Design Services for SW Port St. Lucie Blvd. "North" Reconstruction Project - Utility Relocation Portion. [2023-200](#)
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- 7.h** Approve Amendment #9 to Contract #20190112 for the Design & Permitting Services for the Floresta Drive Improvement Project - Phases 2 & 3. [2023-217](#)
- 7.i** Approve Amendment #4 to Contract #20210120 for the Mobility Plan & Fee Update for FY 2023. [2023-214](#)
- 7.j** Approval a Major Site Plan for 575/579 Self-Storage (P22-261) [2023-224](#)
- 7.k** Approve Upgraded Services to Agreement #20220054 for Hardware Upgrades and Maintenance to the Current AT&T Phone System. [2023-162](#)
- 7.l** Award Contract #20230007 for Boundary and Annexation Study to GAI Consultants, Inc. [2023-165](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 23-16, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 3.05 Acres of Land Zoned GU (General Use) to the CS (Service Commercial) Zoning District for Property Located at 3771 SE Jennings Road (P22-341). [2023-084](#)
- 8.b** Ordinance 23-17, Public Hearing, An Ordinance Amending Chapter 158 "Zoning Code", Article VIII - "Commercial Districts", Article IX - "Industrial Districts", Article XI - "Supplementary Use Regulations" and Chapter 153 "Definitions" (P22-307). [2023-153](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances**
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- 10.a** Ordinance 23-15, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Large-scale Amendment to the Future Land Use Map at the Request of Midway Glades Developers, LLC to Change the Future Land Use Designation of 140 Acres from Residential, Office, Institutional (ROI) to High Density Residential (RH) and to Realign the Road Right-of-Way for E/W #5 from Glades Cutoff Road to Wylder Parkway for a Parcel Legally Described as a Portion of Tract A, LTC Ranch West Phase 1 (P22-298). [2023-213](#)
- 10.b** Ordinance 23-20, 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 to Change the Future Land Use Designation of Approximately 0.69-acres from ROI (Residential, Office, Institutional) to RL (Low Density Residential) for a Parcel Legally Described as Port St. Lucie Section 33, Block 2325, Lots 2,3 and 4, and Generally Located on the Southeast Corner of SW Abraham Avenue and SW Port St. Lucie Boulevard (P23-003). [2023-216](#)
- 10.c** Ordinance 23-21, An Ordinance Rezoning a 0.69-acre Property Owned by Donald F. Defenthaler and a 0.29-acre Property Owned by the City of Port St. Lucie, Located on the Southeast Corner of SW Abraham Avenue and SW Port St. Lucie Boulevard, from Limited Mixed-Use District (LMD) to Single Family Residential (RS-2) for Property Legally Described as Port St. Lucie Section Thirty-three, Block 2325, Lots 1, 2, 3 and 4 (P22-366). [2023-215](#)
- 10.d** Ordinance 23-22, An Ordinance Providing for the Fourteenth Amendment of the Master Planned Unit Development Document for the Tradition Master Planned Unit Development (P22-097) Located South of the Crosstown Parkway, West of I-95 and North and South of Tradition Parkway (P22-097). [2023-207](#)
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**11. Resolutions**

- 11.a** Resolution 23-R17, Quasi-Judicial, Public Hearing, A [2023-226](#)  
Resolution Granting a Special Exception to Allow an Enclosed Assembly Area Over 3,000 Square Feet, in the General Commercial (CG) Zoning District as per Section 158.124 (C)(1) of the Zoning Code for a Project Known as Set'em Up Children's Volleyball (P22-332).
- 11.b** Resolution 23-R18, Quasi-Judicial, Public Hearing, A [2023-218](#)  
Resolution Granting a Special Exception Use Provided for in Section 158.124(c)(11) to Allow a Convenience Store with a Fuel Station to be Located in a General Commercial (CG) Zoning District and Provided for in Section 2.3.3.1.a of the Becker Road Overlay District Design Standards to Allow a Fueling Service Station to Have a Maximum of 10,000 Daily Trips in a General Commercial (CG) Zoning District Located in the Activity Center Subdistrict for Becker , LLC, for Property Legally Described as a Portion of Tract L, Port St. Lucie Section 33 (P22-006).
- 11.c** Resolution 23-R19, A Resolution Approving the Final Plat and Construction Plans for Heron Preserve at Tradition Phase 2B on the Request of Pulte Home Company, LLC (P22-292). [2023-190](#)
- 11.d** Resolution 23-R20, a Limited Purpose Party Membership Agreement with the Florida Resiliency and Energy District; Authorizing a Commercial-Only Property Assessed Clean Energy ("C-PACE") Program for Real Property Located at 8833 U.S. Highway 1, Port St. Lucie, Florida; Utilizing Voluntary Non-Ad Valorem Assessments to Finance Qualifying Improvements; and Authorizing the Mayor, or Designee, to Execute Said Agreement. [2023-194](#)

- 11.e** Resolution 23-R21, A Resolution Approving Artwork Submitted by Sansone Group, LLC, in Connection with the Approval of an Alternative Equivalent Proposal for Public Art for a Project known as “Tree of American Dreams” (P21-222). [2023-170](#)
- 11.f** Resolution 23-R22, Authorizing the Final Acceptance of Public Roadway Improvements for SW Community Boulevard at Riverland Parcel A Phase 2 (P19-193), Constructed by Riverland Development Company, LLC [2023-212](#)
- 11.g** Resolution 23-R23, A Resolution Approving and Accepting the Cadence Phase II Final Plat and Construction Plans at the Request of Mattamy Palm Beach, LLC (P22-221). [2023-223](#)
- 12. Unfinished Business**
- 13. New Business**
- 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.