

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 5:30 PM Board of Zoning Appeals

Monday, February 13, 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 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: German American Club Month [2023-095](#)
 - 4.b Proclamation: Engineers Week [2023-125](#)
 - 4.c Proclamation: Black History Month [2023-155](#)
 - 4.d Award Presentation - PSLinLights Holiday Light & Yard Decorating Contest Winners [2023-096](#)
 - 4.e Award Presentation - Neighborhood Improvement and Community Engagement (NICE) Awards [2023-150](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a Approval of the December 12, 2022 Regular City Council Meeting Minutes, January 9, 2023 Regular City Council Meeting Minutes, January 17, 2023 Special City Council Meeting Minutes [2023-102](#)
 - 7.b Approve Sponsorship Request from Carebag Inc., for City Logo use and Two Health Fair Events. [2023-143](#)
 - 7.c Approve Sponsorship Request from the PSL Crosstown Running Club for their Annual Shamrock 5K Run. [2023-144](#)

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- 7.d** Termination of the Amended and Restated Restrictive Covenant Executed by Bruno Scaccia and Paola J. Scaccia with Respect to Lots 13 and 14, Block 341, Port St. Lucie Section Twenty-Five, and Recorded in Official Records Book 4157, Page 483, of the Public Records of St. Lucie County, Florida [2023-128](#)
- 7.e** Approve 2023 St. Patrick’s Day Heritage Event License Agreement. [2023-132](#)
- 7.f** Approve the Florida Department of Economic Opportunity Community Development Block Grant Corona Virus (CDBG-CV) Grant Agreement for the Port St. Lucie Small Business COVID-19 Recovery Grant Program. [2023-146](#)
- 7.g** Motion: Termination of Restrictive Covenant Executed by Dorothy G. McFadden and Frederick McFadden with Respect to Lots 21 and 22, Block 195, Port St. Lucie Section Four, and Recorded in Official Records Book 925, Page 1866, of St. Lucie County, Florida. [2023-164](#)
- 7.h** Approve a Major Site Plan for Southern Grove-Anglo Retail (P22-263) [2023-050](#)
- 7.i** Request for Site Plan Extension for Copper Creek Commercial Site Plan (P06-154) [2023-158](#)
- 7.j** Approve a Major Site Plan for Store Space PSL (P22-044) [2023-091](#)
- 7.k** Award Contract #20230005 for the Mechanical Integrity Testing (“MIT”) of the Southport and Westport Deep Injection Wells. [2023-034](#)
- 7.l** Approve Amendment #3 to Contract #20160120 for the Supply of Zinc-Orthophosphate for the Water Treatment Facilities with Amaya Solutions, Inc. f/k/a American Water Chemicals, Inc. [2022-1077](#)
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- 7.m** Approve Amendment #2 to Contract #20220045 for the Construction of the Floresta Drive Improvement Project - Phase 2. [2023-142](#)
- 7.n** Approve Motorola Solutions Change Order 003 [2023-094](#)
- 7.o** Award Contract #20220115 to Furnish and Install a New SW Traffic Signal at Bayshore Blvd. and SW Lakehurst Dr. [2023-033](#)
- 7.p** Award Contract #20220110 Ready Mix Concrete, Fiber Mesh & Flowable Fill with Cemex Construction Materials of Florida, LLC and Southern Underground, Inc. [2023-145](#)
- 7.q** Appoint Mayor Martin to Serve as Chair of the Auditor Selection Committee. [2023-157](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** *Withdrawn by Applicant at 1st Reading* Ordinance 23-07, Public Hearing, An Ordinance Amending Title XV “Land 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). [2023-060](#)
- 8.b** Ordinance 23-08, Quasi-Judicial, Public Hearing, An Ordinance to Rezone 31.788 Acres of 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). [2023-074](#)
- 8.c** Ordinance 23-09, Public Hearing, An Ordinance Amending the 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). [2023-088](#)
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- 8.d** Ordinance 23-10, Quasi-Judicial, Public Hearing, An [2023-085](#)
Ordinance to Rezone 1.35 Acres of 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).
- 8.e** Ordinance 23-11, Public Hearing, An Ordinance of the City of [2023-028](#)
Port St. Lucie, 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.
- 8.f** Ordinance 23-12, Quasi-Judicial, Public Hearing, An [2022-1008](#)
Ordinance Approving a Conceptual Plan 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).
- 8.g** Ordinance 23-13, Quasi-Judicial, Public Hearing, An [2023-087](#)
Ordinance Rezoning 3.23 Acres of Land 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).
- 8.h** Ordinance 23-14, Quasi-Judicial, Public Hearing, An [2023-089](#)
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).
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9. Other Public Hearings**10. First Reading of Ordinances**

- 10.a** Ordinance 23-16, 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](#)
- 10.b** Ordinance 23-17, 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](#)
- 10.c** Ordinance 23-18, Petition to Contract the External Boundaries of Tradition Community Development District No. 8 [2023-107](#)
- 10.d** Ordinance 23-19, Petition to Establish Tradition Community Development District No. 11 [2023-108](#)

11. Resolutions

- 11.a** Resolution 23-R11, A Resolution Approving the Final Plat with Construction Plans for Verano South - POD G - Plat No.4, on the Request of Aster Creek Development LLC (P22-213) [2023-149](#)
- 11.b** Resolution 23-R12, A Resolution Approving and Accepting the Preliminary and Final Subdivision Plat for Gatlin Pointe (P22-012) [2023-154](#)
- 11.c** Resolution 23-R13, A Resolution Approving and Accepting the Veranda Preserve East Final Plat and Construction Plans, as Requested by AG EHC II (Len) Multi State 1, LLC (P22-329) [2023-092](#)
- 11.d** Resolution 23-R14, Approve a Resolution of The City of Port St. Lucie, Florida, Designating the City Officials Authorized to Withdraw Funds from the Depository Accounts; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2023-151](#)

- 11.e** Resolution 23-R15, a Resolution of the City of Port St. Lucie, Florida, to Authorize the Addition of a 401a and 457b Special Pay Plans. [2023-163](#)
- 11.f** Resolution 23-R16, Authorizing the Acquisition of Real Property Described as Lot 4, Block 1991, Port St. Lucie Section Nineteen, as Recorded in Plat Book 13, Pages 19, 19A through 19K, of the Public Records of St. Lucie County, Florida, for the Savona Boulevard/Alcantarra Boulevard Intersection Improvements. [2023-113](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve a Site Plan Amendment with Major Revisions for Fresno Enterprises, Inc. (P17-247-A1) [2022-957](#)
- 13.b** Approve Swale Liner Discontinuation Plan [2023-159](#)
- 13.c** Request for an Attorney/Client Session with the City Council to Discuss Disposition of Funds from Opioid Litigation [2023-169](#)
- 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.