

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Addition of Item 7H

Monday, August 23, 2021

6:30 PM

Council Chambers, City Hall

City Council

Shannon Martin, Vice Mayor, District III

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Jolien Caraballo, Councilwoman, District IV

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: Suicide Prevention Awareness Month [2021-666](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a June 21, 2021 Special Council Meeting Minutes [2021-695](#)
 - 7.b Award Contract # 20210018 to CPZ Architects, Inc. for Consulting Services for a New Public Works Building. [2021-637](#)
 - 7.c Approve 2021 Oktoberfest Event License Agreement [2021-682](#)
 - 7.d Termination of Restrictive Covenant Executed by Byron W. Wert and Sherry Wert with Respect to Lots 8 and 11, Block 1445, Port St. Lucie Section Fifteen, and recorded in Official Records Book 1177, Page 1062, of the Public Records of St. Lucie County, Florida. [2021-667](#)
 - 7.e Award Contract #20210071 for STEP Basin Parts and Accessories with Alpha General Services, Inc. [2021-653](#)
 - 7.f Approve a Major Site Plan Amendment for Emerald Design Center (P19-140-A1). [2021-678](#)
 - 7.g Award Contract #20200077 for the Port St. Lucie Boulevard Segment #3 Roadway Improvement Project from Darwin Boulevard to Gatlin Boulevard [2021-679](#)

- 7.h** Appointment of a Districting Commission to Review the Decennial Census Numbers and Make a Recommendation on the Necessity of Redistricting the City. [2021-709](#)

8. Second Reading of Ordinances, Public Hearings

- 8.a** Ordinance 21-69, Public Hearing, An Ordinance Approving the Conveyance of a Portion of Commercial Tract According to the Plat of Telaro at Southern Grove, as Recorded in Plat Book 94, Page 1, Public Records of St. Lucie County, Florida. [2021-238](#)
- 8.b** Ordinance 21-70, Public Hearing, Authorizing the Conveyance of Real Property Described as Lot 7, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-593](#)
- 8.c** Ordinance 21-71, Public Hearing, Authorizing the Conveyance of Real Property Described as Lot 8, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-602](#)
- 8.d** Ordinance 21-72, Public Hearing, Authorizing the Conveyance of Real Property Described as Lot 13, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-603](#)
- 8.e** Ordinance 21-73, Public Hearing, Authorizing the Conveyance of Real Property Described as Lot 22, Block 12, River Point PUD First Replat, according to the plat thereof, as recorded in Plat Book 40, Page 21 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on April 26, 2021. [2021-604](#)

- 8.f** Ordinance 21-74, Public Hearing, Authorizing the Issuance of Capital Improvement and Refunding Revenue Bonds, Series 2021 not to exceed \$55,000,000 for Various Capital Improvements and Refunding the City’s Outstanding Sales Tax Refunding Revenue Bonds, Series 2011 and Pledge Certain Proceeds of the Half-Cent Sales Tax and Revenue Sharing to Secure the Payment of Principal. [2021-644](#)

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 21-63, An Ordinance Amending Title XV, “Land Usage”, Chapter 158, “Zoning Code”, Article XVII, “Appeals” of the Code of Ordinances of the City of Port St. Lucie (P21-099). [2021-512](#)
- 10.b** Ordinance 21-66, An Ordinance Amending Title XV “Land Usage”, Chapter 154, “Landscape and Land Clearing Code”, Article I - Landscaping of the Code of Ordinances of the City of Port St. Lucie (P20- 050). [2021-511](#)
- 10.c** Ordinance 21-75, Amending the City of Port St. Lucie Code of Ordinances by Repealing Title XV, Chapter, 159, Article II, Entitled “Road Impact Fee Schedule” in its Entirety and Replacing Article II with a New Article II to be Entitled “Mobility Plan and Mobility Fee”. [2021-676](#)
- 10.d** Ordinance 21-65, Public Hearing, An Ordinance Amending the Comprehensive Plan to Provide a Large-Scale Map Amendment to The Future Land Use Element on Behalf of PSL Town Place Partners, LLC (P21-089). [2021-638](#)
- 10.e** Ordinance 21-76, Public Hearing, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Add a New Element Entitled “Property Rights”, Pursuant to Chapter 163, Florida Statutes (P21-150) [2021-673](#)

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- 10.f** Ordinance 21-77, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 32, Block 2642, 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. [2021-654](#)
- 10.g** Ordinance 21-78, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 26A, Block 603, Port St. Lucie Section Eighteen, recorded in Plat Book 13, Page 17, of the Public Records of St. Lucie County, Florida. [2021-656](#)
- 10.h** Ordinance 21-79, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 18, Block 1695, Port St. Lucie Section Thirty-One, recorded in Plat Book 14, Page(s) 22, 22A to 22G, of the Public Records of St. Lucie County, Florida. [2021-657](#)
- 10.i** Ordinance 21-80, Authorizing the Conveyance of Real Property Described as Lots 15 and 16, Block 700, Port St. Lucie Section Eighteen, according to the Plat thereof, as Recorded in Plat Book 13, Page 17 of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on November 9, 2020. [2021-690](#)
- 10.j** Ordinance 21-81, Authorizing the Conveyance of Real Property Described as Lot 6, Block 12, River Point PUD First Replat, 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 April 26, 2021. [2021-691](#)
- 10.k** Ordinance 21-82, Authorizing the Conveyance of Real Property Described as Lot 17, Block 12, River Point PUD First Replat, According to the Plat thereof, as Recorded in Plat Book 41, Page 21 of the Public Records of St. Lucie County, which was Identified and Approved for Surplus on April 26, 2021. [2021-692](#)
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- 10.l** Ordinance 21-83, Authorizing the Conveyance of Real Property Described as Lot 3, Block 12, River Point PUD First Replat, 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 April 26, 2021. [2021-693](#)
- 10.m** Ordinance 21-84, An Ordinance Amending the Comprehensive Plan to Provide a Small-Scale Map Amendment to The Future Land Use Element on Behalf of St. Andrew's Park Commercial, LLC (P21-142). [2021-677](#)
- 10.n** Ordinance 21-85, An Ordinance to Rezone Three (3) Acres of Property Located West of NW East Torino Parkway and South of NW Conley Drive, From I (Institutional) to the PUD (Planned Unit Development) Zoning District and to Amend the Existing Torino Lakes PUD for a Project Known as Torino Lakes II Rezoning and PUD Amendment (P21-021). [2021-685](#)
- 10.o** Ordinance 21-86, An Ordinance to Rezone 27 Acres of Property Located South of SW Discovery Way, East of SW Community Boulevard, North of E/W 2 Road Right-Of-Way, and West of SW Village Parkway From the Zoning Designation of AG-5 (SLC Agricultural-5) to the City's MPUD (Master Planned Unit Development) Zoning District; to Include the 27 Acres in the Mattamy Palm Beach @ Southern Grove 3 MPUD; and to Amend 138 Acres of the Existing Mattamy Palm Beach @ Southern Grove 3 MPUD, for a Project Known as Mattamy Palm Beach @ Southern Grove 3 Rezoning and MPUD Amendment No. 1 (P20-066). [2021-687](#)
- 10.p** Ordinance 21-87, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 15, Block 2263, Port St. Lucie Section Thirty-Three, Recorded in Plat Book 15, Page 1, of the Public Records of St. Lucie County, Florida. [2021-658](#)

11. Resolutions

- 11.a** Resolution 21-R101, Authorizing the City Manager to Execute a Grant Agreement with Florida Department of Environmental Protection [2021-670](#)
- 11.b** Resolution 21-R102, Public Hearing, A Resolution of the City of Port St. Lucie, Florida, Relating to Residential Street Lighting Within the Residential Street Lighting Assessment Areas in Port St. Lucie, Florida; Re-Imposing Residential Street Lighting Assessments Against Assessed Property Located Within Port St. Lucie, Florida for the Fiscal Year Beginning October 1, 2021; Approving the Rate of Assessment; Approving the Assessment Roll; Providing for Severability; and Providing an Effective Date. [2021-689](#)
- 11.c** Resolution 21-R103, Public Hearing, A Resolution of the City of Port St. Lucie, Florida, Adopting the Non-Ad Valorem Assessment Roll for Stormwater Utility User Fees; Specifying the Unit of Measurement for the Assessment; Approving the Rate of the Assessment; and Providing an Effective Date. [2021-686](#)
- 11.d** Resolution 21-R104, A Resolution Accepting a Portion of Commercial Tract According to the Plat of Telaro at Southern Grove, as Recorded in Plat Book 94, Page 1 of the Public Records of St. Lucie County, Florida. [2021-234](#)
- 11.e** Resolution 21-R105, A Resolution of the City of Port St. Lucie, Florida, authorizing the City Manager to enter into and execute Florida Department of Environmental Protection (DEP) Grant Agreements to benefit Water Quality [2021-694](#)
- 11.f** Resolution 21-R106, Authorizing the Issuance of Capital Improvement and Refunding Revenue Bonds, Series 2021 Not to Exceed \$55,000,000 for Various Capital Improvements and Refunding the City's Outstanding Sales Tax Refunding Revenue Bonds, Series 2011 and Pledge Certain Proceeds of the Half-Cent Sales Tax and Revenue Sharing to Secure the Payment of Principal. [2021-704](#)

12. Unfinished Business**13. New Business**

13.a Approve Financial Support for the Annual St. Lucie Multicultural Arts & Music Festival [2021-683](#)

13.b Request for an Attorney/Client Session with the City Council to Discuss Pending Litigation in the Matter of ACR Acquisition, LLC, a Delaware Limited Liability Company v. City of Port St. Lucie, a Florida Municipal Corporation and Riverland/Kennedy, LLP, Case No. 2015-CA-000337. [2021-701](#)

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.