

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Monday, May 23, 2022**

**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**
  - 4.a Proclamation: LGBTQ+ Pride Month [2022-451](#)
  - 4.b Certificate of Achievement Presentation: Mako Soccer Club's 2005 Boys Team [2022-424](#)
  - 4.c Announcement of Mia Morrison as the Boys & Girls Clubs of St. Lucie County State Youth of the Year. [2022-428](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a April 27, 2022 Special City Council Meeting Minutes [2022-356](#)
  - 7.b Approve Sponsorship Request from the Marine Industries Association of the Treasure Coast Inc., for the 15th Annual Treasure Coast Waterway Cleanup [2022-423](#)
  - 7.c Permission for Port St. Lucie Police Department to Apply for 2022 Comprehensive Opioid, Stimulant, and Substance Abuse Program (COSSAP) [2022-442](#)
  - 7.d Approve Waiver of Bid for Contract #20220067 with Holtz Consulting Engineers, Inc. for Phase 1 of Progressive Design-Build to Connect Homes to City Sewer [2022-401](#)
  - 7.e Approve Third Amendment to the NUE Urban Concepts, LLC, Contract to Address Updating the Mobility Plan and Fee pursuant the Interlocal Agreement the City entered into with St. Lucie County regarding Road Impact Fees, including Assisting with the Chapter 164, Florida Statute, Mediation. [2022-443](#)

- 7.f** Approve the Annual Expenditure for Contract #20010006 with Tyler Technologies, Inc. for All MUNIS Software Applications. [2022-432](#)

**8. Second Reading of Ordinances, Public Hearings**

- 8.a** Ordinance 22-40, Public Hearing, Approve an Amendment of Chapter 98 State of Emergency Management Plan of the Code of Ordinances [2022-372](#)
- 8.b** Ordinance 22-42, Quasi-Judicial, Public Hearing, An Ordinance Amending the Master Sign Program for the City Center PUD (Planned Unit Development) (P20-246). [2022-380](#)
- 8.c** Ordinance 22-43, Public Hearing, Authorizing the Issuance of Refunding Revenue Bonds, Series 2022, Not to Exceed \$16,000,000 for Refunding the City's Outstanding Utility Systems Refunding Revenue Bonds, Series 2012, in Order to Achieve Debt Service Savings. [2022-407](#)
- 8.d** Ordinance 22-44, Quasi-Judicial, Public Hearing, An Ordinance Providing for the Fourth Amendment of the Planned Unit Development Document and Conceptual Development Plan for St. Lucie Lands Planned Unit Development, Located East of the Florida Turnpike and North of the Martin County Line (P21-281). [2022-411](#)

**9. Other Public Hearings**

**10. First Reading of Ordinances**

- 10.a** Ordinance 22-45, Abandoning a Portion of a Twenty (20) Foot Utility and Drainage Easement Affecting Lot 20, Block 1555, Port St. Lucie Section Thirty, Recorded in Plat Book 14, Pages 10, 10A to 10I, of the Public Records of St. Lucie County, Florida. [2022-421](#)

- 10.b** Ordinance 22-46, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 24, Block 1993, 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. [2022-433](#)
- 10.c** Ordinance 22-47, Abandoning a Portion of a Twenty (20) Foot Wide Rear Utility and Drainage Easement Affecting Lot 7, Block 1653, Port St. Lucie Section Five, as Recorded in Plat Book 12, Pages 15, 15A through 15E, of the Public Records of St. Lucie County, Florida. [2022-434](#)
- 10.d** Ordinance 22-48, An Ordinance Calling for a Referendum to Amend the City's Charter at the Next General Election on November 8, 2022 and Approving the Ballot Language. [2022-446](#)
- 10.e** Ordinance 22-49, An Ordinance Rezoning a 12.76-acre Property, Located South of Tunis Avenue and East of Port St. Lucie Boulevard, from Multiple-family Residential (RM-11) to Institutional (I) zoning district for Property Legally Described as a Portion of Tract C, Port St. Lucie Section 42 (P22-126). [2022-441](#)
- 10.f** Ordinance 22-50, An Ordinance Rezoning 6.67 acres of Property, Located South of Jennings Road and West of Lennard Road, from Commercial General (CG) and General Use (GU) Zoning Districts to Service Commercial (CS) for Property Legally Described as Portions of the West One-half of Lots 1 and 2 of Block 1, St. Lucie Gardens Subdivision (P22-112). [2022-437](#)

- 10.g** Ordinance 22-51, an Ordinance Amending the [2022-436](#)  
Comprehensive Plan of the City of Port St. Lucie to Include a  
Small-scale Amendment to the Future Land Use Map for  
Property Owned by Larry and Sally Olsen (P22-103) to  
Change the Future Land Use Designation of Approximately  
6.67 acres from Commercial General (CG) and Utility (U) to  
Service Commercial (CS) for a Property Legally Described as  
Portions of the West One-half of Lots 1 and 2 of Block 1, of  
the St. Lucie Gardens Subdivision and Generally Located  
South of Jennings Road and West of Lennard Road.
- 10.h** Ordinance 22-52, An Ordinance Amending the [2022-438](#)  
Comprehensive Plan of the City of Port St. Lucie to Include a  
Small-scale Amendment to the Future Land Use Map for  
Property Owned by the Diocese of Palm Beach (P22-125) to  
Change the Future Land Use Designation of Approximately  
12.76 acres from Residential Medium Density (RM) to  
Institutional (I) for Property Legally Described as a Portion of  
Tract C, First Replat of Section 42, Located at 930 SW Tunis  
Avenue, Which is East of Port St. Lucie Boulevard and South  
of Tunis Avenue.
- 11. Resolutions**
- 11.a** Resolution 22-R57, Authorizing the Acquisition of Real [2022-414](#)  
Property Described as a Portion of Lot 20, Block 521, Port St.  
Lucie Section Ten, as Recorded in Plat Book 12, Page 49, of  
the Public Records of St. Lucie County, Florida, the Floresta  
Drive Improvement Project from Southbend Boulevard to  
Prima Vista Boulevard.
- 11.b** Resolution 22-R58, Authorizing the Acquisition of Real [2022-415](#)  
Property Described as a Portion of Tract C, Block 450, Port St.  
Lucie Section Ten, as Recorded in Plat Book 12, Page 49, of  
the Public Records of St. Lucie County, Florida, for the  
Floresta Drive Improvement Project.

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- 11.c** Resolution 22-R59, Authorizing the Acquisition of Real Property Described as a Portion of Lot 33, Block 407, Port St. Lucie Section Three, as Recorded in Plat Book 12, Page 13, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard. [2022-416](#)
- 11.d** Resolution 22-R60, Authorizing the Acquisition of Real Property Described as a Portion of Lot 22, Block 510, Port St. Lucie Section Ten, as Recorded in Plat Book 12, Page 49, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard. [2022-418](#)
- 11.e** Resolution 22-R61, Authorizing the Acquisition of Real Property Described as a Portion of Lot 1, Block 400, Port St. Lucie Section Three, as Recorded in Plat Book 12, Page 13, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard. [2022-420](#)
- 11.f** Resolution 22-R62, A Resolution of the City of Port St. Lucie, Florida, Approving and Accepting the Preliminary Plat and Construction Plans for Heron Preserve at Tradition Phase 2B (P21-137) Within the City of Port St. Lucie, Florida, on the Request of Pulte Home Company, LLC. [2022-426](#)
- 11.g** Resolution 22-R63, Authorizing the Final Acceptance of Public Roadway Improvements for SW Discovery Way at Riverland Parcel A (P19-075) and SW Riverland Boulevard at Riverland Parcel C (P19-143), Constructed by Riverland Development Company, LLC. [2022-304](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve Major Site Plan for St. Lucie Lands - A Community of Caring Hospital (P22-127) [2022-435](#)
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- 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.