

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 items 13C and 13D

Monday, April 12, 2021

6:30 PM

Council Chambers, City Hall

City Council

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Shannon Martin, Vice Mayor, District III

Jolien Caraballo, Councilwoman, District IV

Please visit www.cityofpsl.com/tv for new public comment options as a result of COVID-19.

NOTICE: INDIVIDUALS ARE SUBJECT TO MEDICAL SCREENING PRIOR TO ENTERING ANY CITY BUILDING AND ENTRY MAY BE DENIED IF ANY INDICATOR OF ILLNESS OR PRIOR EXPOSURE IS IDENTIFIED.

1. **Meeting Called to Order**
2. **Roll Call**
3. **Invocation & Pledge of Allegiance**
4. **Proclamations and Special Presentations**
 - 4.a Recognition of Retirement [2021-275](#)
 - 4.b Proclamation for Water Conservation Month [2021-318](#)
 - 4.c Presentation of Water Conservation Poster Contest Winners [2021-306](#)
 - 4.d Discuss the 2021 State Legislative Update - Week 5 [2021-313](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a March 8, 2021 Regular Council and March 8, 2021 Special Council Meeting Minutes [2021-266](#)
 - 7.b Approve Shortlisted Firms and Begin Negotiations for the Request for Proposals (eRFP) # 20210018 for Consulting Services for a New Public Works Building. [2021-271](#)
 - 7.c Approve a Site Plan for Telaro Model Home Park at Southern Grove (P20-064) [2021-309](#)
 - 7.d Request for Two Year Extension for Las Palmas Town Homes - Minor Site Plan (P17-242) [2021-298](#)
 - 7.e Approve Amendment #1 to Contract #20200005 for Public Information Service for the Floresta Widening Project with Quest Corporation of America, Inc. [2021-247](#)

7.f Approve Amendment #1 to Contract #20180096 for the Installation of New Construction Grinders and Septic Conversions with Accurate Septic Services, Inc. [2021-296](#)

7.g Award Contract #20210025 for the Sandia Drive Sidewalk Construction Project to Heavy Civil, Inc. [2021-294](#)

8. Second Reading of Ordinances, Public Hearings

8.a Ordinance 21-03, 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 for Property Legally Described as a Portion of Tract D of LTC Ranch West; Located South of Midway Road and West of Interstate 95 (P20-180) as Follows: (I) Change 52.7 acres of Land Designated as Residential, Office, Institutional (ROI) to Open Space Recreation/Institutional (OSR/I); and (II) Change 55 acres of Land Designated as Open Space Recreation/Institutional (OSR/I) to Residential, Office, Institutional (ROI); and (III) Realign the Arterial A, E/W #5 and E/W #2 Road Rights-of-Way (P20-180). [2021-261](#)

8.b Ordinance 21-24, Public Hearing, Authorizing the Conveyance of Previously Designated Road Right-of-Way for Paar Drive, from Village Parkway to Interstate 95, to the Port St. Lucie Governmental Finance Corporation. [2021-242](#)

- 8.c** Ordinance 21-25, Quasi-Judicial, Public Hearing, An [2021-248](#)
Ordinance to Rezone 36 Acres of Property Located Directly
North of Becker Road, East of SW Village Parkway, West of
Interstate 95, and North and South of the Paar Road
Right-of-Way From the Zoning Designation of AG-5 (SLC
Agricultural-5) to the the City’s MPUD (Master Planned Unit
Development) Zoning District; to Include the 36 Acres in the
Tradition Regional Business Park @ Southern Grove MPUD
and to Amend the MPUD Conceptual Master Plan and
Regulation Document for a project known as Tradition
Regional Business Park MPUD Amendment No. 1 (P21-032)
- 8.d** Ordinance 21-26, Public Hearing, An Ordinance Amending [2021-245](#)
Title III, “Administration”, Chapter 32, “Departments,
Boards, and Committees”, Article VII, “Planning and Zoning
Board” of the Code of Ordinances of the City of Port St. Lucie.

9. Other Public Hearings

10. First Reading of Ordinances

- 10.a** Ordinance 21-27, Abandoning a Portion of a Twenty (20) foot [2021-276](#)
Utility and Drainage Easement affecting Lot 22, Block 2406,
Port St. Lucie Section Thirty-Four, recorded in Plat Book 15,
Page(s) 9, 9A to 9W, of the Public Records of St. Lucie
County, Florida.
- 10.b** Ordinance 21-28, Abandoning a Portion of a Twenty (20) foot [2021-277](#)
Utility and Drainage Easement affecting Lot 6, Block 2656,
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.

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- 10.c** Ordinance 21-29, an Ordinance of the City of Port St. Lucie, Florida, authorizing the conveyance of portions of several parcels of real property described as Lot 18, Block 700, Lots 1, 2 and 3, Block 782, Lots 11, 12, 13, 14 and 15, Block 710, with all lots being in Port St. Lucie Section Eighteen, according to the plat recorded in Plat Book 13, Page 17 of the Public Records of St. Lucie County, Florida, to the Florida Department of Transportation for the Floresta Drive Improvement Project from Southbend to Prima Vista Boulevard, and authorizing the Mayor, the City Manager, or their designee, to execute the deed transferring said real property. [2021-278](#)
- 10.d** Ordinance 21-30, An Ordinance Approving the Fifth Edition of The Citywide Design Standards (P18-024) And Repealing Citywide Design Standards Dated April 13, 2009, Ordinance 09-38. [2021-302](#)
- 10.e** Ordinance 21-31, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 3, Block 254, Port St. Lucie Section Six, recorded in Plat Book 12, Page(s) 36, 36A to 36D, of the Public Records of St. Lucie County, Florida. [2021-314](#)
- 10.f** Ordinance 21-32, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 10, Block 1941, Port St. Lucie Section Nineteen, recorded in Plat Book 13, Page(s) 19, 19A to 19K, of the Public Records of St. Lucie County, Florida. [2021-315](#)
- 10.g** Ordinance 21-33, An Ordinance Rezoning Approximately 1,800 Acres of Land Located Southwest of the Midway Road and I-95 Interchange, for a Large-Scale Master Planned Residential Development, Referred to as LTC Ranch West, From St Lucie County Agricultural and Expired PUD (Planned Unit Development) to PUD (P20-192). [2021-291](#)
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- 10.h** Ordinance 21-34, An Ordinance Providing for the Second Amendment of the Planned Unit Development Document and Map for LTC Ranch Industrial Park Planned Unit Development, Located at the Intersection of West Midway Road, I-95, and Glades Cutoff Road and within the LTC Ranch DRI (P21-028). [2021-307](#)
- 10.i** Ordinance 21-35, Ordinance Partially Abandoning Flowage Easement recorded in O.R.B. 2902, Page 1177 and affecting Parcels 1 an 2 of Southern Grove Plat No. 31, recorded in Plat Book 90, Page 9, of the Public Records of St. Lucie County, Florida and Partially Abandoning Flowage Easement recorded in O.R.B. 3094, Pag 1594 and affecting Parcels 2 and 3 of Southern Grove Plat No. 4 as recorded in Plat Book 56, Page 18, of the Public Records of St. Lucie County. [2021-303](#)
- 11. Resolutions**
- 11.a** Resolution 21-R11, Quasi-Judicial, Public Hearing, A Resolution Approving the Fourth Amendment to the LTC Ranch Development of Regional Impact (DRI) Development Order Including Changes to Map H, the Master Plan; Map G, Environmental Exhibit; and Development Order Conditions (P20-179). [2021-267](#)
- 11.b** Resolution 21-R34, Quasi-Judicial, Public Hearing, A Resolution Approving the 7th Amendment to the Southern Grove Development of Regional Impact (DRI) Development Order to Add a Condition in Support of Mass Transit (P21-058). [2021-295](#)
- 11.c** Resolution 21-R35, A Resolution Approving a Preliminary Subdivision Plat with Construction Plans for Heron Preserve at Tradition Phase 2A (P19-121). [2021-293](#)
- 11.d** Resolution 21-R36, Approve Well Site Easement Agreement and Temporary Access Easement Agreement between the City of Port St. Lucie and Midway Glades Developers, LLC [2021-292](#)
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- 11.e** Resolution 21-R37, A Resolution Approving the Final Plat with Construction Plans for Belterra Phase 1 Plat 1 (21-015) [2021-310](#)

12. Unfinished Business

13. New Business

- 13.a** Authorizing the City Manager to enter into a LED Lighting Agreement between Florida Power & Light Company, a Florida Corporation, and the City of Port St. Lucie, necessary for installation of roadway lighting facilities on the extension of Tradition Parkway; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2021-300](#)

- 13.b** Authorizing the City Manager to enter into a LED Lighting Agreement between Florida Power & Light Company, a Florida Corporation, and the City of Port St. Lucie, necessary for installation of roadway lighting facilities on Fernlake Drive; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2021-301](#)

- 13.c** Discuss Formation of a Districting Commission for Adjustment of City Council District Boundaries pursuant to the 2020 Census. [2021-322](#)

- 13.d** Historical Society Request for Naming of Municipal Complex for Donald B. Cooper [2021-327](#)

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.