

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 Board of Zoning Appeals

Monday, June 26, 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: Treasure Coast Waterway Cleanup Week [2023-509](#)
 - 4.b Proclamation: Parks & Recreation Month [2023-571](#)
 - 4.c Vehicular Access Standards for Residential Subdivisions [2023-537](#)
 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 May 8, 2023 Regular City Council Meeting Minutes [2023-562](#)
 - 7.b Approval to Participate in Broward County Board of County Commissioners Contract #GEN2122526Q1 for Document Scanning with Advanced Data Solutions, Inc. [2023-506](#)
 - 7.c Approval to Participate in the State of Florida Contract #205100000-23-STC for the Purchase of Motor Vehicles with Various Approved Vendors. [2023-515](#)
 - 7.d Approve Amendment #1 to Contract #20230005 for Mechanical Integrity Testing for Southport and Westport Injection Wells. [2023-540](#)
 - 7.e Approval to Participate in the OMNIA Partners, Public Sector Cooperative (Coop) Contract Issued by City of Mesa, AZ, under Contract #2018011-02 for Information Technology Solutions & Services with SHI International Corp. [2023-541](#)
 8. **Second Reading of Ordinances, Public Hearings**
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- 8.a** Ordinance 23-25, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Large-Scale Amendment to the Future Land Use Map for St. Lucie Lands/Veranda to Change the Future Land Use Designation of Approximately 84 acres from Residential, Office, Institutional (ROI) (65.4 acres) and General Commercial /Residential, Office, Institutional (CG/ROI) (18.6 acres) to Residential Golf Course (RGC), for Property Legally Described as Portions of Veranda Plat No. 3, Veranda Gardens West Phase 1; Portions of Veranda Plat No. 4, Veranda Gardens West Phase 2; Portions of Veranda Plat No. 5, Veranda Gardens West Phase 3; Veranda Plat No. 2, Parcel 7; and all of Veranda Plat No. 9, and Generally Located South of Becker Road and East of the Florida Turnpike (P22-356). [2023-310](#)
- 8.b** Ordinance 23-30, Public Hearing, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by VF II, LLC to Change the Future Land Use Designation of Approximately 12.4 Acres from General Commercial/Residential, Office and Institutional (CG/ROI) (3.7 acres) and Residential, Office, Institutional (8.7 acres) to Residential Golf Course (RGC) for a Property Legally Described as Tract 2, Veranda Plat No. 8 and Generally Located South of Becker Road and East of the Florida Turnpike (P22-357). [2023-311](#)
- 8.c** Ordinance 23-41, Public Hearing, Amend the City of Port St. Lucie Code of Ordinances Title III, Chapter 36, Article I, "General Provisions," Increasing the Fees Charged By the Lien Services Division. [2023-474](#)
- 9. Other Public Hearings**
- 9.a** Public Hearing, Approve the City of Port St. Lucie's Community Development Block Grant (CDBG) Action Plan for the Program Year 2023-24. [2023-556](#)

10. First Reading of Ordinances

- 10.a** Ordinance 23-42, Amending the City of Port St. Lucie Code of Ordinances Title XV, Chapter 159, Article II, Entitled “Mobility Fees”; Providing for the Adoption of the City of Port St. Lucie 2045 Mobility Plan as Anticipated in the Technical Report; Providing for Authority; Providing for General Provisions; Providing for Definitions; Providing for Findings and Declarations; Providing for Purpose; Providing for Requirements for Review And Updates to the Mobility Plan. [2023-352](#)
- 10.b** Ordinance 23-43, An Ordinance of the City of Port St. Lucie, Florida, Amending the Comprehensive Plan of the City of Port St. Lucie to Provide a Large-Scale Amendment Consisting of Text Amendments to the Future Land Use Element by Amending Figure 1-6 as Requested by ACR Acquisition, LLC (P21-128) [2023-554](#)
- 10.c** Ordinance 23-44, Authorizing the Conveyance of Non-Exclusive Easements to Florida Power & Light Company Benefiting the McCarty Ranch Preserve and Extension. [2022-1080](#)
- 10.d** Ordinance 23-45, An Ordinance of the City of Port St. Lucie, Florida, Amending Chapter 32 Article VII Planning and Zoning Board; Chapter 150 Building Regulations; and Chapter 162 Art In Public Places; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2023-531](#)
- 10.e** Ordinance 23-46, Conveying an Easement to Florida Power & Light for Electrical Service to MIDFLORIDA Event Center Signage. [2023-521](#)

10.f Ordinance 23-47, An Ordinance Providing for the Second Amendment to the Planned Unit Development Regulation Book and Conceptual Plan for the Prima Vista Shops Planned Unit Development (P22-349) Located on the North Side of NW Prima Vista Boulevard and East of NW Friar Street, Legally Described as All of the Property within Prima Vista Commercial Center Plat No. 2; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. [2023-558](#)

10.g Ordinance 23-48, An Ordinance Amending Section 32.08(A) Purpose, Scope, and Applicability; Amending Section 32.80(B) Definitions; and Amending Section 32.80(E) Conduct of Public Hearing of the Code of Ordinances of the City of Port St. Lucie, Florida; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2023-566](#)

11. Resolutions

11.a Resolution 23-R60, Quasi-Judicial, Public Hearing, A Resolution Granting A Special Exception Use to Allow a Car Wash in the General Commercial (CG) Zoning District per Section 158.124(C)(4) of the Code of Ordinances (P22-155). [2023-557](#)

11.b Resolution 23-R61, Finding that the Acquisition of a Portion of Real Property Described as Lot 35, Block 401, Port St. Lucie Section Six, According to the Plat thereof, as Recorded in Plat Book 12, Page 36, of the Public Records of St. Lucie County, Florida, through Negotiated Conveyance or the City's Eminent Domain Powers, Serves a Public Purpose and is Necessary for the Floresta Drive Improvement Project, and; Authorizing the City Manager and City Attorney, or their Designees, to Acquire via Negotiated Conveyance or Eminent Domain the Subject Parcel and to take All Actions that They Determine are Reasonably Necessary including, but not limited to, Engaging Expert Witnesses and Consultants, to Acquire the Subject Parcel in Fee Simple. [2023-536](#)

- 11.c** Resolution 23-R62, A Resolution of the City of Port St. Lucie, Florida, Authorizing the City Manager, or His Designee, to Enter into and Execute a State Highway Traffic Signal, Maintenance, and Compensation Agreement with the State of Florida Department of Transportation (FDOT) for the Maintenance of Traffic Signals at Intersections Located on State-Owned Roadways Within the City Limits of Port St. Lucie. [2023-444](#)
- 11.d** Resolution 23-R63, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Verano North-South "A" Roadway Plat (P22-023). [2023-292](#)
- 11.e** Resolution 23-R64, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Boulevard at Riverland Parcel D Plat (P22-210) [2023-520](#)
- 11.f** Resolution 23-R65, Authorizing the City Manager or His Designee to Enter into and Execute a True-Up Agreement for Road Impact Fee Credits between the City of Port St. Lucie and ACR Acquisition, LLC. [2023-538](#)
- 11.g** Resolution 23-R66, Authorizing the City Manager or His Designee to Enter into and Execute a True-Up Agreement for Road Impact Fee Credits between the City of Port St. Lucie and Verano Development, LLC. [2023-539](#)
- 11.h** Resolution 23-R67, Authorizing the City Manager or His Designee to Enter into and Execute a True-Up Agreement for Road Impact Fee Credits between the City of Port St. Lucie and Riverland/Kennedy II, LLC. [2023-496](#)

- 11.i** Resolution 23-R68, A Resolution of the City of Port St. Lucie, Florida, Approving the Auditor Selection Committee's Recommendation of Award in RFP #20230026 for Auditing Services, Selecting the Highest-Ranked Qualified Firm, and Designating the City Manager, and/or His Designees to Negotiate a Contract with Said Firm in Accordance with Section 218.391, Florida Statutes.

[2023-559](#)

12. Unfinished Business

13. New Business

- 13.a** Approve Staff's Recommended Speed Limit Changes on two (2) Sections of SW Paar Drive

[2023-553](#)

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.