

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**\*Request to Withdraw Item 8B\***

**Monday, August 28, 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](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: Childhood Cancer Awareness Month [2023-785](#)
    - 4.b Proclamation: Hunger Action Month [2023-724](#)
    - 4.c FCCMA Council-Manager Milestone Recognition [2023-642](#)
  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 June 26, 2023 Regular City Council Meeting and July 24, 2023 Special City Council Meeting Minutes [2023-722](#)
    - 7.b Approve 2023 Oktoberfest Event License Agreement [2023-754](#)
    - 7.c Approval to Purchase Axon Fleet 3 License Plate Recognition Cameras Utilizing the Sourcewell Cooperative Contract #010720-AXN for Video Surveillance Equipment. [2023-592](#)
    - 7.d Approve a Major Site Plan for LTC Ranch- KR Real Estate (P23-070) [2023-750](#)
    - 7.e Approve Amendment #6 to Contract #20220032 for The Port District - Park & Playground Infrastructure and Improvement Project. [2023-749](#)
    - 7.f Award Contract #20230030 for the CEI & GEO Services for Anthony F. Sansone Sr. Boulevard Extension. [2023-683](#)
    - 7.g Award Contract #20230065 for Rental & Installation of Holiday Decorations for the Public Works Department. [2023-741](#)
  8. **Second Reading of Ordinances, Public Hearings**
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- 8.a** Ordinance 23-15, 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 to Change the Future Land Use Designation of 140 Acres from Residential, Office, Institutional (ROI) to High Density Residential (RH) and to Realign the Road Right-of-Way for E/W #5 from Glades Cutoff Road to Wylder Parkway for a Parcel Legally Described as a Portion of Tract A, LTC Ranch West Phase 1 (P22-298). [2023-213](#)
- 8.b** Ordinance 23-49, Public Hearing, An Ordinance of the City of Port St Lucie, Florida, Amending Ch. 112, Peddlers and Solicitors, Article I General Provisions, by Amending Section 112.01, Definitions; Amending Section 112.02, Exceptions; Amending Section 112.03, Permission of Homeowner or Occupant to Enter Premises; Amending Section 112.05, Harassment; Amending Section 112.06, Posting of Signs; Amending Section 112.07, Hours of Solicitation; Amending Section 112.08, Enforcement; Amending Section 112.08, Records of Violation; Creating Section 112.10, Right to Solicit at Reasonable Times, Places and Under Reasonable Circumstance; Amending Chapter 112, Peddlers and Solicitors, Article II Permits and Fees, by Amending Section 112.20, Permit Required; Amending Section 112.21, Application; Fee for Investigation; Amending Section 112.22, Investigation; Amending Section 112.24, Issuance; Identification Card; Amending Section 112.25, Fee; Adjustment by City Manager; Amending Section 112.27, Expiration; Renewal and Due Date; Delinquency; Amending Section 112.28, Badge to Be Worn; Amending Section 112.29, Exhibition of Permit Upon Request; Amending Section 112.31, Appeal of Decision; Amending Section 112.99, Penalty; Providing for Codification; Providing for Conflict; Providing for Severability; Providing an Effective Date. [2023-575](#)

- 8.c** Ordinance 23-50, Public Hearing, Authorizing the Partial Abandonment and Termination of a Blanket Flowage Easement Recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida. [2023-594](#)

**9. Other Public Hearings**

**10. First Reading of Ordinances**

- 10.a** 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.b** 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.c** 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](#)
- 10.d** Ordinance 23-51, An Ordinance Amending the Comprehensive Plan of the City of Port St. Lucie to Include a Small- Scale Amendment to the Future Land Use Map to Change the Future Land Use Designation of Approximately 1.06 acres from Residential, Office, and Institutional (ROI) to Commercial General (CG) for Property Legally Described as Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12 and 13, and located on the Northeast Corner of the Intersection of SW Aviation Avenue and SW Port St. Lucie Boulevard (P22-364). [2023-599](#)

- 10.e** Ordinance 23-52, An Ordinance Amending the City of Port St. Lucie Code of Ordinances Title XV, “Land Usage”, Chapter 156 “Subdivision Regulations”, Article VI “Design and Improvement; Model Standards; Principles and Guidelines”; Sec. 156.094 “Subdivision and Lot Access” in Order to Set the Minimum Number of Access Points for Residential Developments. [2023-706](#)
- 10.f** Ordinance 23-53, An Ordinance Amending the City of Port St. Lucie Code of Ordinances Title XV, “Land Usage”, Chapter 158, Entitled “Zoning Code”, Article X “Planned Unit Development (PUD) Zoning District”, Section 158.172 “Standards for District Establishment” to Set the Minimum Number of Access Points for Residential Developments, Amending Title XV, “Land Usage”, Chapter 158, Entitled “Zoning Code”, Article X.5 “Master Planned Unit Development (MPUD) Zoning District”, Section 158.187 “Standards for District Establishment” to Set the Minimum Number of Access Points for Residential Developments, and Amending Title XV, “Land Usage”, Chapter 158, Entitled “Zoning Code”, Article XI “Supplementary Use Regulations”, Section 158.222 “Access Standards; Sidewalks and Bikepaths” to Set the Minimum Number of Access Points for Residential Developments (P23-113). [2023-711](#)
- 10.g** Ordinance 23-56, An Ordinance Rezoning a 0.99-Acre Property, Located at the Northeast Corner of SW Port St. Lucie Boulevard and SW Squirrel Avenue, from Institutional (I) Zoning District to Professional (P) for Property Legally Described as Port St. Lucie Section 15, Block 1463, Lots 19, 20, 21 And 22 (P23-109). [2023-725](#)
- 10.h** Ordinance 23-57, An Ordinance to Rezone 36.04 Acres of Property Located South of Becker Road and West of SW Village Parkway from the Zoning Designation of SLC Agricultural 5 (SLC AG-5) to General Use (GU) Zoning District for a Project Known as Southern Grove SOGRO Park (P23-104). [2023-732](#)

**11. Resolutions**

- 11.a** Resolution 23-R76, Quasi-Judicial, A Resolution Approving an Amended and Restated Development Order for the Development of Regional Impact Known as LTC Ranch Previously Approved by Resolution No. 97-085 by the Board of County Commissioners of St. Lucie County, Florida, and by Resolution Nos. 00-R25, 07-R77, 19-R40, 21-R11 and 22-R122 by the City Council (P22-279). [2023-680](#)
- 11.b** Resolution 23-R80, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception to Allow a Convenience Store with Fuel Sales in the General Commercial (CG) Zoning District as Per Section 158.124(C)(11) of the Zoning Code (P23-056). [2023-700](#)
- 11.c** Resolution 23-R81, Supporting Sidewalk/Trail Safety Improvements to the Existing Green River Parkway Multi-Use Trail from SE Walton Road South to the Martin County Boundary Line. [2023-586](#)
- 11.d** Resolution 23-R82, A Resolution of the City Council of the City of Port St. Lucie, Florida, Relating to the Collection and Disposal of Solid Waste and Recyclable Materials in the City; Establishing the Assessment Rate for Solid Waste Service Assessments Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2023; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2023-671](#)

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- 11.e** Resolution 23-R83, A Resolution of the City of Port St. Lucie, Florida, Relating to the Provision of Stormwater Management Services in the City of Port St Lucie; Reimposing and Increasing Stormwater Service Fees Against Commercial and Residential Developed and Undeveloped Property Located within the City of Port St Lucie for the Fiscal Year Beginning October 1, 2023 and Continuing Thereafter until Amended; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2023-686](#)
- 11.f** Resolution 23-R84, 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; Establishing the Assessment Rate for Residential Street Lighting Services Against Assessed Property Located within the City for the Fiscal Year Beginning October 1, 2023; Directing the Preparation of an Assessment Roll; Authorizing a Public Hearing and Directing the Provision of Notice Thereof; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2023-690](#)
- 11.g** Resolution 23-R85, A Resolution Approving a Final Plat with Construction Plans for Cadence Phase III within the City of Port St. Lucie, Florida on the Request of Mattamy Palm Beach, LLC, (P23-045). [2023-693](#)
- 11.h** Resolution 23-R86, Ratifying the City Manager’s Execution of the State of Florida Department of Environmental Protection Grant Agreement for the City of Port St. Lucie Vulnerability Assessment Update [2023-707](#)
- 11.i** Resolution 23-R87, Ratifying the City Manager’s Execution of the State of Florida Department of Environmental Protection Grant Agreement for the SE Whitmore Drive Baffle Box Project [2023-709](#)
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- 11.j** Resolution 23-R88, Ratifying the City Manager’s Execution of the State of Florida Department of Environmental Protection Grant Agreement for Reducing Nutrient Pollution into the North Fork of St. Lucie River through the Baffle Boxes Project and Authorizing the City Manager to Execute an Amendment to Same Extending the Term. [2023-710](#)
- 11.k** Resolution 23-R91, Authorizing the City Manager to Execute Grant Agreement 23FRP13 with the State of Florida Department of Environmental Protection for the City of Port St. Lucie Force Main Interconnect. [2023-670](#)
- 11.l** Resolution 23-R92, Supporting Intersection Improvements at Southwest Gatlin Boulevard and Southwest Savona Boulevard to Address Congestion Management with Funding Allocated through The Florida Department of Transportation Local Projects Program Grant. [2023-735](#)
- 11.m** Resolution 23-R93, Public Hearing, Creating New Ballot-Successful Port St. Lucie Residential Street Lighting Assessment Area Boundaries [2023-723](#)
- 11.n** Resolution 23-R94, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel D - Plat Four, on the Request of the Riverland IV, LLLP (P22-288). [2023-765](#)
- 11.o** Resolution 23-R95, A Resolution Approving a Preliminary and Final Plat for Mingace Plat on the Request of Mingace Brothers Realty, LLC (P22-361). [2023-760](#)
- 11.p** Resolution 23-R96, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel D - Plat Two, on the Request of the Riverland IV, LLLP (P22-276). [2023-764](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve a Public Art Sculpture for City Hall that will be Displayed for Two Years. [2023-691](#)
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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.