

# 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 4b\***

**Monday, March 28, 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 Certificate of Achievement Presentation: Port St Lucie Hurricanes 2006 Boys Premier [2022-278](#)
  - 4.b Proclamation: National Minority Health Month [2022-307](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
  - 7.a Approval of February 14, 2022 Regular City Council Meeting Minutes, February 28, 2022 Regular City Council Meeting Minutes, March 9, 2022 Strategic Planning Session Meeting Minutes [2022-280](#)
  - 7.b SLW-Cashmere Ventures - Office/Retail Major Site Plan (P21-277) [2022-222](#)
  - 7.c Approval to Participate in the City of West Palm Beach Contract #19-20-Q304 for Pressure Washing Services with Green Earth Powerwashing, LLC. [2022-235](#)
  - 7.d Award Contract #20210094 Electrical Connection Services of Retrofitted City Grinder Pump Systems for 991 Sites with AApex Electric, Inc. [2021-1072](#)
  - 7.e Approve Amendment # 8 to Contract # 20190112 for Professional Engineering Design Services of Floresta Drive Improvements Phases 2 and 3 [2022-262](#)

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- 7.f** Approve Contract #20210104 with Environment One Corporation to Provide Grinder Pumps and Related Parts for the Utility Systems Department [2022-260](#)
- 7.g** Approve the Port St. Lucie RC Hobby Group, Inc., Lease Agreement Renewal [2022-279](#)
- 7.h** Approval to Participate in the Charlotte County Contract #2020000497 for Rehabilitation of Existing Storm Sewer Pipes with Hinterland Group, Inc. [2022-264](#)
- 7.i** Approval to Participate in the City of Clermont’s RFP 19-055 for Health Screening Physicals for all City Employees. [2022-291](#)
- 8. Second Reading of Ordinances, Public Hearings**
- 8.a** Ordinance 22-21, Quasi-Judicial, Public Hearing, An Ordinance Approving the Eighth Amendment to the Veranda Planned Unit Development (P20-223). [2022-240](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances**
- 10.a** Ordinance 22-20, Public Hearing, An Ordinance 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 1-4 as Requested by Mattamy Palm Beach, LLC (P22-039) [2022-250](#)
- 10.b** Ordinance 22-22, An Ordinance Amending Title X.V “Land Usage”, Chapter 158, “Zoning Code”, Article X.5 “Master Planned Unit (MPUD) Zoning District” of the Code of Ordinances of the City of Port St. Lucie by Amending Section 158.187 “Standards for District Establishment” (P22-038). [2022-248](#)
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- 10.c** Ordinance 22-23, An Ordinance Rezoning a 1.81-acre [2022-265](#)  
Property, Located South of Commerce Center Drive and West  
of Commerce Lakes Drive, from Industrial (IN) Zoning District  
to Service Commercial (CS) for Property Legally Described as  
Go Team Industrial Park, Unit 3, Block B, Lot 13 (P22-033).
- 10.d** Ordinance 22-24, An Ordinance Amending the [2022-266](#)  
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 Gatlin Pointe 18, LLC to Change the  
Future Land Use Designation of Approximately 2.08 acres  
from Residential, Office, Institutional (ROI) to Commercial  
General (CG) for a Property Legally Described as Portions of  
Lots 12, 13, 14, 15, 16 and 27, and all of lots 28, 29, 30, 31,  
and 32 of Block 1388, Section 14 and Generally Located  
South of SW Gatlin Boulevard, North of SW Alesio Lane, and  
between SW Savona Boulevard and SW E Calabria Circle  
(P22-037).
- 10.e** Ordinance 22-25, Abandoning a Portion of a Twenty (20) [2022-271](#)  
Foot Utility and Drainage Easement Affecting Lot 39, Block  
433, Port St. Lucie Section Three, Recorded in Plat Book 12,  
Pages 13A through 13I, of the Public Records of St. Lucie  
County, Florida.
- 10.f** Ordinance 22-26, Abandoning a Portion of a Twenty (20) [2022-272](#)  
Foot Utility and Drainage Easement Affecting Lot 13, Block  
1832, Port St. Lucie Section Seven, Recorded in Plat Book 12,  
Pages 37A to 37F, of the Public Records of St. Lucie County,  
Florida.
- 10.g** Ordinance 22-27, An Ordinance of the City of Port St. Lucie [2022-274](#)  
Amending Chapter 150, Building Regulations, Art. 1, Setting  
Forth an Amended Fee Schedule Providing for a Reduction in  
Permit Fees.

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- 10.h** Ordinance 22-28, Abandoning that Portion of the Ten (10) Foot Wide Utility Easements Along the Rear Lot Lines of Lots 13, 14, 15, 16, 17, 18, 28, 29, 30, 31, 32 and 33, Block 1615, Port St. Lucie Section Twenty-Three, Recorded in Plat Book 13, Page 29, of the Public Records of St. Lucie County, Florida. [2022-261](#)
- 10.i** Ordinance 22-29, An Ordinance Rezoning 2.296 acres of Property Located on the North Side of SW Port St. Lucie Boulevard and West of Chestnut Lane, from Single Family Residential (RS-2) Zoning District to Limited Mixed Use (LMD) Zoning District for Property Legally Described as Port St. Lucie Section 9, Block 1139, Lots 3-7 and 24-28 for the Project Known as Bluekey Rezoning (P21-260). [2022-270](#)
- 10.j** Ordinance 22-30, An Ordinance of The City of Port St. Lucie, Florida, Amending Ch. 111, Art. III, Business Tax Receipt of The Code of Ordinances to Add “Non-Regulated Trades” to Category II; Providing for Conflict; Providing for Severability; Providing for Codification; Providing an Effective Date. [2022-253](#)
- 11. Resolutions**
- 11.a** Resolution 22-R35, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use (P22-025) Pursuant to Section 158.124(C)(6) to Allow a Bar and Lounge to Occupy Approximately 3,600 Square Feet of One Building in the Shopping Center Within the CG (General Commercial) Zoning District for a Project Known as Secamar LLC - Lounge Bar 40. [2022-269](#)
- 11.b** Resolution 22-R38, A Resolution Approving the Preliminary and Final Plat with Construction Plans for Riverland Parcel B - Plat Eight (P21-275) [2022-238](#)
- 11.c** Resolution 22-R39, A Resolution Approving a Final Subdivision Plat with Construction Plans for Verano South PUD 1 - POD E - Plat No. 2 (P21-154). [2022-275](#)
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- 11.d** Resolution 22-R40, Accepting Conveyance of an Eighty (80) Foot Right of Way for North-South Road A through the Verano Development of Regional Impact (“DRI”) from Verano Development LLC, a Delaware Limited Liability Company. [2022-273](#)
- 11.e** Resolution 22-R41, A Resolution Allowing the Execution of an Interlocal Agreement with St. Lucie County Providing Cost Sharing Relating to Improvements for a Stormwater Treatment Area (STA) for Hog Pen Slough [2022-263](#)
- 11.f** Resolution 22-R42, Approval of Updated Local Housing Assistance Plan (LHAP) for 2022-2025 per the State Housing Initiatives Partnership (SHIP) Program Compliance Guidelines and Opening of the 2-week Public Comment Period [2022-294](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approval of a Habitat for Humanity Reimbursement Request (Impact and Permitting Fees from the City’s Affordable Housing Fund #128) [2022-292](#)
- 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.