

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 GFC Meeting

Monday, June 27, 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 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 2022 State Legislative Update by Representative Overdorf [2022-384](#)
 - 4.b Solid Waste Services Update to City Council [2022-519](#)
 - 4.c Presentation of FAPPO Award of Excellence in Public Procurement for 2022. [2022-510](#)
5. **Public to be Heard**
6. **Additions or Deletions to Agenda and Approval of Agenda**
7. **Approval of Consent Agenda**
 - 7.a April 25, 2022 Regular City Council Meeting Minutes. [2022-513](#)
 - 7.b Approve a Major Amendment to the Site Plan for SG 4 Capstone Community (P20-141 A-1) [2022-514](#)
 - 7.c Approve Amendment #8 to Contract #20160056 for the Riverwalk Boardwalk Phase II Construction Engineering and Inspection (CEI) Services with Culpepper & Terpening, Inc. [2022-518](#)
 - 7.d Approve Amendment #2 to Contract #20200121 for Design & Permitting Services for the Northport Force Main Phase 2 Project. [2022-487](#)
 - 7.e Approve Amendment #1 to Contract #20210109 to Furnish and Install Decorative Street Signs and Poles. [2022-470](#)
 - 7.f Requesting Ratification of Leases from RDK Assets, Inc., dba RDK Truck Sales, and Approval of Expenditure for Additional Equipment Leases as necessary (to be used for Supplemental Services for City Solid Waste Collections). [2022-492](#)

7.g Approve Amendment #1 to Contract #20220067 with Holtz Consulting Engineers, Inc. for Phase 2 of Progressive Design-Build to Connect Homes to City Sewer [2022-517](#)

7.h Approve Amendment #3 to Contract #20210016 for the Replacement of Lift Station SP-16. [2022-504](#)

8. Second Reading of Ordinances, Public Hearings

8.a Ordinance 22-53, Public Hearing, Authorizing the City Manager to Execute and Enter into a Purchase and Sale Agreement with Galleria Farms, LLC, and Authorizing the Conveyance of Real Property Described as Parcel 3, L.T.C. Ranch P.U.D. #1, as Recorded in Plat Book 40, Page 1, of the Public Records of St. Lucie County, Florida, which was Identified and Approved for Surplus on March 22, 2021, to Galleria Farms, LLC. [2022-472](#)

8.b Ordinance 22-54, Public Hearing, Approve Easement over VGTI Driveway for Benefit of Parcel 3 of Southern Grove Plat No. 8 [2022-498](#)

8.c Ordinance 22-55, Public Hearing, Authorizing the Conveyance of Six (6) Residential Real Property Parcels to the Community Land Trust of Palm Beach County and the Treasure Coast, Inc., a Florida Not-for-Profit Corporation, for the Sale to the Approved Applicants of the PSL Homeownership Program. [2022-477](#)

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 2022-23. [2022-531](#)

10. First Reading of Ordinances

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- 10.a** Ordinance 22-56, An Ordinance of the City of Port St. Lucie, Florida, Abandoning a Portion of a Public Utility Easement Affecting Southern Grove Plat No. 33, Recorded in Plat Book 91, Page 32, of the Public Records of St. Lucie County, Florida; Providing for Conflict; Providing for Severability; and Providing an Effective Date. [2022-471](#)
- 10.b** Ordinance 22-57, An Ordinance Amending the Comprehensive Plan to Include a Small- Scale Amendment to the Future Land Use Map for Property Owned by Treasure Coast Victory Children’s Home (P22-149) to Change the Future Land Use Designation of Approximately .689-acres from Commercial General (CG) to Light Industrial/Service Commercial (LI/CS) for a Property Legally Described as Lots 20, 21, and 22 of Block 73, Section 27 and Generally Located West of Biltmore Street and North of Swan Avenue. [2022-526](#)
- 10.c** Ordinance 22-58, An Ordinance Rezoning a 1.377-acre Property, Located at 638 and 650 SW Biltmore Street, from Institutional (I) Zoning District to Warehouse Industrial (WI) for Property Legally Described as Lots 19, 20, 21, 22, 23 and 24, Block 73, Port St. Lucie Section 27 (P22-150). [2022-527](#)
- 10.d** Ordinance 22-59, 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 for the FAR 2, LLC, Property (P21-023) to Change the Future Land Use Designation of Approximately 9 acres from CG (General Commercial) to RM (Medium-Density Residential) for a Parcel Legally Described as a Portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Less All of the Right-of-Way of Old Inlet Drive and Generally Located at the Southeast Corner of the Intersection of Old Inlet Drive and Cashmere Boulevard for a Project Known as FAR 2, LLC, Cashmere Boulevard Residential. [2022-523](#)
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- 10.e** Ordinance 22-60, An Ordinance Amending Title XV “Land Usage”, Chapter 155, “Sign Code”, Section 155.03, Sign Regulation Procedures” of the Code of Ordinances of the City of Port St. Lucie (P22-158). [2022-532](#)
- 10.f** Ordinance 22-61, An Ordinance Adopting a Master Sign Program for Mason Toscana (P22-054.) [2022-533](#)
- 11. Resolutions**
- 11.a** Resolution 22-R64, Quasi-Judicial, Public Hearing, A Resolution Approving a Landscape Modification Plan in Lieu of an Architectural Wall for Tract F2 of the Winterlakes Tract “F” Replat on the Request of Hanlex Port St. Lucie, LLC (P22-148) [2022-493](#)
- 11.b** Resolution 22-R71, Quasi-Judicial Public Hearing, A Resolution of the City Council of Port St. Lucie, Florida Amending Resolution 89-R26B Including the Provisions of Resolutions 92-R1, 93-R38, 95-R61, 98-R64, 05-R09, 08-R79, 09-R135, and R12-101 Approving an Amendment to the Amended Development Order for the Development of Regional Impact Known as The Reserve (P22-047). [2022-528](#)
- 11.c** Resolution 22-R73, Quasi-Judicial, Public Hearing A Resolution Granting a Special Exception Use (SEU) Provided for in Section 158.124(c)(13) to Allow an Oil Lubrication Store with Three Service Bays to be Located in the Prima Vista Commercial Center Planned Unit Development (PUD) Zoning District for CSC Properties, LLC, Legal Description - Prima Vista Commercial Center Plat No. 2, Lot 3 (P22-036). [2022-524](#)
- 11.d** Resolution 22-R75, Authorizing the Acquisition of Real Property Described as a Portion of Lot 17, Block 392, Port St. Lucie Section Twenty-Four, as Recorded in Plat Book 13, Page 31, of the Public Records of St. Lucie County, Florida, for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard. [2022-505](#)
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- 11.e** Resolution 22-R76, A Resolution Approving and Accepting the Preliminary and Final Plat for Heron Preserve at Tradition Lots 254 & 255 Within the City of Port St. Lucie, Florida on the Request of Pulte Home Company, LLC (P22-106).

[2022-511](#)

12. Unfinished Business

13. New Business

- 13.a** Approve Mattamy Homes Right of Entry License Agreement for the Tradition Regional Park Site

[2022-515](#)

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.