

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 Special City Council Budget Hearing

Monday, September 26, 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 Proclamation: Italian American Heritage and Culture Month [2022-705](#)
 - 4.b Proclamation: Treasure Coast Day of Prayer [2022-735](#)
 - 4.c Hear a Presentation from St. Lucie Public School on District Achievements [2022-668](#)
 5. **Public to be Heard**
 6. **Additions or Deletions to Agenda and Approval of Agenda**
 7. **Approval of Consent Agenda**
 - 7.a Approval to Dispose of Surplus City-Owned Property as per City Policy #18-01ccd. [2022-779](#)
 - 7.b Approval to participate in the Seacoast Utility Authority Contract #40-552342-22 for Sulfuric Acid. [2022-288](#)
 - 7.c Liberty Lane Development Major Site Plan Amendment (P11-003-A1) [2022-803](#)
 - 7.d Approve Re-Appointment of Contractor Examining Board Member [2022-834](#)
 - 7.e Approve Unlimited Home Solutions LLC. a Sole Source Vendor for Unlimited Home Solutions Products and OEM Parts. [2022-755](#)
 - 7.f Award Contract #20220077 for the MIDFLORIDA Event Center Monument Sign [2022-665](#)
 8. **Second Reading of Ordinances, Public Hearings**
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- 8.a** Ordinance 22-72, Public Hearing, An Ordinance Amending Title XV “Land Usage”, Chapter 154 “Landscape and Land Clearing Code”, Article I “Landscaping”, Section 154.03 “Landscape Design Standards” of the Code of Ordinances of the City of Port St. Lucie (P21-204). [2022-207](#)
- 8.b** Ordinance 22-80, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 457 acres of Property Located South of Discovery Way, South of Riverland Parcel C, and West of Riverland Boulevard, from SLW AG-5 (St. Lucie County Agricultural-5) to MPUD (Master Planned Unit Development) for a Project Known as Riverland/Kennedy DRI Parcel D (P21-234). [2022-741](#)
- 8.c** Ordinance 22-81, Public Hearing, An Ordinance Amending Chapter 50, of the City’s Code of Ordinance Relating to Solid Waste, Recycling, Yard Waste, and Bulk Waste Materials Collection Service [2022-496](#)
- 8.d** Ordinance 22-82, Public Hearing, An Ordinance to Revise and Amend Chapter 96 of the City Code, Parks & Recreation [2022-742](#)
- 8.e** Ordinance 22-83, Quasi-Judicial, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Rezoning 29.90 Acres, More or Less, of Property from the Zoning Designations of St. Lucie County AG-5 (Agricultural-5) and City of Port St. Lucie MPUD (Master Planned Unit Development) to the City’s General Use (GU) Zoning Designation (P22-214). [2022-738](#)
- 8.f** Ordinance 22-84, Public Hearing, An Ordinance Establishing the Veranda Landing Community Development District; Providing a District Name; Providing Boundaries; Designating Initial Members of the District Board of Supervisors; Providing Powers; Providing for Notice of Special Assessments; Providing for Exceptions and Interlocal Agreements with the City. [2022-760](#)
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- 8.g** Ordinance 22-85, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Granting to FCC Environmental Services Florida, LLC., a Franchise to Provide Solid Waste and Recyclable Collection within the City of Port St. Lucie Pursuant to the Existing Contract as Amended. [2022-802](#)
- 8.h** Ordinance 22-86, Public Hearing, An Ordinance Approving Utility Rate Increases for Water, Wastewater and Reclaimed Water Rates [2022-751](#)
- 8.i** Ordinance 22-87, Public Hearing, Amending the City's Mobility Plan and Mobility Fee and Providing for an Update to the Technical Report. [2022-781](#)
- 9. Other Public Hearings**
- 10. First Reading of Ordinances**
- 10.a** Ordinance 22-88, Abandoning a Portion of a Twenty (20) foot wide Rear Utility and Drainage Easement affecting Lot 5, Block 1508, Port St. Lucie Section Twenty-Nine, as recorded in Plat Book 14, Pages 8, 8A through 8B, of the Public Records of St. Lucie County, Florida. [2022-829](#)
- 10.b** Ordinance 22-89, An Ordinance Approving the Rezoning of a 28.8-Acre Parcel for a Planned Unit Development (PUD) Zoning District with a Conceptual Development Plan for Torino Parc PUD, Located West of NW East Torino Parkway and North of NW Blanton Boulevard (P20-177). [2022-667](#)
- 10.c** Ordinance 22-90, An Ordinance Rezoning a 49.11-acre property, located north of the extension of Crosstown Parkway and west of the North/South A Road Right-of-Way, from St. Lucie County Agricultural - 5 (SLC AG-5) Zoning District to Institutional (I) (P22-182). [2022-652](#)
- 10.d** Ordinance 22-91, Petition to Contract the Boundaries of Southern Grove Community Development District No. 1 [2022-824](#)
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- 10.e** Ordinance 22-92, Petition to Expand and Contract the Boundaries of Southern Grove Community Development District No. 3 [2022-835](#)
- 10.f** Ordinance 22-93, Petition to Contract the Boundaries of Southern Grove Community Development District No. 4 [2022-836](#)
- 10.g** Ordinance 22-94, Petition to Contract the Boundaries of Southern Grove Community Development District No. 5 [2022-837](#)
- 10.h** Ordinance 22-95, Petition to Contract the Boundaries of Southern Grove Community Development District No. 6 [2022-838](#)
- 10.i** Ordinance 22-96, Petition to Establish the Southern Grove Community Development District No. 7 [2022-833](#)
- 10.j** Ordinance 22-97, Petition to Establish the Southern Grove Community Development District No. 8 [2022-839](#)
- 10.k** Ordinance 22-98, Petition to Establish the Southern Grove Community Development District No. 9 [2022-840](#)
- 10.l** Ordinance 22-99, Petition to Establish the Southern Grove Community Development District No. 10 [2022-841](#)

11. Resolutions

- 11.a** Resolution 22-R87, Quasi-Judicial, Public Hearing, A Resolution Granting a Special Exception Use for Club Pure @ The Marketplace to Allow a School in the General Commercial (CG) Zoning District per Section 158.124(7) of the Zoning Code (P22-191). [2022-747](#)
- 11.b** Resolution 22-R106, A Resolution Approving and Accepting the Final Plat with Construction Plans for Verano PUD 1 - Pod G - Plat No. 2 (P22-019). [2022-787](#)

- 11.c** Resolution 22-R107 Approving a Preliminary and Final Plat for Winterlakes Tract F-2 Replat within the City of Port St. Lucie, Florida on the Request of South Star International, LLC (P21-144). [2022-775](#)
- 11.d** Resolution 22-R108, A Resolution Approving the Preliminary and Final Plat for River Place on the St. Lucie Plat No. 9 (P22-034). [2022-847](#)
- 11.e** Resolution 22-R86, Quasi-Judicial, Public Hearing, A Resolution Amending the Verano DRI Map H Preliminary Master Plan to Relocate the St. Lucie County School Site, Reconfigure the Shape of the City Park Site, and Remove References to Access to Glades Cut-off Road and Former Peacock Property. [2022-827](#)
- 12. Unfinished Business**
- 13. New Business**
- 13.a** Approve a Major Site Plan for Winterlakes - Dollar General (P21-142). [2022-776](#)
- 13.b** Approval of Three (3) Year Agreement Between the City of Port St. Lucie and the Federation of Public Employees (FOPE) Bargaining Unit [2022-845](#)
- 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.