

## **NOTICE**

There will be a Regular Meeting of the CITY COUNCIL of the City of Port St. Lucie on May 28, 2019, beginning at 06:30 PM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

## **AGENDA**

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION & PLEDGE OF ALLEGIANCE**
- 4. PROCLAMATIONS AND SPECIAL PRESENTATIONS**
  - a) SPECIAL PRESENTATION – FLORIDA SMALL BUSINESS DEVELOPMENT CENTER OF THE PORT ST. LUCIE BUSINESS ACCELERATOR PROGRAM GRADUATES, BUSINESS NAVIGATOR  
  
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  - b) SPECIAL PRESENTATION – EXCELLENCE IN PUBLIC PROCUREMENT AND BEST PRACTICES AWARD, FROM THE FLORIDA ASSOCIATION OF PUBLIC PROCUREMENT OFFICIALS, INC. (FAPPO) TO THE PROCUREMENT MANAGEMENT DEPARTMENT

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**5. PUBLIC TO BE HEARD**

**6. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

**7. APPROVAL OF CONSENT AGENDA**

- a) APPROVAL OF MINUTES – SPECIAL COUNCIL APRIL 29, 2019; STRATEGIC PLANNING SESSION APRIL 15, 2019

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- b) PERMISSION TO WAIVE THE BIDDING FOR THE EXTENSION OF CONTRACT #20170219, REAL ESTATE BROKER SERVICES, PROCUREMENT MANAGEMENT DIRECTOR

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- c) LICENSE AGREEMENT BETWEEN THE CITY OF PORT ST. LUCIE AND THE PORT ST. LUCIE DOWNTOWN LIONS FOUNDATION, INC. TO SERVE ALCOHOL AT THE 2019 FREEDOMFEST, PARKS & RECREATION DEPARTMENT

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- d) AWARD CONTRACT #20190069 FOR CITYWIDE STORMWATER & RIGHTS OF WAY PREVENTATIVE MAINTENANCE AND REPAIRS, PUBLIC WORKS DEPARTMENT, PROCUREMENT MANAGEMENT

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- e) APPROVE SHORTLISTED FIRMS AND START NEGOTIATIONS FOR REQUEST FOR QUALIFICATIONS (RFQ<sub>u</sub>) #20180148 FOR CONTINUING ENGINEERING SERVICES FOR WATER AND WASTEWATER UTILITIES PROJECTS, UTILITY SYSTEMS DEPARTMENT, PROCUREMENT MANAGEMENT

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- f) APPROVE THE REQUEST BY GERTRUDE WALKER, ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS, TO ESTABLISH EARLY VOTING LOCATIONS FOR THE THREE 2020 ELECTIONS, AND WAIVER OF FEES FOR THE USE OF THESE FACILITIES PER FLORIDA STATUTE 101.71(5), CITY CLERK'S OFFICE

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- g) APPOINTMENT OF DISTRICT 1, DISTRICT 2, AT-LARGE, AND ALTERNATE MEMBERS TO THE PLANNING AND ZONING BOARD, INTERIM PLANNING AND ZONING DIRECTOR

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- h) APPROVE SITE PLAN FOR OCULUS SURGICAL, INC., P18-175, PLANNING & ZONING DEPARTMENT

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- a) ORDINANCE 19-04, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A LARGE SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR LTC MIDWAY, LLC (P18-135), TO REALLOCATE THE FUTURE LAND USE DESIGNATIONS FOR A PARCEL LEGALLY DESCRIBED AS TRACT A OF LTC RANCH RESIDENTIAL PLAT 1; LOCATED SOUTH OF MIDWAY ROAD AND WEST OF INTERSTATE 95 AS FOLLOWS:

(I) DECREASE THE EXISTING RESIDENTIAL-OFFICE-INSTITUTIONAL (ROI) LAND USE FROM 1,786.1 ACRES TO 1,764.12 ACRES; AND

(II) DECREASE THE EXISTING RESIDENTIAL-OFFICE-

INSTITUTIONAL, COMMERCIAL GENERAL (CG/ROI) LAND USE FROM 20.9 ACRES TO 7.0 ACRES; AND

(III) INCREASE THE EXISTING COMMERCIAL GENERAL, COMMERCIAL HIGHWAY, RESIDENTIAL-OFFICE-INSTITUTIONAL (CG/CH/ROI) LAND USE FROM 49.7 ACRES TO 72.88 ACRES;

(IV) INCREASE THE EXISTING OPEN SPACE, INSTITUTIONAL FUTURE (OSR/I) LAND USE FROM 161.2 ACRES TO 168.0 ACRES; AND AMEND THE FUTURE LAND USE MAP TO:

(I) REALIGN ARTERIAL A ROW AND INCREASE ARTERIAL A ROW FROM 37.1 ACRES TO 43.0 ACRES ON THE FUTURE LAND USE MAP;

(II) DEPICT EAST/WEST #5 ROW ON THE FUTURE LAND USE MAP; AND

(III) DEPICT NEWELL ROAD (E/W #2 ROW) ON THE FUTURE LAND USE MAP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- b) ORDINANCE 19-19, AN ORDINANCE ANNEXING A PORTION OF ST. LUCIE COUNTY, FLORIDA; SITUATED IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY AND GENERALLY DESCRIBED AS BEING LOCATED NORTH OF CROSSTOWN PARKWAY, SOUTH OF THE C-24

CANAL, AND WEST OF COMMERCE CENTRE KNOWN AS KLP CROSSTOWN LLC, P19-023; PROVIDING CONDITIONS OF ANNEXATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- c) ORDINANCE 19-27, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR KLP CROSSTOWN, LLC, (P19-024) TO CHANGE THE FUTURE LAND USE DESIGNATION FROM ST. LUCIE COUNTY AGRICULTURE-5 (AG-5) TO RESIDENTIAL GOLF COURSE (RGC) FOR A PARCEL LEGALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND LOCATED NORTH OF CROSSTOWN PARKWAY, SOUTH OF THE C-24 CANAL, AND WEST OF COMMERCE CENTRE PARKWAY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- d) ORDINANCE 19-28, AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF A PORTION OF TWO UTILITY AND DRAINAGE EASEMENTS AFFECTING LOT 18, BLOCK 2680, SOUTH PORT ST. LUCIE THIRTY-NINE, RECORDED IN PLAT BOOK 15, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. PUBLIC WORKS DEPARTMENT

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- e) ORDINANCE 19-29, AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF A BLANKET UTILITY EASEMENT AFFECTING TRACT 1, VILLA VIZCAYA, RECORDED IN OFFICIAL RECORDS BOOK 3628, PAGES 128 TO 132, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. PUBLIC WORKS DEPARTMENT

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- f) ORDINANCE 19-30, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, TERMINATING DECLARATION OF RECIPROCAL EASEMENTS ENCUMBERING CITY CENTER PROPERTY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. CITY ATTORNEY'S OFFICE

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- g) ORDINANCE 19-31, AN ORDINANCE PROVIDING FOR THE ABANDONMENT OF A PORTION OF A UTILITY AND DRAINAGE EASEMENT AFFECTING LOT 13, BLOCK 2944, PORT ST. LUCIE SECTION FORTY-ONE, RECORDED IN PLAT BOOK 15, PAGE(S) 35, 35A THROUGH 35L, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PUBLIC WORKS DEPARTMENT

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## **9. OTHER PUBLIC HEARINGS**

- a) APPEAL OF CONTRACTORS' EXAMINING BOARD DECISION FOR TWO (2) SEPARATE CASES, FROM THE MEETING OF MARCH 14, 2019: #1 ROOFING LICENSE VIOLATION FOR 1550 SE FLORESTA DR.; #2 BUILDING CONTRACTOR LICENSE VIOLATION FOR 5448 NW MILNER DR., 641 SW PALMETTO CV, 1138 SW HIBISCUS ST., 1550 SE FLORESTA DR., 213 SW LANGFIELD AVE., STEVEN DRAKE MARSTON, MANTA RAY CONSTRUCTION

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## **10. FIRST READING OF ORDINANCES**

- a) ORDINANCE 19-32, AN ORDINANCE PROVIDING FOR THE FIRST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR VERANO SOUTH PUD 1 POD C PLANNED UNIT DEVELOPMENT (P19-020) LOCATED SOUTHWEST OF THE C-24 CANAL, AND NORTH OF CROSSTOWN PARKWAY AND WITHIN THE VERANO DRI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- b) ORDINANCE 19-33, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR CITY OF PSL/BELVEDERE STREET, (P19-039)



TO CHANGE THE FUTURE LAND USE DESIGNATION FROM LIMITED COMMERCIAL/RESIDENTIAL, OFFICE, INSTITUTIONAL (CL/ROI) TO GENERAL COMMERCIAL (CG) FOR A PARCEL LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 18, BLOCK 691, LOTS 1-5, AND LOCATED ON THE WEST SIDE OF BELVEDERE STREET, SOUTH OF THANKSGIVING STREET; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- c) ORDINANCE 19-34, AN ORDINANCE TO REZONE 1.18 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF BELVEDERE STREET, SOUTH OF THANKSGIVING STREET, FROM SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (RS-2) TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT FOR A PROJECT KNOWN AS CITY OF PSL/BELVEDERE STREET, P19-040; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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## **11. RESOLUTIONS**

- a) RESOLUTION 19-R39, A RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLAT WITH CONSTRUCTION PLANS FOR RIVERLAND PARCEL A – PLAT TEN WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF RIVERLAND ASSOCIATES I, LLLP (P19-013); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- b) RESOLUTION 19-R40, QUASI JUDICIAL, A RESOLUTION OF THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA 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 AND 07-R77 BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA. P18-134, PLANNING & ZONING DEPARTMENT

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- c) RESOLUTION 19-R41, A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL SUBDIVISION PLAT WITH CONSTRUCTION PLANS FOR VERANO SOUTH P.U.D. 1 – POD A – PLAT NO. 3 (P18-120) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF VERANO DEVELOPMENT, LLC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING & ZONING DEPARTMENT

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- d) RESOLUTION 19-R42, A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL SUBDIVISION PLAT WITH CONSTRUCTION PLANS FOR VERANO SOUTH P.U.D. 1 – POD A – PLAT NO. 4 (P18-184) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF VERANO DEVELOPMENT, LLC; PROVIDING FOR CONFLICTS; PROVIDING

FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. PLANNING  
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- e) RESOLUTION 19-26, QUASI-JUDICIAL, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA AMENDING MAP H TO REFLECT THE ADDITION OF 2.87 ACRES OF PROPERTY INTO THE VERANO DEVELOPMENT OF REGIONAL IMPACT APPROVED BY RESOLUTION 18-R01 ON JANUARY 8, 2018, MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE VERANO DEVELOPMENT OF REGIONAL IMPACT; AND PROVIDING FOR AN EFFECTIVE DATE. (P19-025) PLANNING & ZONING DEPARTMENT

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**12. UNFINISHED BUSINESS - There is nothing scheduled under this item.**

**13. NEW BUSINESS**

- a) DETERMINE AND APPROVE BUDGET ADVISORY COMMITTEE ASSIGNMENTS FOR FISCAL YEAR 2019-2020, ASSISTANT CITY MANAGER GRAHAM

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- b) ANNUAL UPDATE OF THE STRATEGIC PLAN, STRATEGIC INITIATIVES DIRECTOR

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- c) REQUEST TO NEGOTIATE WITH VACANT LOT OWNERS TO PURCHASE PROPERTY FOR STORMWATER ACCESS MANAGEMENT, PUBLIC WORKS DEPARTMENT

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- d) LETTER OF INTENT FOR THE SALE OF FLORIDA CENTER FOR BIO-SCIENCE, BUSINESS NAVIGATOR

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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, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

**NOTICE:** Public and Press are invited to review all the backup material for Council Meetings. Copies are available on Thursday, Friday, and Monday before any Council

Meeting in the City Clerk's Office in City Hall. On Meeting nights a copy of backup material is in the Reception Area for further review during the meeting.

**PLEASE LEAVE THE AGENDA BACKUP MATERIAL IN GOOD ORDER FOR OTHERS TO REVIEW.**

**NOTICE:** Anyone wishing to speak during Public to be Heard or the First Reading of Ordinances is required to sign on the sheet supplied by the City Clerk in the front of the Chambers (at the lectern).

**AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE PLEASE PUT YOUR CELL PHONE ON SILENT.**