

City of Port St. Lucie
Planning and Zoning Board
Action Agenda

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

Eric Reikenis, Chair, Term 1, Expires 1/1/2027
Peter Previte, Vice Chair, Term 1, Expires 1/1/2027
Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027
Jim Norton, At-Large, Term 1, Expires 1/1/2027
John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027
Greg Pettibon, At-Large, Term 1, Expires 1/1/2027
Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027
Rose Futch, Alternate, Term 1, Expires 1/1/2027
Regenia Herring, Alternate, Term 1, Expires 3/25/2027

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, April 2, 2024

6:00 PM

Council Chambers, City Hall

Request to Withdraw Item 8G

1. Meeting Called to Order
2. Roll Call
3. Determination of a Quorum
4. Pledge of Allegiance
5. Approval of Minutes

5.a Approval of Minutes - March 5, 2024

[2024-321](#)

ACTION: Motion passed unanimously by roll call vote to approve the minutes of the Planning and Zoning Board meeting of March 5, 2024.

Approved

6. Consent Agenda
7. Public Hearings - Non Quasi-Judicial

7.a P24-021 Calvary Port St. Lucie Ministries, Inc. - Future Land Use Amendment

[2024-319](#)

Location: The property is located north of St. James Boulevard and West of NW St. James Drive.

Legal Description: St. Andrews Park Commercial Parcel "C".

This is a request to amend the Future Land Use from

Residential-Office-Institutional (ROI) to Institutional (I).

ACTION: Motion passed unanimously by roll call vote to recommend approval of P24-021, Calvary Port St. Lucie Ministries, Inc. - Future Land Use Amendment, to the City Council.

Approved

8. Public Hearing - Quasi-Judicial

8.a P23-181 Southern Grove 11 - Master Planned Unit [2024-212](#)

Development (MPUD) - Rezoning

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.

Legal Description: The legal description is Parcel 25 D, Southern Grove Plat No. 13.

This is a request to rezone approximately 15.6 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

ACTION: Motion passed unanimously by roll call vote to recommend approval of P23-181, Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning, to the City Council.

Approved

8.b P23-188 Starbucks Cashmere - Special Exception Use [2024-323](#)

Location: The property is located at the southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard.

Legal Description: BankUnited at Cashmere Corners St. Lucie West Plat No. 188 (PB 59-14) Lot 3A Parcel 20

This is a request for a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district.

ACTION: Motion passed by roll call vote to recommend approval of P23-188, Starbucks Cashmere - Special Exception Use, to the City Council with conditions.

Approved

8.c P23-219 St. Andrews Park Phase II Planned Unit [2024-322](#)

Development - PUD Amendment No. 2

Location: The property is located north of St. James Blvd. and west of NW St. James Drive

Legal Description: St. Andrews Park Phase II Planned Unit Development

This is a request to amend the St. Andrew Park Phase II Planned Unit Development (PUD) to reduce the size from 42.33 to 27.58 acres.

ACTION: Motion passed unanimously by roll call vote to recommend approval of

- P23-219, Planned Unit Development (PUD) Amendment - St. Andrew Park Phase II, to the City Council.
Approved
- 8.d** P23-230 Calvary Port St. Lucie Ministries, Inc. - Rezoning [2024-320](#)
 Location: The property is located on the north side of NW St. James Blvd and west of NW St. James Drive.
 Legal Description: St. Andrews Park Commercial (PB 59-9) - Parcel C (13.244 acres) & St. Andrews Park Commercial (PB 59-9) - Parcel B (1.507 acres) (OR 3470-2836)
 This is a request to rezone 13.244 acres from Planned Unit Development (PUD) to Institutional (I) and 1.51 acres from PUD to Open Space Conservation (OSC).

 ACTION: Motion passed unanimously by roll call vote to recommend approval of P23-230, Calvary Port St. Lucie Ministries, Inc. - Rezoning, to the City Council.
Approved
- 8.e** P24-026 Freese, James - Rezoning [2024-327](#)
 Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
 Legal Description: Port St. Lucie Section 31, Block 1706, Lot 12
 This is a request to rezone from Single Family Residential (RS-2) to Service Commercial (CS) zoning district.

 ACTION: Motion passed unanimously by voice vote to table P24-026, Freese, James - Rezoning, to the Planning and Zoning Board meeting of May 7, 2024.
Tabled
- 8.f** P24-029 Calvary Christian Academy - Variance [2024-324](#)
 Location: The property is located 5545 NW St. James Drive.
 Legal Description: Peachtree Place, Parcel No. 3
 This is a request to grant a variance of 7 feet to allow a 42-foot-tall building addition to the existing school and a variance of 9.1 feet to allow a parapet wall to hide the mechanical equipment on the roof.

 ACTION: Motion passed unanimously by roll call vote to approve P24-029, Calvary Christian Academy - Variance.
Approved
- 8.g** P24-013 Brian & Susan Barnes - Variance [2024-202](#)
 Location: 1003 SE Kitching Cove Lane
 Legal Description: Kitching Cove Estates, Lot 3
 This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

 OTHER: This item was withdrawn.

Withdrawn

9. New Business
10. Old Business
11. Public to be Heard
12. Adjourn