

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Wednesday, July 5, 2023**

**6:00 PM**

**Council Chambers, City Hall**

### **Planning and Zoning Board**

*Deborah Beutel, Chair, Term 2 Expires 6/21/25*  
*Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27*  
*Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25*  
*Peter Previte, At-Large, Term 1 Expires 7/12/25*  
*Joseph Piechocki, At-Large, Term 1 Expires 7/12/25*  
*Roberta Briney, At-Large, Term 1 Expires 7/12/25*  
*Eric Reikenis, At-Large, Term 1 Expires 11/1/26*  
*Melody Creese, Alternate, Term 1 Expires 11/1/26*  
*Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027*

*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. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes****6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****7.a P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale**[2023-232](#)

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.

Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.

This is a request to change the Future Land Use of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

**8. Public Hearing - Quasi-Judicial****8.a P23-088 Imperium Construction Company, LLC - Variance**[2023-573](#)

Location: 1429 SW South Macedo Boulevard

Legal description: Port St. Lucie Section 28, Block 240, Lot 3

This is a request for a variance to Section III of the Land Use Conversion Manual to allow for a lot with less than 20,000 square feet and less than 160 feet of frontage.

- 8.b** P23-094 St. Lucie Battery & Tire @ Gatlin Boulevard - [2023-574](#)  
Landscape Modification  
Location: North of SW Gatlin Boulevard and east of SW Edgarc Street  
Legal Description: Parcel B, Fotios Subdivision.  
This is a request to waive the requirement for an architectural buffer wall and substitute landscaping in lieu of a wall on the northwest side of the property as per Section 154.12 of the Landscape and Land Clearing Code.
- 8.c** P23-097 Monna Homes, LLC - Variance [2023-568](#)  
Location: 520 SE Cliff Road  
Legal Description: Port St. Lucie Section 39, Block 2655, Lot 18  
This is a request for a variance of 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence.

**9. New Business**

**10. Old Business**

**11. Public to be Heard**

**12. 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 a 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: 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 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.