

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Tuesday, September 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*

*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**

5.a Approval of Minutes - August 1, 2023

[2023-775](#)

**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.

7.b P23-142 Southern Grove - Comprehensive Plan Amendment  
- Large Scale

[2023-788](#)

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida  
This is a request for a large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.

**8. Public Hearing - Quasi-Judicial**

- 8.a** P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment [2023-782](#)  
Location: The property is located south of Midway Road and northwest of Glades Cut Off Road.  
Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.  
This is a request to amend the conceptual plan and zoning regulation document.
- 8.b** P22-326 St. Lucie Lands Planned Unit Development (PUD) Amendment No. 5 [2023-773](#)  
Location: The subject property is generally located on the south side of Becker Road and east of the Florida Turnpike.  
Legal Description: St. Lucie Lands PUD, Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A.  
This is a request for the approval of the Fifth Amendment to the St. Lucie Lands PUD.
- 8.c** P23-115 AM Developments, LLC - Rezoning [2023-793](#)  
Location: South of Becker Road, between SW Lassiter Terrace and SW Junietta Terrace  
Legal Description: Becker Commons (PB 62-1), Lots 1, 2, & 3  
This is a request to rezone from (Planned Unit Development) PUD to Professional (P).
- 8.d** P23-118 City of Port St. Lucie - Rezoning [2023-789](#)  
Location: West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.  
Legal Description: Port St. Lucie Section 12, Block 3457, Lot 3  
This is a request to rezone the property from Institutional to Neighborhood Commercial Zoning.
- 8.e** P23-123 Bayshore Commons, LLC - Rezoning [2023-781](#)  
Location: The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.  
Legal Description: Lots 9 through 12, Block 237, Port St. Lucie Section 28.  
This is a request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.

- 8.f** P23-126 Imperium Construction Co., LLC - Rezoning [2023-778](#)  
Location: East of SW South Macedo Blvd. and north of Crosstown Pkwy.  
Legal Description: Port St. Lucie Section 28, Block 240, Lot 3  
This is a request to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).
- 8.g** P23-127 America Walks - Variance [2023-791](#)  
Location: The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.  
Legal Description: Tract D, Southern Grove Replat Plat No. 30  
This is a request to grant a variance of ten (10) feet to the ten (10) foot wide perimeter landscape buffer required by Section 154.03(C)(1)(a) of the Landscaping and Land Clearing Code due to the conflict with existing drainage facilities along the property's western boundary line.
- 8.h** P23-128 Nicholas Dwarika - Variance [2023-787](#)  
Location: 3350 SW Vendome St  
Legal Description: Port St. Lucie Section 15, Block 1451, Lot 13  
This is a request to grant a variance of 13 feet from the rear yard setback requirement to allow for an addition to an existing single-family residence.
- 8.i** P23-141 10th Southern Grove DRI - Map H Amendment [2023-790](#)  
Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.  
Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida  
This is a request to modify Map H, the master development plan, and Map H-2, Tradition Trail and multi-use plan.

**9. New Business**

- 9.a** Planning and Zoning Board Member of the Site Plan Review Committee [2023-792](#)

**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.