

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

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

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.

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<b>Tuesday, June 6, 2023</b>	<b>6:00 PM</b>	<b>Council Chambers, City Hall</b>
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1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Appointments

**5.a** Board Member Swearing in: Peter L. Spatara as Alternate  
Member and Reappointment of Alfreda Wooten as a Regular  
Member

[2023-499](#)

6. Approval of Minutes

**6.a** Approval of Minutes - May 2, 2023

[2023-484](#)

**ACTION:** Motion passed unanimously by roll call vote to approve the minutes.

Approved

7. Consent Agenda

8. Public Hearings - Non Quasi-Judicial

**ACTION:** Motion passed unanimously by roll call vote to move Items 8 a) and 9 a), to the end of the Agenda.

Approved

**8.a** P21-128 Wilson Groves - Large Scale Comprehensive Plan [2023-327](#)

Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

**ACTION:** Motion passed unanimously by roll call vote to recommend approval of P21-128 Wilson Groves - Large Scale Comprehensive Plan with the recommendation outlined in the Planning Staff's Presentation, Page 11, to include when deemed necessary by the City for the developers obligated roadways, to the City Council.

Recommended for approval

**8.b** P22-336 Lulfs Grove - Comprehensive Plan Amendment - [2023-232](#)

Large Scale

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.

**ACTION:** Motion passed unanimously by roll call vote to table P22-336 Lulfs Grove, Comprehensive Plan Amendment, Large Scale, to the July 5, 2023 Planning and Zoning Meeting.

Tabled

**8.c** P23-059 City of Port St. Lucie - Text Amendment to Chapter [2023-398](#)

155: Sign Code

A City initiated text amendment to Chapter 155, Sign Code to add public (City) electric message monument signs and updates for

clarification of the existing code.

**ACTION:** Motion passed unanimously by roll call vote to recommend approval of P23-059, City of Port St. Lucie - Text Amendment to Chapter 155: Sign Code, to the City Council.

Recommended for approval

**9. Public Hearing - Quasi-Judicial**

**9.a** P21-127 Wilson Groves DRI - Map Amendment [2023-328](#)

Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Legal description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan.

**ACTION:** Motion passed unanimously by roll call vote to recommend approval of P21-127, Wilson Groves DRI, Map Amendment, with the conditions listed as recommended by the City # 1-3, as written, and #4 the developer shall reimburse the City for the City’s consultant to conduct a monitoring analysis when deemed necessary by the City for the developer’s obligated roadways as recommended by the Public Works Department.

Recommended for approval

**9.b** P22-155 Gatlin Boulevard Car Wash - Special Exception Use [2023-241](#)

Location: 1837 SW Gatlin Boulevard, at the northwest corner of Gatlin Boulevard and SW Import Drive.

Legal Description: Lot 9, Lot 10 and Tract P of Block 1702, Port St. Lucie Section 31

The request is for approval of a Special Exception Use (SEU) to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

**ACTION:** Motion passed unanimously by roll call vote to recommend approval of P22-155, Gatlin Boulevard Car Wash, Special Exception Use with Staff's Recommendations, to the City Council.

Recommended for approval

**9.c** P22-197 Freese, James - Variance [2023-488](#)

Location: 2732 SW Casella Street

Legal Description: Port St. Lucie Section 31, Block 1706, Lot 12

This is a request to grant a variance to the requirements of Appendix

B, Land Use Conversion Manual of the City’s Zoning Code to isolate one (1) lot.

**ACTION:** Motion passed unanimously by roll call vote to recommend denial of P22-197, James Freese, Variance, to the City Council.

Recommended for denial

**9.d** P22-349 Prima Vista Shops - Planned Unit Development [2023-492](#)

(PUD) Amendment No. 2

Location: The property is located on the north side of NW Prima Vista Boulevard, east of NW Friar Street

Legal Description: Plat of Prima Vista Commercial Center Plat No. 2, Lot 3

This is a request to amend the PUD (Planned Unit Development) document and conceptual plan for the Prima Vista Shops PUD.

**ACTION:** Motion passed unanimously by roll call vote to recommend approval of P22-349, Prima Vista Shops - Planned Unit Development, to the City Council.

Recommended for approval

**9.e** P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. - [2023-324](#)

Variance

Location: 1983 SW Biltmore St.

Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.

This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.

**ACTION:** Motion passed unanimously by roll call vote to deny P23-038, Tommy C. Creel, Custom Welding Diversified, Inc. - Variance.

Denied

**9.f** P23-081 SLW Total Wine & More (Town Center) - Variance [2023-465](#)

Location: The Property is located on the northeast corner of St. Lucie West and Peacock Boulevards.

Legal Description: Lot 1-3, Block 3, Parcel 28, St. Lucie West Plat Number 1, Prima Vista Boulevard, Plat Book 26, Page 8

A request to grant a variance to Section 110.02 - Alcoholic Beverage Code that states no license shall be granted to a vendor of alcoholic beverages whose place of business is or shall be within one thousand five hundred (1,500) feet of a school or religious institution. This application is for a variance of four hundred and fifty-eight point

thirteen (458.13) feet to allow a separation distance of one thousand forty-one point eighty-seven (1,041.87) feet from a school or religious institution. This variance will allow a Total Wine and More retail store acquire the proper state license for the sale of packaged liquor

**ACTION:** Motion passed by roll call vote to approve P23-081, SLW Total Wine & More (Town Center) - Variance, with Chair Beutel, Mr. Piechocki, Ms. Creese, Mr. Previte, and Vice Chair Wooten voting in favor and Mr. Reikenis voting against.

Approved

- 10. **New Business**
- 11. **Old Business**
- 12. **Public to be Heard**
- 13. **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.

**9.a** P21-127 Wilson Groves DRI - Map Amendment

[2023-328](#)

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Recommended for approval