

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, May 2, 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 1 Expires 5/28/23

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

Please visit 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 - March 7, 2023 & April 4, 2023 [2023-318](#)

6. Consent Agenda

6.a P22-330 LTC Ranch West Phase 2 - Preliminary and Final Plat [2023-393](#)

7. Public Hearings - Non Quasi-Judicial

7.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.

7.b P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulations, Section 156.038 - Preliminary Plat [2023-323](#)

This is a staff-initiated amendment to Section 156.038 of the Subdivision Regulations regarding preliminary plats.

- 7.c** P23-061 G. Callas Holdings, LLC - Small-Scale Comprehensive Plan Amendment [2023-403](#)
Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road
Legal Description: Port St. Lucie - Section 31, Tract B
This is a request to change the future land use designation of a 1.79 acre property from OSR (Open Space Recreation) to RL (Low Density Residential)
- 8. Public Hearing - Quasi-Judicial**
- 8.a** P21-127 Wilson Groves DRI Map Amendment [2023-328](#)
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.
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, adopted Resolution 11-R01 on January 24, 2011.
- 8.b** P23-028 Adams Homes of NW Florida, Inc. - Rezoning [2023-333](#)
Location: 2136 and 2142 SW Madruga Street
Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.
This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)
- 8.c** P23-044 Daniel and Beth Barense - Variance [2023-402](#)
Location: 132 SW Klee Circle
Legal Description: Port St. Lucie Section 34, Block 2406, Lot 22
This is a request to grant a variance of 15 feet to allow a rear yard setback of 10 feet for an addition to an existing single-family residence.
- 8.d** P23-053 Scott E. Kaapke - Variance [2023-391](#)
Location: 1549 SW Underwood Ave.
Legal Description: Port St. Lucie Section 31, Block 1669, Lot 18
This is a request for a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition.

- 8.e** P23-062 G. Callas Holdings, LLC - Rezoning [2023-406](#)
Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road.
Legal Description: Port St. Lucie Section 31, Tract B
This is a request to rezone a 1.79-acre property from OSR (RS-2 (Single-Family Residential)).
- 8.f** P23-065 - Eden at Tradition - Landscape Modification [2023-397](#)
Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).
Legal Description: The legal description is Tradition SG-10, Parcel C.
This is a request for a landscape modification to allow for enhanced landscaping in lieu of providing a six (6) foot buffer wall along the west property line.
- 8.g** P23-067 Varian, Lisa - Variance [2023-394](#)
Location: 481 SE Faith Terrace
Legal Description: Port St. Lucie Section 2, Block 314, Lot 8
This is a request for a variance of 1.5 feet to allow an 8.5-foot side yard setback for a proposed screen enclosure and pool.

9. New Business

- 9.a** Traffic Review Summary [2023-389](#)

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.