

City of Port St. Lucie

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



Meeting Agenda

Wednesday, November 6, 2024

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

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

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 - September 5, 2024 & October 2, 2024

[2024-984](#)

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

7.a P24-094 Economy Storage - Comprehensive Plan

[2024-742](#)

Amendment/Small Scale

Location: 1915 SW Hayworth Avenue, which is located south of SW Gatlin Boulevard, north of SW Hayworth Avenue, and between SW Casella Street and SW Buckhart Street.

Legal Description: Port St. Lucie Section 31, Block 1705, Lot 14 (OR Book 3943, Page 2230)

This is a request to change the future land use designation from Commercial General (CG) to Service Commercial (CS).

7.b P24-130 Sandpiper Bay PUD Small-Scale Comprehensive Plan

[2024-1104](#)

Amendment

Location: 3500 SE Morningside Boulevard, generally located at the SE Pine Valley Street and SE Monte Vista Street intersection.

Legal Description: See attached survey.

This is a request for a small-scale future land use map amendment to change the future land use designation from Commercial Limited (CL) to Commercial General/Institutional (CG/I) for 6.83 acres of the overall project site.

8. Public Hearing - Quasi-Judicial

8.a P24-050 Economy Self Storage - Rezoning

[2024-498](#)

Location: The property is located at 1915 SW Hayworth Avenue.

Legal Description: Port St Lucie Section 31, Block 1705, Lot 14 (OR Book 3943, Page 2230)

This is a request to rezone 0.24 acres from the Single Family Residential (RS-2) zoning district to the Service Commercial (CS) zoning district.

- 8.b** P24-070 10th Amendment to the Ravello/Rivella Planned Unit Development PUD [2024-1100](#)
Location: The property is located east of the North Fork of the St. Lucie River between Westmoreland Boulevard, Cambridge Drive, and Morningside Boulevard.
Legal Description: Tesoro Preserve Plats 1 through 5 and first replat of River Point PUD.
Request: An application for the 10th Amendment to the Ravello PUD.
- 8.c** P24-111 Sandpiper Bay PUD (fka Club Med Sandpiper) Amendment No. 1 [2024-1112](#)
Location: 3500 SE Morningside Boulevard, generally located at the SE Pine Valley Street and SE Monte Vista Steet intersection.
Legal Description: See attached survey.
This is a request for the 1st Amendment to the Sandpiper Bay Planned Unit Development (PUD) to revise the PUD concept plan, update to the permitted uses, and other miscellaneous changes.
- 8.d** P24-116 Hass Townhomes - Limited Mixed Use (LMD) Conceptual Plan Amendment [2024-1093](#)
Location: The property is located at 810 SW Haas Avenue
Legal Description: Port St. Lucie Section 33, Block 2299, Lots 11-14 (Plat Book 15, Page 1)
This is a request to amend an LMD Conceptual plan to allow for the construction of an 11-unit multifamily project.
- 8.e** P24-142 City of PSL - Intermodal Transit Facility - Landscape Modification [2024-994](#)
Location: West side of SE Belvedere Street between Deacon and Thanksgiving Avenues.
Legal Description: Port St. Lucie Section 18, Tract D
This is a request to provide landscaping in lieu of an architectural buffer wall on the northern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
- 8.f** P24-161 Bogey Bay, LLC - Special Exception Use. [2024-1099](#)
Location: The Property is located at 1449 SW Gatlin Boulevard.
Legal Description: Port St. Lucie Section 23, Block 1615, Lots 1-4 & 42-45 (OR 4366-2714)
This is a request for a Special Exception Use (SEU) to allow a bar to be located in the General Commercial Zoning District as per Section 158.124 (C) (6) of the Zoning Code.

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.