

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Request to Table Item 8A and 8E

Tuesday, November 7, 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 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 - October 3, 2023

[2023-1016](#)

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

7.a P23-182 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment to the Transportation Element - Mobility

[2023-1019](#)

This is a City initiated large scale text amendment to the Transportation Element of the City Comprehensive Plan to add a goal, objectives and policies regarding the implementation of the 2045 Mobility Plan.

7.b P23-187 A City Initiated Text Amendment to Title XI - Business Regulations, Chapter 110.02

[2023-1022](#)

This is a request to amend Section 110.02 'Proximity to religious institution or school'.

7.c P23-134 Toscana SLC, LLC - Small-Scale Comprehensive Plan Amendment

[2023-1018](#)

Location: 9871 S US Highway 1, south of Lyngate Drive and on the west side of US Highway 1

Legal Description: Second Replat of Tract E South Port St Lucie Unit 15, Tract 3.

This is a request to change the future land use designation of a 1.55 acres property from High Density Residential/General Commercial/Open Space-Conservation (RH/CG/OSC) to High Density Residential/Service Commercial (RH/CS).

8. Public Hearing - Quasi-Judicial

- 8.a** P23-130 Chick-Fil-A @ SLW - Variance [2023-1021](#)
Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.
- 8.b** P23-133 Saint Lucy Properties, LLC. - The Malachi Academy - Special Exception Use (Application Withdrawn) [2023-1040](#)
Location: On the south side of NW University Boulevard, west of the roundabout on NW California Boulevard and east of Piazza Drive.
Legal Description: University Park, St. Lucie West Plat No. 143, second replat in Parcel 21D, Lot 7
This is a request for a special exception use to allow a private school.
- 8.c** P23-149 Omega Baptist Church of Pentecost Inc. - Rezoning [2023-898](#)
Location: East of Port St. Lucie Boulevard., between SW Aster Rd. & SW Greco Ln.
Legal Description: Port St. Lucie, Sec. 5, Blk. 1662, Lots 9, 10, 11, 15, & 16
This is a request to rezone the property from Institutional to Professional Zoning.
- 8.d** P23-162 Scarcella, Mirko - Variance [2023-1017](#)
Location: 1856 SW Kimberly Ave
Legal Description: Port St. Lucie Section 20, Block 314, Lot 8
This is a request for a variance of 3.4 feet to allow a 6.6-foot side yard setback for an existing outdoor kitchen and barbecue.
- 8.e** P23-170 Western Grove DRI - 4th Amendment - Map H [2023-1020](#)
Amendment
Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.
This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

- 8.f** P23-177 2300 Veterans Highway, LLC. - Rezoning [2023-1036](#)
Location: On the northwest corner of Rivergate Parkway and west of SE Veterans Memorial Parkway.
Legal Description: Rivergate Office Plaza- First Replat- Lot 1.
This is a request to rezone from Planned Unit Development (PUD) zoning district to General Commercial (CG) zoning district.
- 8.g** P23-178 Ceppetelli - Rezoning [2023-1013](#)
Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.
Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

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.