

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Tuesday, March 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 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](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 - February 7, 2023 and February 21, 2023

[2023-236](#)

**6. Consent Agenda**

- 6.a** P22-232 Verano South Pod G - Plat No. 2 - POD No. 2 - Replat No. 1

[2023-225](#)

Location: The property is west of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road.

Legal Description: Being A Replat of all of POD 2, Verano South PUD 1 - POD G - Plat No. 2.

The application is for a Preliminary Plat with Construction Plans that is 18.5 acres in area. The project proposes a total of 220 multi-family lots.

**7. Public Hearings - Non Quasi-Judicial**

- 7.a** P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale

[2023-232](#)

Location: Generally bordered by Glades Road Cut Off to the south, Interstate I-95 to the east, and Midway Road to the north.

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 464.5 acres known as Lulfs Grove Business Park, to Low Density Residential (RL), Medium Density Residential (RM) and Recreation Open Space (OSR).

- 7.b** P22-356 St. Lucie Lands/Veranda - Comprehensive Plan [2023-233](#)  
Amendment - Large Scale  
Location: The properties are generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Preserve.  
Legal Description: Portions of Veranda Plat No. 3, Veranda Gardens West Phase 1; Portions of Veranda Plat No. 4, Veranda Gardens West Phase 2; Portions of Veranda Plat No. 5, Veranda Gardens West Phase 3; and Veranda Plat No. 2, Parcel 7.  
This is a request to approve a large-scale future land use map amendment for approximately 84 acres in size acres from Residential, Office and Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI) to Residential Golf Course (RGC).
- 7.c** P22-357 St. Lucie Lands (VF II, LLC) - Comprehensive Plan [2023-234](#)  
Amendment - Small Scale  
Location: South of Becker Road, north of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Landings.  
Legal Description: Veranda Plat No. 8, Tract 2  
This request is to approve a small-scale Future Land Use Map amendment for 12.4 acres from Residential Office and Institutional (ROI) to (RGC) Residential Golf Course.
- 7.d** P22-364 Brizon Investments, LLC - Comprehensive Plan [2023-231](#)  
Amendment - Small Scale  
Location: Northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard.  
Legal Description: Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12 and 13  
This is a request to change the Future Land Use designation from Residential, Office, Institutional (ROI) to General Commercial (CG).
- 8. Public Hearing - Quasi-Judicial**
- 8.a** P22-155 Gatlin Boulevard Car Wash - Special Exception Use [2023-241](#)  
Location: 1837 SW Gatlin Boulevard  
Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10  
This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

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- 8.b** P22-269 Jared & Emily Greenberg - Variance [2023-240](#)  
Location: 702 SW Abode Avenue  
Legal Description: Port St. Lucie - Section 33, Block 2326, Lot 21  
This is a request to grant a variance of 9.51 feet to allow a 0.49-foot setback from the rear property line for an existing 21.50-foot by 24-foot (516 sf2) covered playhouse.
- 8.c** P22-327 Bayshore Boulevard Plaza - Special Exception Use (Fitness Center) [2023-237](#)  
Location: East side of Bayshore Blvd. and north of SW Thornhill Dr.  
Legal Description: Port St. Lucie Section 13, Block 628, Lots 25-29  
This is a request for a Special Exception Use to allow on enclosed assembly area over 3,000 square feet for a recreational use totaling 3,187 square feet.
- 8.d** P22-328 Bayshore Boulevard Plaza - Special Exception Use (Vehicle Repair & Maintenance) [2023-239](#)  
Location: East side of Bayshore Blvd. and north of SW Thornhill Dr.  
Legal Description: Port St. Lucie Section 13, Block 628, Lots 25-29  
This is a request for a Special Exception Use to allow a repair and maintenance of vehicles use within the General Commercial zoning district.
- 8.e** P22-365 Brizon Investments, LLC - Rezoning [2023-230](#)  
Location: Generally, on the northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard  
Legal Description: Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12, and 13  
This is a request to rezone a 1.06-acre property from Professional Office (P) to General Commercial (CG).
- 8.f** P23-005 Crb of Florida - Caribbean American Club - Special Exception Use [2023-243](#)  
Location: 3771 SE Jennings Road  
Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1  
The request is for the approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Service Commercial (CS) Zoning District as per Section 158.126(D)(2) for the Zoning Code for a 5,022 square foot cultural club.

- 8.g** P23-015 Weun Geem, Kim - Emerald Plaza at Darwin, LLC - [2023-242](#)  
Landscape Modification  
Location: 3201 SW Yale Street  
Legal Description: Darwin Plaza Lot 1  
This is a request to substitute landscaping in lieu of an architectural  
buffer wall per Section 154.12 of the City of Port St. Lucie Code of  
Ordinances.

**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.