

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, June 7, 2022

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

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 - May 3, 2022

[2022-476](#)

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

7.a P21-023, Far 2, LLC @ SLW (Cashmere Residential) -

[2022-482](#)

Comprehensive Plan Amendment/Small Scale

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to change the future land use designation of an approximately 9-acre parcel from General Commercial (CG) to Medium Density Residential (RM).

7.b P22-149 Treasure Coast Victory Children's Home -

[2022-455](#)

Comprehensive Plan Amendment/Small Scale

Location: The property is located at 638 SW Biltmore Street, generally west of SW Biltmore Street and north of SW Swan Avenue.

Legal Description: Lots 20, 21 and 22, Block 73, Port St. Lucie Section 27

This is a request to change the future land use designation of a 0.689-acre portion of a property from Commercial General (CG) to a split designation of Light Industrial (LI)/Service Commercial (CS).

7.c P22-158 City of Port St. Lucie - Chapter 55, Sign Code, Section 155.03 - Text Amendment

[2022-466](#)

8. Public Hearing - Quasi-Judicial

- 8.a** P21-022, St. Lucie West Development of Regional Impact (DRI) - Amendment No. 19 [2022-480](#)
- Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
- Legal Description: SLW Plat No. 178.
- This is a request to amend Map H, the master development plan, to change the land use of approximately nine (9) acres of land from General Commercial (CG) to Medium Density Residential (RM).
- 8.b** P21-024, Far 2, LLC @ SLW - Planned Unit Development (PUD) Rezoning [2022-474](#)
- Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
- Legal Description: SLW Plat No. 178.
- This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed amendment includes a PUD development agreement and concept plan proposing a 72-unit townhome development.
- 8.c** P22-001 Riverland/Kennedy DRI Riverland Center MPUD Rezoning [2022-468](#)
- Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)
- Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
- This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).
- 8.d** P22-036 CSC Properties - Lot 3 @ Prima Vista - Special Exception Use [2022-454](#)
- Location: The property is located north of Prima Vista Boulevard and east of Friar Street.
- Legal Description: Section 27, Block 115, Lot 3
- This is a request for a special exception to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD, automotive oil lubrication business requires a special exception to be approved.

- 8.e** P22-047 The Reserve Development of Regional Impact (DRI) - [2022-479](#)
Amendment No. 9
Location: The property is located west of Interstate 95 and southeast of Glades Cutoff Road.
This is a request to amend the development order for The Reserve DRI to delete 64,264 of general commercial/retail use and replace with 101 additional residential units and 103,005 square feet of office use; extend the termination date until January 27, 2023; and add language regarding use of the conversion matrix.
- 8.f** P22-054 Mason Toscana Master Sign Program [2022-329](#)
Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.
Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15
This is a request to create a Master Sign Program for a project known as Toscana PUD.
- 8.g** P22-099 St Lucie West Properties, LLC - Variance [2022-459](#)
Location: 1100 SW ST Lucie West Boulevard
Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20
This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.
- 8.h** P22-131 John M. & Arlene Wangle - Variance [2022-467](#)
Location: 140 SE Rio Angelica
Legal Description: Tesoro Plat No. 4, Lot 107
This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.
- 8.i** P22-150 Treasure Coast Victory Children's Home - Rezoning [2022-456](#)
Location: The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue.
Legal Description: Lots 19-24, Block 73, Port St. Lucie Section 27.
This is a request to change the zoning designation of a 1.377-acre property from Institutional (I) to Warehouse Industrial (WI) for the purpose of providing consistency of the zoning designation with the proposed future land use designation.

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.