

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**\*Addition of Item 9A\***

**Tuesday, January 3, 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 - December 6, 2022 [2023-009](#)

**6. Consent Agenda**

6.a P22-012 Gatlin Pointe - Preliminary & Final Subdivision Plat [2022-944](#)

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

7.a P22-334 Greenberg, Jared Chapter 158 - Zoning Code Text Amendment Application [2023-018](#)

This is a resident-initiated text amendment to Chapter 158 Zoning Code. Specifically, Section 158.073 Single-Family Residential Zoning District (RS-2) to include a new subsection named Empty lots uses.

7.b P22-335 3771 SE Jennings Road - Small-Scale Comprehensive Plan Amendment ( [2023-014](#)

Location: The property is located south of SE Jennings Road and west of SE Lennard Road at 3771 SE Jennings Road.

Legal Description: A portion of Lot 2, Block 1, St. Lucie Gardens Plat 1

This is a request to change the future land use designation of a 3.05-acre parcel from Utility (U) to Service Commercial (CS).

7.c P22-347 City of Port St. Lucie - Public Works Facility - Comprehensive Plan Amendment/ Small Scale Map Amendment [2023-006](#)

Location: The property is located at 430 and 450 SW Thornhill Avenue on the southwest corner of Bayshore Boulevard and Thornhill Avenue.

Legal Description: A portion of Tract "O", Tract "P" and a drainage R-O-W of Port St. Lucie Section 18.

This request is to change the Future Land Use designation of 8.37 acres from Commercial General/Commercial Highway (CG/CH) to Utility (U).

**8. Public Hearing - Quasi-Judicial**

- 8.a** P22-320 A Great Home, LLC - Rezoning [2022-1023](#)  
Location: The property is located on the east side of NW Commerce Lakes Drive at 2011 NW Commerce Lakes Drive.  
Legal Description: Go Team Industrial Park - Unit Three - Block B, Lot 18  
This is a request to rezone 3.23 acres of property from Industrial (IN) to 2.46 acres of CS (Service Commercial) and 0.77 acres of OSC (Open Space Conservation).
- 8.b** P22-323 PS Lucie SR CGP, LLC - Variance [2022-1026](#)  
Location: 1837 SW Gatlin Boulevard  
Legal Description: Lot 9, Lot 10 and Tract P of Block 1702  
This is a request for a variance from Section 3.0.8. of the City of Port St. Lucie City Wide Design Standards Manual for the orientation of the garage doors for a car wash.
- 8.c** P22-325 St. Lucie Doctors, LLC - Variance [2022-1021](#)  
Location: Northwest corner of Becker Road and Darwin Boulevard  
Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34  
A request to grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.
- 8.d** P22-227 Southern Grove 4 - MPUD Amendment No. 2 - [2023-004](#)  
MPUD Amendment and Rezoning  
Location: The property is generally located south of the Paar Drive right-of-way, west of SW Village Parkway, north of Becker Road, and east of the Community Boulevard right-of-way.  
Legal Description: Tract B, Southern Grove Parcel 28 Replat and a portion of the Kenley subdivision plat. The full legal description is included in the MPUD regulation book.  
This is a request to rezone approximately 31.788 acres of land and amend the Southern Grove 4 MPUD regulation book and concept plan.
- 8.e** P22-333 Fresno Enterprise, Inc. - Rezoning [2022-1020](#)  
Location: South of Commerce Center Dr and east of Commerce Lakes Dr  
Legal Description: G.O. Team Industrial Park Unit 3, Block B, Lot 22  
This is a request to rezone the property from Industrial (IN) to Service Commercial (CS).

- 8.f** P22-341 3771 SE Jennings Road - Rezoning [2023-013](#)  
Location: The property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road and west of SE Lennard Road.  
Legal Description: A portion of Lot 2, Block 1, St. Lucie Gardens Plat 1  
This is a request to rezone 3.05 acres of land currently zoned General Use (GU) to the Service Commercial (CS) zoning district.
- 8.g** P22-345 City of Port St. Lucie - Public Works Facility - [2023-008](#)  
Landscape Modification  
Location: The property is located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.  
Legal Description: A portion of Tract "O" and Tract "P" and a portion of the drainage R-O-W Tract of Port St. Lucie Section 18.  
This is a request to provide landscaping in lieu of an architectural buffer wall on the east side of the property as per Section 154.12 of the Landscape and Clearing Code.
- 8.h** P22-346 City of Port St. Lucie - Public Works Facility - [2023-007](#)  
Rezoning  
Location: The property is located at 430 and 450 SW Thornhill Avenue, on the southwest corner of Bayshore Boulevard and Thornhill Avenue.  
Legal Description: A portion of Tract "O", Tract "P" and a portion of a drainage R-O-W of Port St. Lucie Section 18.  
This request is to change the zoning classification of 8.37 acres from Commercial General (CG) to Utility (U).
- 8.i** P22-358 Farrell Storage @ Southern Grove - Landscape [2023-003](#)  
Modification  
Location: The property is located at the northwest quadrant of the intersection of SW Village Parkway and Paar Drive  
Legal Description: A portion of Parcel 27D, Southern Grove Plat No. 13 (Proposed legal description is Tradition SG-10 Plat, Parcels A and B).  
This request is for a waiver to the architectural buffer wall requirement provided for under Section 154.12 of the Landscape and Land Clearing Code for the northern 290 feet of the western perimeter landscape buffer.
- 9. New Business**
- 9.a** Review of Tom Hooper Park and Promenade/Veterans [2023-044](#)  
Rivergate enhancements Proposed Land and Water  
Conservation Fund (LWCF) Grant Application

**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.