

City of Port St. Lucie

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



Meeting Agenda

Tuesday, July 1, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Melody Creese, Chair

Jim Norton, Vice Chair

Peter Previte, Chair Pro-Tem

Eric Reikenis, At-Large

John "Jack" Doughney, At-Large

Greg Pettibon, At-Large

Peter Louis Spatara, At-Large

Rose Mocerino, Alternate

Douglas Harvey, Alternate

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 - June 3, 2025

[2025-603](#)

6. Consent Agenda**7. Public Hearings - Non Quasi-Judicial****8. Public Hearing - Quasi-Judicial**

8.a P25-031 Bayshore Industrial Properties, Inc - Variances

[2025-604](#)

Location: The Property is located at 1791 SW Biltmore St

Legal Description: Port St. Lucie Section 13, Block 624 Lots 12, & 13 and 14

This is a request to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet along the property frontage and two (2) feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

8.b P25-086 Jared Greenberg - Variance

[2025-089](#)

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 750 SF to allow the construction of a 950 square foot carport, 2) a variance of nine (9) feet to allow for a one (1) foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house.

8.c P25-087 SLW-TAV Port St. Lucie, LLC - Rezone

[2025-556](#)

Location: The property is located at 760 NW Enterprise Dr

Legal Description: All of Lot 6, St. Lucie West Plat No. 133, St. Lucie West Industrial Park

This is a request to rezone 8.31 acres from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) 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.



Agenda Summary

2025-603

Agenda Date: 7/1/2025

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - June 3, 2025

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: June 3, 2025 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: June 3, 2025 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes - Draft

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

Melody Creese, Chair
Jim Norton, Vice Chair
Peter Previte, Chair Pro-Tem
Eric Reikenis, At-Large
John "Jack" Doughney, At-Large
Greg Pettibon, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, Alternate
Douglas Harvey, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, June 3, 2025	6:00 PM	Council Chambers, City Hall
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Request to Table Item 8B

1. Meeting Called to Order

A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Acting Chair Norton at approximately 6:02 PM on June 3, 2025, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Vice Chair Norton
Chair Pro Tem Previte
Mr. Reikenis
Mr. Doughney
Mr. Spatara
Mr. Pettibon
Ms. Mocerino

Members Not Present:

Chair Creese
Mr. Harvey

3. Determination of a Quorum

(Clerk's Note: This item was not discussed.)

4. Pledge of Allegiance

Acting Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - May 6, 2025

[2025-518](#)

Board Member Reikenis moved to approve the minutes of the May 6, 2025, Planning and Zoning Board meeting with the correction of Mr. Reikenis' last name on Item 2. Roll Call. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no items scheduled under this portion of the Agenda.

7. Public Hearings - Non Quasi-Judicial

7.a P25-071 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment

[2025-519](#)

This is a City initiated amendment to Chapter 155, "Sign Code" to provide clarifications on sign code regulations and exemptions and allow for an additional freestanding sign for larger developments.

Daniel Robinson, Planning and Zoning, provided a PowerPoint Presentation on the application for the City's Chapter 155, Sign Code – Text Amendment.

Acting Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

There being no discussion, Board Member Pettibon moved to recommend approval of P25-071, City of PSL – Chapter 155, Sign Code – Text Amendment, to the City Council. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

7.b P25-085 City of Port St. Lucie - Amendment to the Community Redevelopment Plan for the U.S. Highway 1 Corridor (Original CRA).

[2025-520](#)

Location: The CRA boundary includes the US Highway One corridor from just north of Village Green Drive on the north end to the St. Lucie / Martin County Line on the south end. Lennard Road forms most of the eastern boundary.

Legal Description: The legal description is included in the amendment. This is a request to amend the redevelopment plan for the U.S. 1 Corridor

Bethany Grubbs, Planning and Zoning, provided a PowerPoint Presentation on the City's Amendment to the Community Redevelopment

Plan for the US Highway 1 Corridor (Original CRA).

Acting Vice Chair Previte inquired when the 30 years became effective, to which Special Assistant to the City Manager Russ Blackburn indicated that it would be effective on the date the Amendment becomes effective once adopted by the City Council as an Ordinance.

Acting Chair Norton opened the Public Hearing. There being no comments, he closed the Public Hearing.

There being no discussion, Board Member Spatara moved to recommend approval of P25-085, City of PSL – Amendment to the Community Redevelopment Plan for the US Highway 1 Corridor (Original CRA), to the City Council. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

Senior Deputy City Attorney Hertz reviewed the process and procedures for Quasi-Judicial Hearings. The Deputy City Clerk swore in those individuals who intended to provide testimony on all items under Section 8 of the Agenda.

The Deputy City Clerk administered the Oath of Testimony to staff and those present who intended to speak on all items under Section 8 of the Agenda.

**8.a P23-159 Gatlin Plaza Planned Unit Development (PUD) -
Amendment No. 4**

[2025-524](#)

Location: The property is generally located at the southwest corner of SW Gatlin Boulevard and SW Brescia Street.

Legal Description: The property is legally described as Gatlin Plaza Condominium, Parcel 1 through 10. (PB 54, PG 18)

This is a request to amend the Gatlin Plaza PUD document to clarify the allowable uses as well as add additional building square footage and create conservation, stormwater, and future development tracts.

Acting Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Francis Forman, Planning and Zoning, previously sworn, stated that the official file was sent to the City Clerk's Office within five days of the meeting. He asked that the file be entered into the record.

Planner Forman provided a PowerPoint presentation of P23-159, Gatlin Plaza PUD Amendment No. 4.

Board Member Reikenis inquired if a Traffic Study was complete, to which Planner Forman responded in the affirmative.

Clyde Cuffy, Public Works, confirmed that a Traffic Study was provided. He explained they are working with the Applicant.

Acting Vice Chair Previte questioned what other options were available, to which Mr. Cuffy explained there was one main entrance and secondary access.

Planner Forman noted that there was a scrivener's error and stated that there was no change to the permitted or special exception uses. He clarified that the application was to correct the map to create the tracts and additional square footage. Planner Forman advised that the uses were not changing.

Acting Chair Norton inquired if it was a 150-bed hotel, to which Planner Forman stated it was 120 beds. He asked if the conditions requested by Staff were on the Public Works Memorandum, to which Planner Forman responded in the affirmative. Acting Chair Norton requested that any motion made by the Board include the Public Works' Memo. He questioned if the City owned the portion of Brescia Street and Gatlin Boulevard, to which Mr. Cuffy advised that the intersection was a City-owned street, but the South end of Brescia was privately owned by PGD Development. Acting Chair Norton inquired if there was a bus stop at the intersection, to which Mr. Cuffy explained there was a Park & Ride, owned by the City. He questioned if the City would need permission from another outside governmental agency if the City deemed it necessary to widen that road in the future, to which Mr. Cuffy stated the City would not need additional permission, as it is City-controlled.

Dennis Murphy, Culpepper & Terpening Inc., provided an overview of their application. He indicated he only took note of the condition at tonight's meeting. Mr. Murphy requested an opportunity to further discuss the wording of the conditions relating to the traffic analysis and asked the Board to recommend approval to the City Council of the PUD Amendment.

Board Member Pettibon asked Mr. Murphy for clarification regarding the issue with the Public Works condition. Mr. Murphy indicated the need to further work on the language, as there was no way to complete a major transportation improvement within 90 days.

Senior City Attorney Elizabeth Hertz advised that City Staff objected to working with the Applicant to reword the final conditions within the Public Works Memorandum. She explained that the Staff did not know the Applicant had an issue with the language utilized. Attorney Hertz stated the Board had two options: table the item or that the Board recommend

approval and authorize the Applicant and Staff to work together to attempt to come up with language that is agreeable to both parties. She clarified that the first two conditions listed in the Traffic Memo were Traffic Improvements memorialized within the PUD and were not conditions, and noted the last portion was a condition.

Mr. Cuffy indicated that they would continue to work with the Applicant before getting the item to the City Council.

Acting Chair Norton opened the Public Comment. The Deputy City Clerk administered the Oath of Testimony to Ms. Peters.

Virginia Peters, 2189 SW Rockport Road, expressed concern over the current traffic situation at the intersection of SW Fondura Avenue and SW Gatlin Boulevard.

Mr. Murphy addressed Ms. Peters' comment and indicated they would be expanding the intersection of SW Fondura Avenue and SW Gatlin Boulevard.

Acting Chair Norton closed Public Comment.

Under discussion, Board Member Reikenis noted it may be too convoluted to recommend approval at this point. Mary Savage-Dunham, Planning and Zoning Director, clarified that Mr. Cuffy noted that the first two conditions were already within the PUD and there was no need to provide those conditions since they were previously memorialized. She advised that the Staff was comfortable continuing to work with the Applicant to wordsmith the final condition. Attorney Hertz advised that she wished to ensure that the condition agreement was not required by the Applicant before getting to the City Council. She stated that the conditions should be reflective of what is in the best interest of the City, despite potential disagreement from the Applicant, and in turn would authorize the City Council to make the necessary determination.

Board Member Spatara moved to Recommend Approval of P23-159, Gatlin Plaza Planned Unit Development (PUD) Amendment No. 4, to the City Council with direction for Staff to negotiate to the best of their abilities an acceptable condition related to the traffic analysis, and to move forward to City Council with Staff's acceptable condition. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

- 8.b** P24-134 Decorative Concrete Specialists of South Florida -
Special Exception Use.
Location: 2134 and 2174 NW Commerce Lakes Drive.

[2025-515](#)

Legal Description: Go Team Industrial Park-Unit Three-Block B Lots 13 & 14

The request is for a Special Exception Use (SEU) to allow a Concrete Plant at this location per Section 158.136 (C) (8) of the Zoning Code.

There being no discussion, Acting Vice Chair Previte moved to table P24-134, Decorative Concrete Specialist of South Florida, to a date uncertain. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

8.c P24-169 Southern Grove-SG-8 - Commercial - Landscape Modification

[2025-517](#)

Location: Northwest corner of SW Becker Rd and SW Village Parkway.

Legal Description: Tract C1 of Kenley, according to the plat thereof, as recorded in Plat Book 104, Page 16, of the Public Records of St. Lucie County, Florida.

This is a request to provide enhanced landscaping in lieu of an architectural buffer wall on the western and northern portions of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Acting Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Marissa Da Breo-Latchman, Planning and Zoning, previously sworn, stated that the official file was sent to the City Clerk's Office within five days of the meeting. She asked that the file be entered into the record.

Planner Da Breo-Latchman provided a PowerPoint presentation of P24-169, Southern Grove, SG-8, Commercial, Landscape Modification.

Board Member Pettibon asked if there was a significant overhead FPL easement located on the west buffer, to which Planner Da Breo-Latchman responded in the affirmative.

Board Member Spatara inquired about the maintenance portion of the condition, to which Planner Da Breo-Latchman responded that it must be maintained at a minimum of 6 feet.

Attorney Hertz indicated that the maintenance portion would be dealt with through the City's Code Compliance.

Director Savage-Dunham advised that there would be a maintenance Board for the Commercial Plaza, which would be responsible for maintenance. In the event the Plaza is not being maintained, it would be referred to Code Compliance.

Acting Vice Chair questioned if there was concern since nothing was being developed in the area, to which Director Savage-Dunham stated there was going to be multi-family to the north.

Acting Chair Norton inquired about the FPL buffer on the west side, to which Planner Da Breo-Latchman stated the buffer was 110 feet wide.

Kevin Velinsky, Lucido & Associates, was present on behalf of the Applicant.

Board Member Pettibon asked if the property to the north was under the same ownership, to which Mr. Velinsky responded that a different entity owned that portion.

Acting Vice Chair Previte questioned if a landscape berm existed on the north side, to which Mr. Velinsky stated it would be a 10-foot landscape buffer easement to include a 6-foot hedge and shade trees. Mr. Velinsky clarified that there would not be a berm. Acting Vice Chair Previte advised that he preferred a landscape buffer over a concrete wall.

Acting Chair Norton expressed concern over the landscape buffer on the north side multifamily future development. Mr. Velinsky noted he would have to speak to the Applicant and noted the multifamily development had not yet been planned from the southern parcel to the north. He inquired if they could condition that a berm be placed instead, to which Director Savage-Dunham advised that it was under the Board's discretion to place conditions even if the Applicant was not amenable to them; however, and noted that berms could potentially interrupt drainage patterns.

Board Member Pettibon indicated he would be supportive of allowing the landscape buffer on the west side and architectural buffer on the north side.

Acting Chair Norton expressed concern over the north side of the property, with plans for residential multifamily development that will come to the area.

Director Savage-Dunham explained that there was a narrow strip of land between the driveway and the other properties. She advised that a wall would fit in better than a berm, which required a greater spread.

Acting Chair Norton opened the Public Hearing. No one signed up to speak, Acting Chair Norton closed the Public Hearing.

There being no further discussion, Board Member Pettibon moved to approve P24-169, Southern Grove, SG-8 Commercial, Landscape Modification with the condition that the Applicant utilize an enhanced landscaping buffer for the western side of the property and the architectural buffer on the northern side of the property. Board Member Spatara seconded the motion, which passed unanimously by voice vote.

8.d P25-041 Dalton Learning Academy - Special Exception Use

[2025-523](#)

Location: 10011 S US Highway 1

Legal Description: Town Centre Parcel A (OR Book 25, Page 35)

This is a request for approval of a Special Exception Use (SEU) to allow a K-8 private school within the Commercial General (CG) Zoning District.

Acting Chair Norton inquired if the Board had any ex parte communications to disclose, to which each member indicated they had none.

Planner Grubbs, previously sworn, stated that the official file was sent to the City Clerk's Office within five days of the meeting. She asked that the file be entered into the record.

Planner Grubbs provided a PowerPoint presentation of P24-041, Dalton Learning Academy, Special Exception Use.

Board Member Pettibon expressed support for the item.

Acting Chair Norton asked if the Applicant owned the nearby church, to which Planner Grubbs responded in the negative. He also questioned who would be monitoring the queuing aspect, to which Planner Grubbs stated that they had been vetting the queuing process with Public Works and the City's Traffic Consultant and were contemplating a condition of approval that the City may monitor and follow up in six months.

Gail Dawkins and Ruberson Frederic, the Applicants for the project, were provided the Oath of Testimony by the Deputy City Clerk. Ms. Dawkins explained that they had not taken into consideration the impact fees for the project and asked the Board Members for assistance, to which Board Member Pettibon informed Ms. Dawkins that the Board did not have discretion and would need to request assistance from the City Council.

Director Savage-Dunham indicated that the Applicant could place a request to the City Manager's Office and noted there were strict criteria for the waiver.

Acting Chair Norton opened the Public Hearing. There being no one signed up to speak, Acting Chair Norton closed the Public Hearing.

There being no discussion, Board Member Spatara moved to recommend approval of P24-041, Dalton Learning Academy, Special Exception Use to City Council with Staff's conditions. Board Member Doughney seconded the motion, which passed unanimously by voice vote.

9. New Business

There was nothing scheduled under this portion of the Agenda.

10. Old Business

There was nothing scheduled under this portion of the Agenda.

11. Public to be Heard

No one signed up to speak during this portion of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 7:37 PM.

Jim Norton, Acting Chair

Daisy Ruiz, Deputy City Clerk



Agenda Summary

2025-604

Agenda Date: 7/1/2025

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-031 Bayshore Industrial Properties, Inc - Variances

Location: The Property is located at 1791 SW Biltmore St

Legal Description: Port St. Lucie Section 13, Block 624 Lots 12, & 13 and 14

This is a request to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet along the property frontage and two (2) feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Executive Summary: The City of Port St. Lucie has received a request from agent, Charlotte Lowe, on behalf of the property owner of Bayshore Properties Industrial, Inc., to grant variances of 10 feet from Section 154.03(C) 1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet along the property frontage, and 2 feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence. The subject property is zoned Service Commercial (CS) and is generally located at the northeast corner of SW Biltmore and SW Molloy Streets, between SW Bayshore and SW Macedo Boulevards.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: That the Board review the variance application and vote to approve, approve with conditions, or deny the variance request as noted below:

1. Motion to approve the variances with the following conditions:
 - 1) The variances shall terminate if the current tenant vacates the property.
 - 2) If the current tenant vacates the property, the landscape buffer shall be restored per the existing landscape plan.
2. Motion to deny.
3. Motion to table or continue the hearing or review to a future meeting

Background: See Staff Report

Issues/Analysis: See Staff Report

Special Consideration: N/A

Location of Project: 1791 SW Biltmore St

Attachments: 1. Staff Report, 2. Application and Variance Criteria Responses, 3. Applicant's Site Layout, 4. Approved Site Plan, 5. Approved Landscape Plan, 6. Deed, 7. Letter of Authorization, 8. Staff Presentation.



Bayshore industrial Properties, Inc Variance
Project No. P25-031



SUMMARY

Applicant's Request:	Variances from Section 154.03(C)1. a, of the Zoning Code which requires a 10' wide perimeter landscape buffer, and Section 158.126(C)(8) which requires an 8' opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.
Application Type:	Variance, Quasi-Judicial
Applicant/Owner:	Bayshore Industrial Properties, Inc.
Location:	1791 SW Biltmore St
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from agent, Charlotte Lowe, on behalf of the property owner of Bayshore Properties Industrial, Inc., to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10 foot wide perimeter landscape buffer for 209 feet long the property frontage, and 2 feet from Section 158.126(C)(8) which requires an 8 foot, opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence. The property owner seeks the variances to allow for the vertical storage of materials on cantilever storage racks that are 16 feet tall, 4 feet deep and 25 feet wide in the required landscape buffer and where there is an existing 6-foot fence. The subject property is zoned Service Commercial (CS) and is generally located at the northeast corner of SW Biltmore and SW Molloy Streets, between SW Bayshore and SW Macedo Boulevards. The property is legally described as Port St. Lucie Section 13, Block 624 Lots 12, & 13 and 14.

Background

The 7,600 SF building that is the subject of the variance applications was approved in 2003 as a warehouse-only structure (P03-098). The Site Plan was administratively amended in 2005 to document minor changes made during construction (P05-411).

As part of Code case CE-24-12858, the applicant was cited by Code Enforcement for various issues in August 2024 relating to Section 158.237(C)(8) for site plan violations, Section 154.03(c)(1)(c) for a lack of a perimeter buffer, Section 158.126(c) and Section 158.211 for outdoor storage violations on the property.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on June 19, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

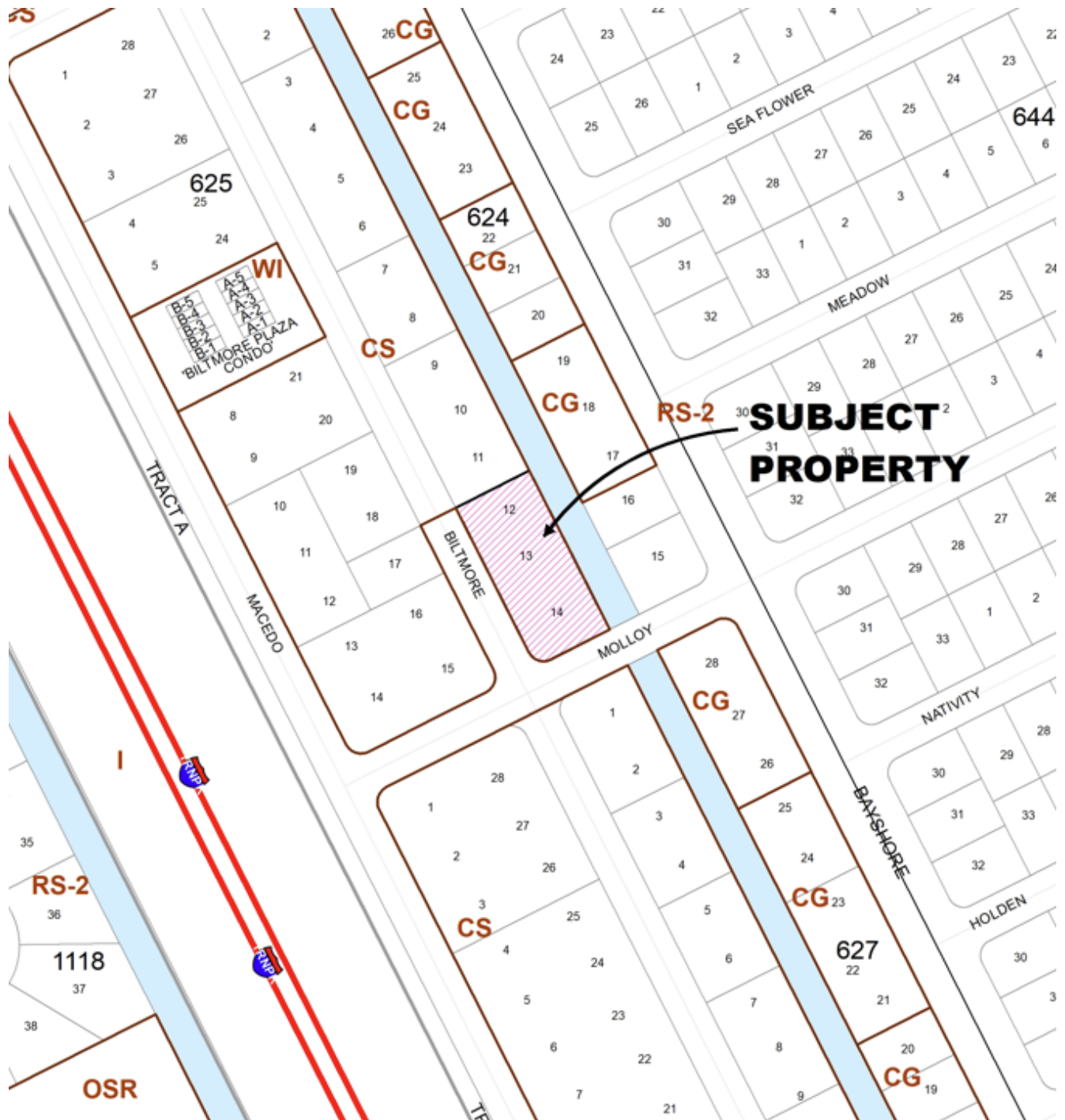
Location and Site Information

Parcel Number:	3420-560-2310-000-0
Property Size:	0.77 acres (21,780 SF)
Legal Description:	Port St. Lucie Section 13, Block 624 Lots 12, & 13 and 14
Address:	1791 SW Biltmore St.
Future Land Use:	LI/CS-Light Industrial/Service Commercial
Existing Zoning:	CS-Service Commercial
Existing Use:	Developed

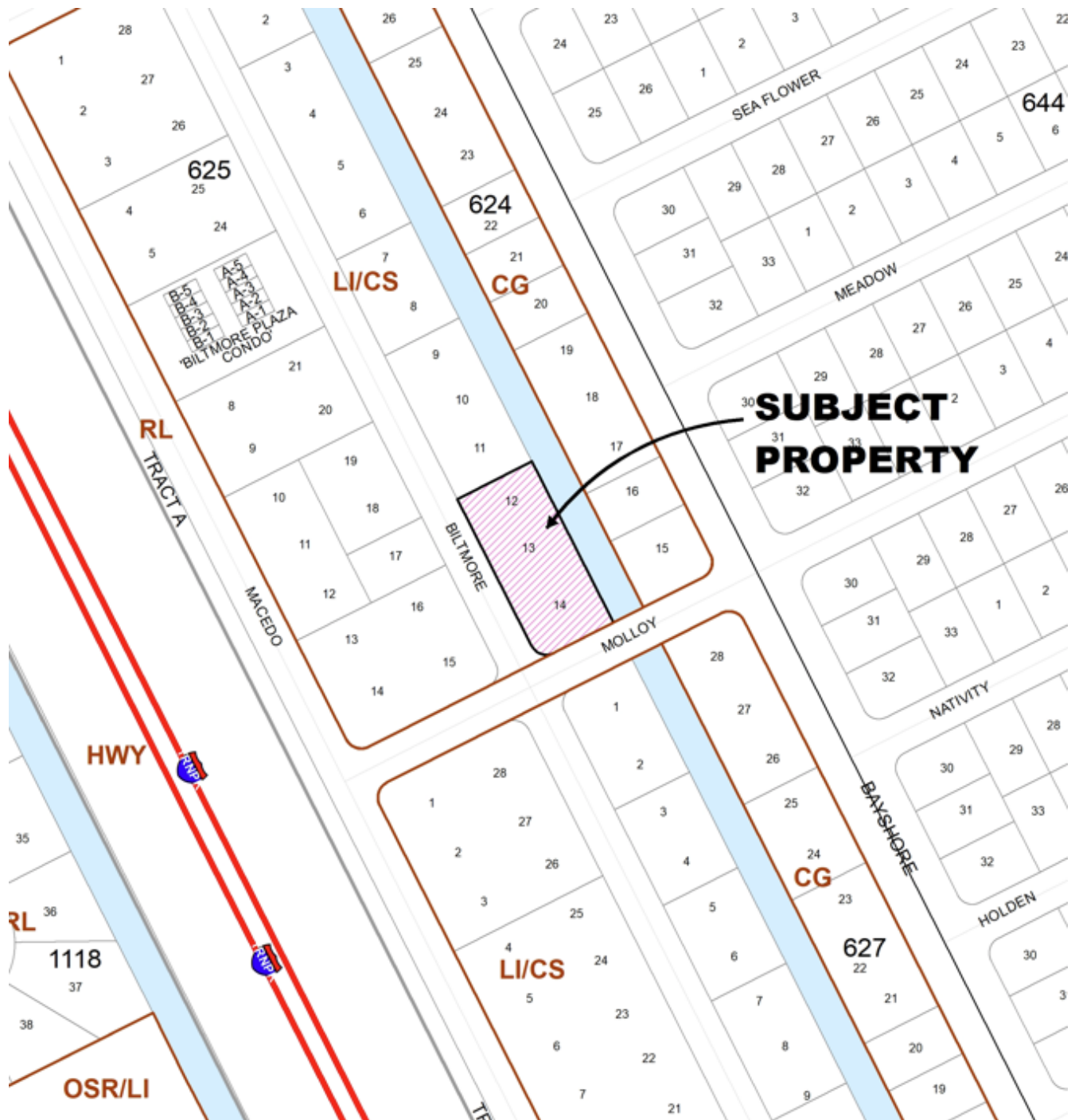
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Drainage canal, single family residential
South	LI/CS	CS	Single family residential
East	CG	CG & RS-2	Single family residential
West	LI/CS	CS	Drainage canal, single family residential

LI/CS-Light Industrial/Service Commercial; CG-General Commercial; RS-2 Single Family Residential



Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158.295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Applicant's Response: This building and it's outside storage area are were used to store building materials for the past twenty years. The cantilever racks were mounted on concrete pads along the perimeter of the outside storage and against the building. Expert Shutter leased the building due to the way the building was already being utilized, to store materials.*
 - *Staff Findings: No special conditions and circumstances exist. The property is zoned Service Commercial and outside storage is permitted provided that all open storage areas are completely enclosed by an opaque eight (8) foot fence and that no material is visible beyond the height of the fence.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Applicant's Response: We had leased this building to the same tenant for twenty years. The outside storage and the cantilever racks were part of the everyday operations. This property was utilized if the same manor for twenty years. Expert Shutter leased this property with the understanding that the storage area would continue to be utilized in the same way.*
 - *Staff Findings: There are no special circumstances associated with the subject property. The installation of cantilever storage racks in the landscape buffer was not approved. The Site Plan shows no outdoor storage.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Applicant's Response: This variance has been provided to other properties in the same business district. Port St Lucie is growing, manufacturers need more storage space for manufacturing and storage. There are not a lot of options in this area. We need to support these companies and not drive them out of our city. This variance will help keep jobs and create new ones.*
 - *Staff Findings: The granting of this variance will confer special privileges on the current*

owners/tenant. Outdoor storage is allowed in the Service Commercial zoning district but not in the required landscape buffer and it should be fully concealed by an 8-foot opaque fence.

- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- Applicant's Response: Expert Shutters has invested over a million dollars into this property and in the main facility. They leased this building with the understanding that the property could continue to be used as it has for the last twenty years. If a variance not granted, we may face litigation. But ultimately, without this storage area, the company may be forced to relocate.
- Staff Findings: Other Service Commercial zoned properties are required to meet the requirements of Section 154.03(C)1.a, which specifies a 10-foot wide perimeter landscape buffer and Section 158.126(C)(8) which requires an 8 foot opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- Applicant's Response: This requested variance, is to allow the property to continue to use the 16' cantilever racks along the perimeter of the outside storage and against the building.
 1. These storage racks affect a portion of the landscape buffer on the inside of the fence along Biltmore Street.
 2. These storage racks would affect the width requirement of the drive isle to approximately 27' feet.
 3. These storage racks would exceed the height of the existing fence by several feet.
 4. Fence height , may need to be raised to screen the open storage area.
- Staff Findings: The granting of this request is the minimum that will allow the current tenant to properly store materials and remain in proximity to the associated manufacturing facility which is located at 668 SW Whitmore Dr.

- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- Applicant's Response: This variance has been provided to other properties in the same district. The racks had existed for twenty years. To the best of our knowledge, there have been no complaints concerning these racks and pose no detriment to the area. We have worked with the new tenants and have dramatically improved the property and the street view of the property.
- Staff Findings: The subject property is located in an area that is commercially zoned and outdoor storage is allowed with proper screening as noted in Section 158.126(C)(8). Section 154.03(C)1.a, requires all properties to have a 10-foot perimeter landscape buffer.

- 7) That there will be full compliance with any additional conditions and safeguards which the

Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Applicant's Response: We acknowledge and respect the efforts of the city of Port St Lucie to improve our business district. We fully intend to comply with any additional conditions or safeguards that may be required, and will do so in a timely manor. Thank you for your consideration.*
- *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may make a:

- Motion to approve the variances with the following conditions:
 - 1) The variances shall terminate if the current tenant vacates the property.
 - 2) If the current tenant vacates the property, the landscape buffer shall be restored per the existing landscape plan.

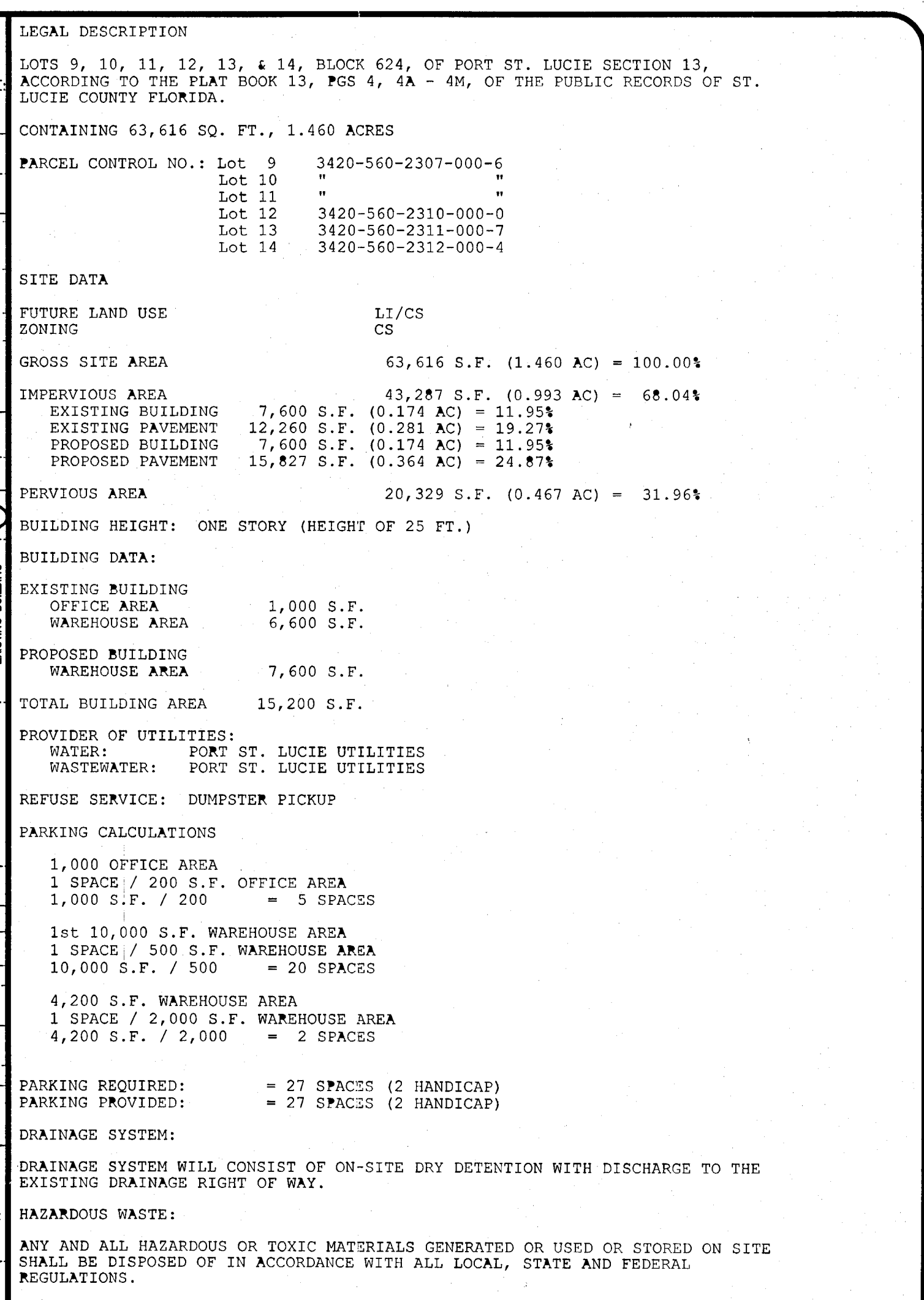
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- Motion to deny

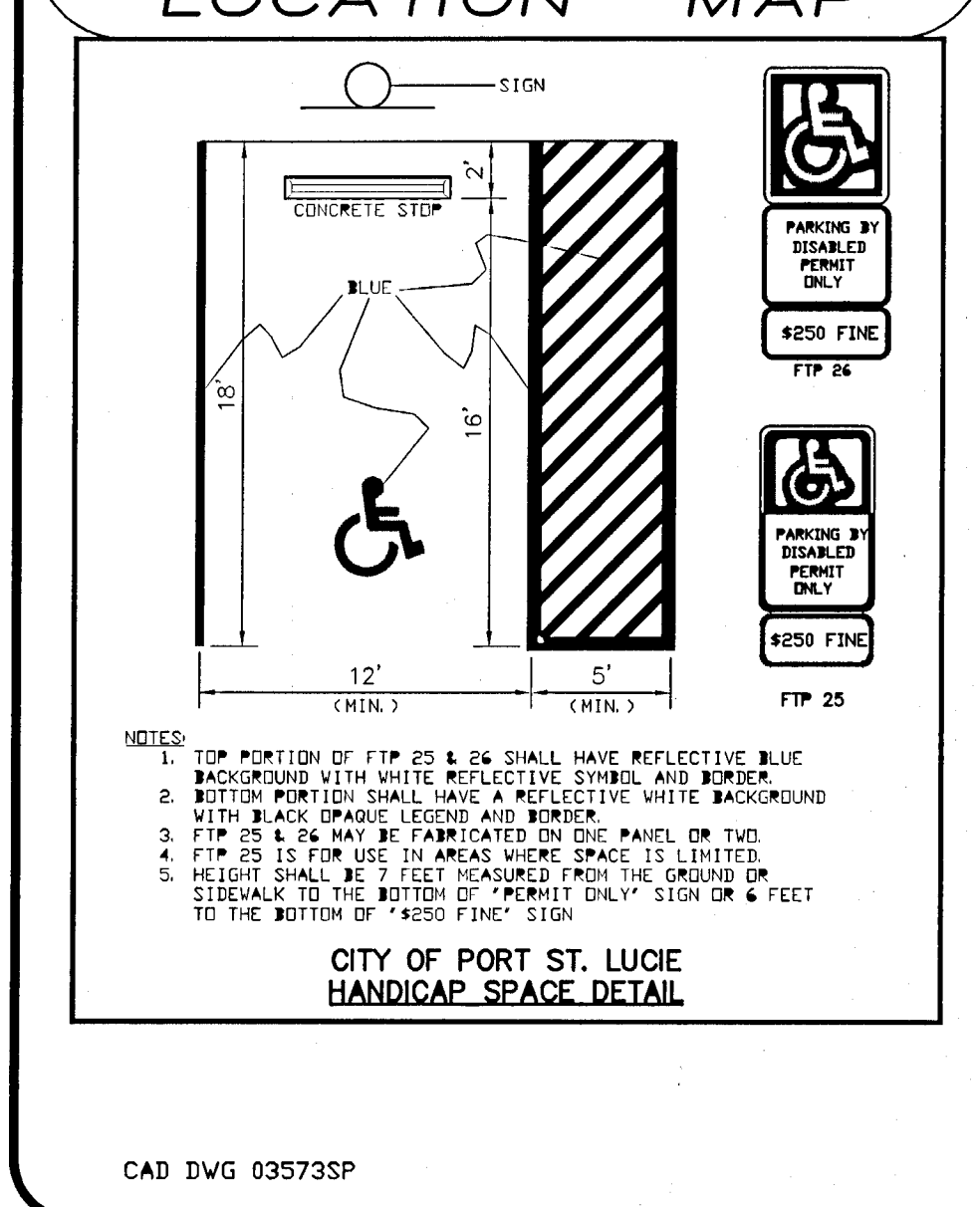
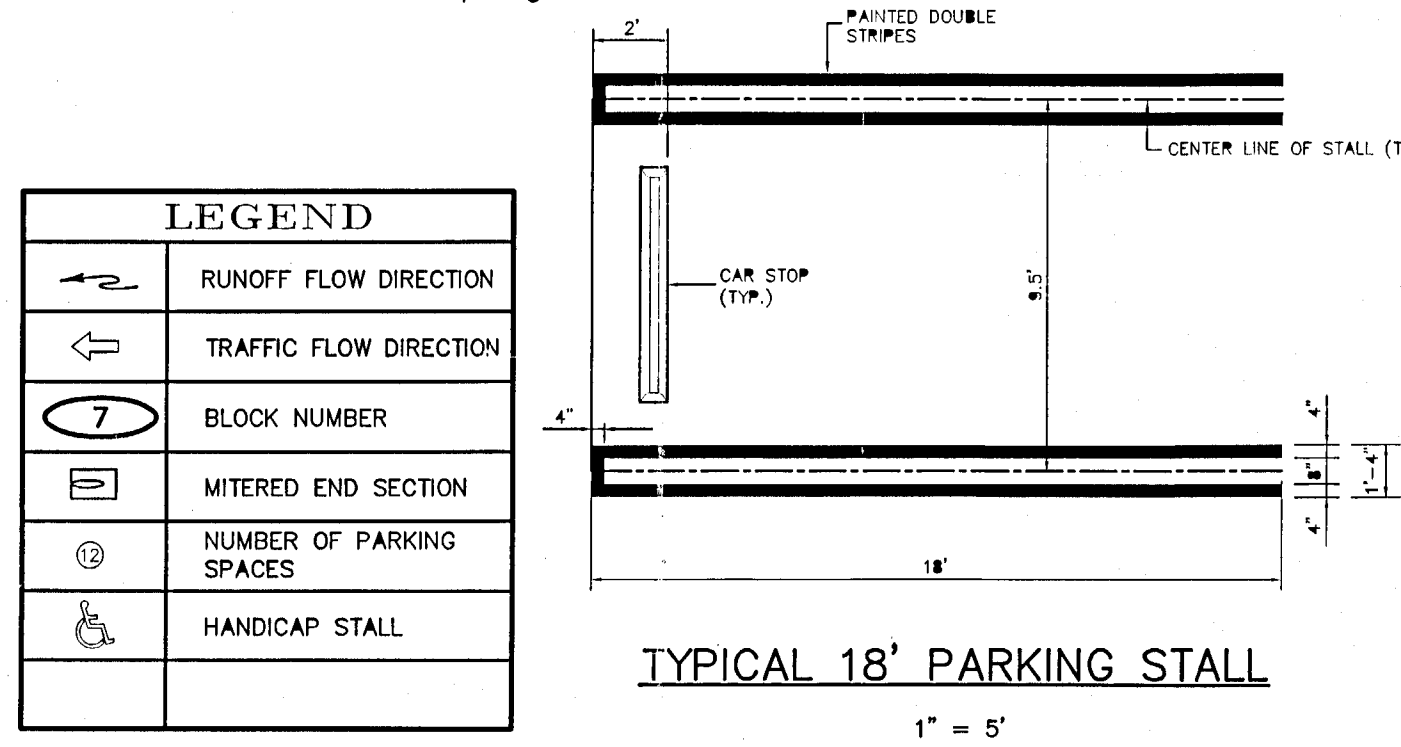
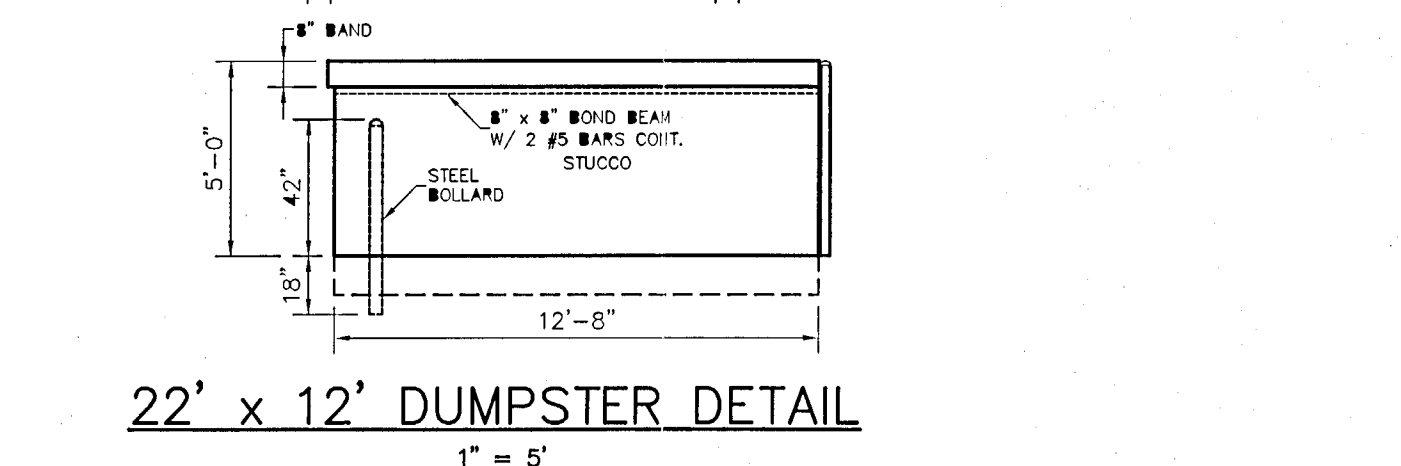
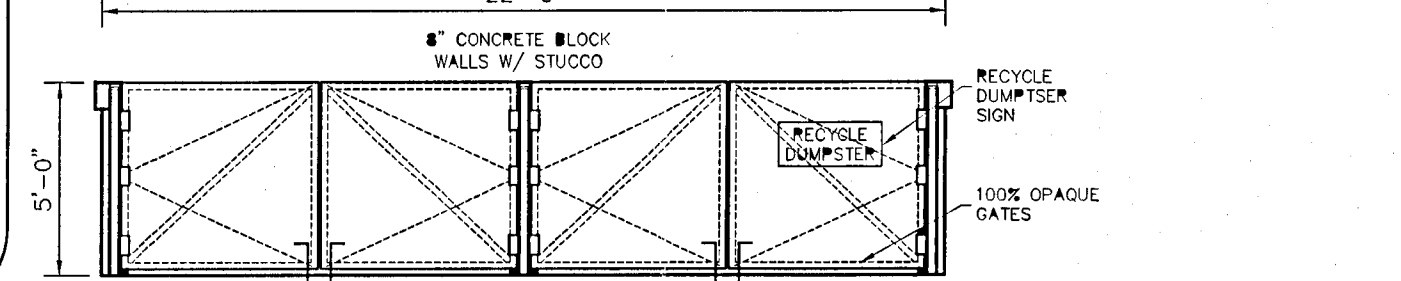
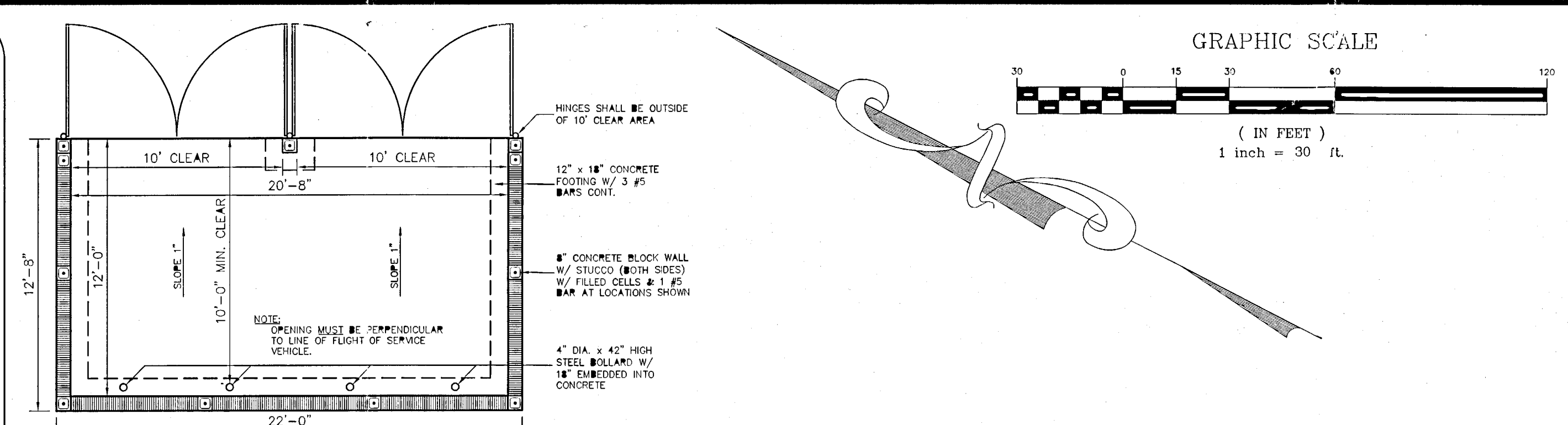
Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).



FRISCIA ENGINEERING
681 S.W. WHITMORE DR. PORT ST. LUCE FL 34984
PH: (772) 340-4990 FAX: (772) 340-7996
e-mail: joefriscia@earthlink.net



LEGAL DESCRIPTION

LOTS 9, 10, 11, 12, 13, & 14, BLOCK 624, OF
PORT ST. LUCIE SECTION 13, ACCORDING TO THE
PLAT BOOK 13, PGS 4, 4A - 4M, OF THE PUBLIC
RECORDS OF ST. LUCIE COUNTY FLORIDA.

SINGLE

SEACOAST SUPPLY

SITE PLAN

RECEIVED
OCT 28 2005
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Administrative
SITE PLAN APPROVED
DATE: October 12, 2005
BY: Site Plan Review Committee
CONDITIONS ATTACHED: YES ☐ NO ☒ *JK*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE THIS DAY COMPLETED A VERTICAL ASBLUT SURVEY OF RECENT IMPROVEMENTS AT THIS SITE AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE STATE OF FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS (F.A.C. 61-G-17-47).

DATED: _____

ALLEN E. BECK
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3690

ALLEN E. BECK, INC.
LAND SURVEYORS
608 S.W. BAYVIEW BLVD.
FORT ST. LUCIE, FL. 34983

PSL PROJECT NO.
P05-411

JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443

DRAWN
R.W.F.
CHECKED
J.T.F.
DATE
03-17-03
SCALE
1" = 30'
JOB NO.
03573
SHEET
1
OF
SHEETS

Date	Revision

William A. Flint, III

Landscape Architect

Sevent, FL

772.220.0424

FLA Reg. #941

Fax 772.220.0915

SEACOST SUPPLY

S.W. BILTMORE ST.

PORT ST. LUCIE, FL

DATE: 08/11/2005

DRAWN: WAF

CHECKED:

SCALE: 1" = 30'

PROJECT NO. 05-287

DATE: 08/11/2005

DRAWN: WAF

CHECKED:

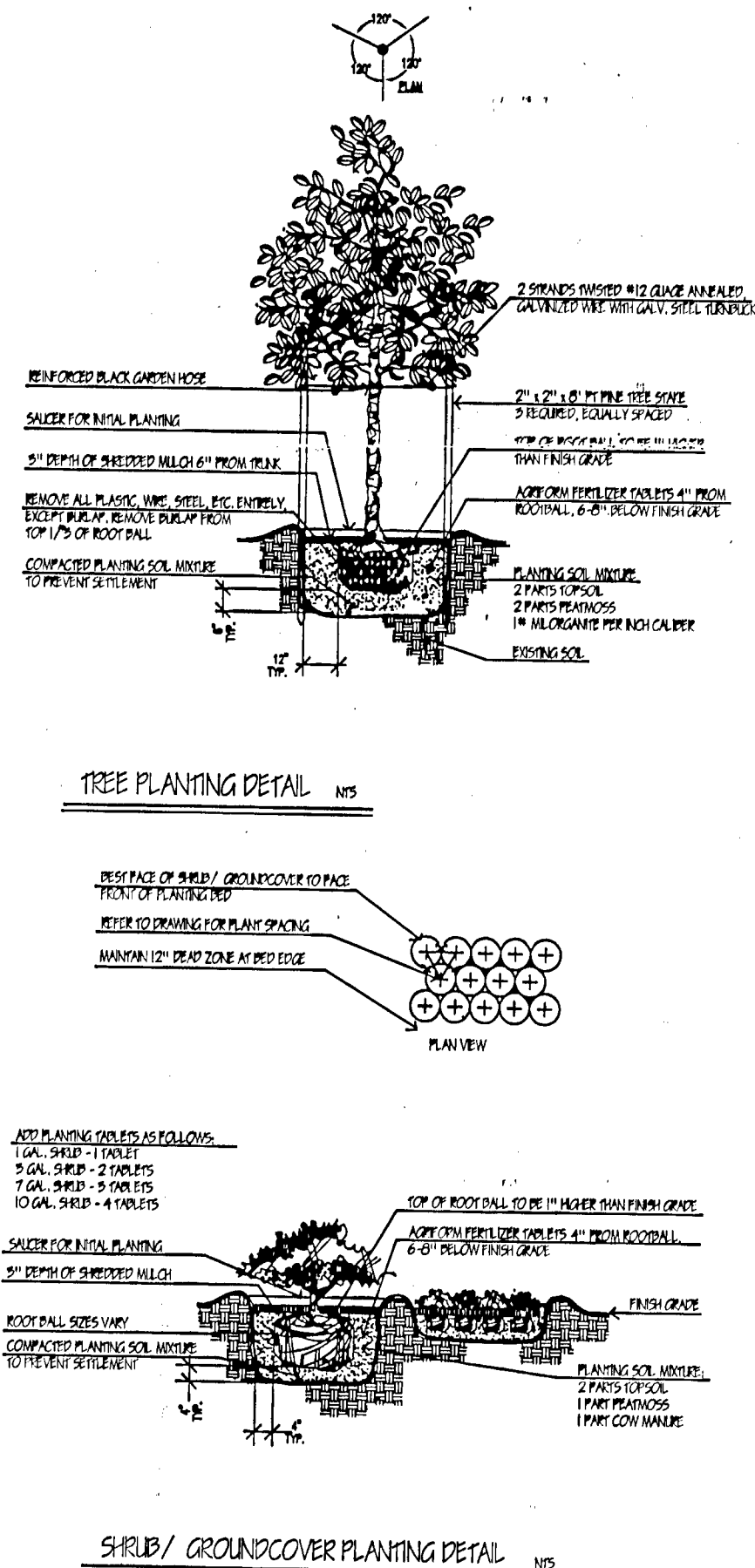
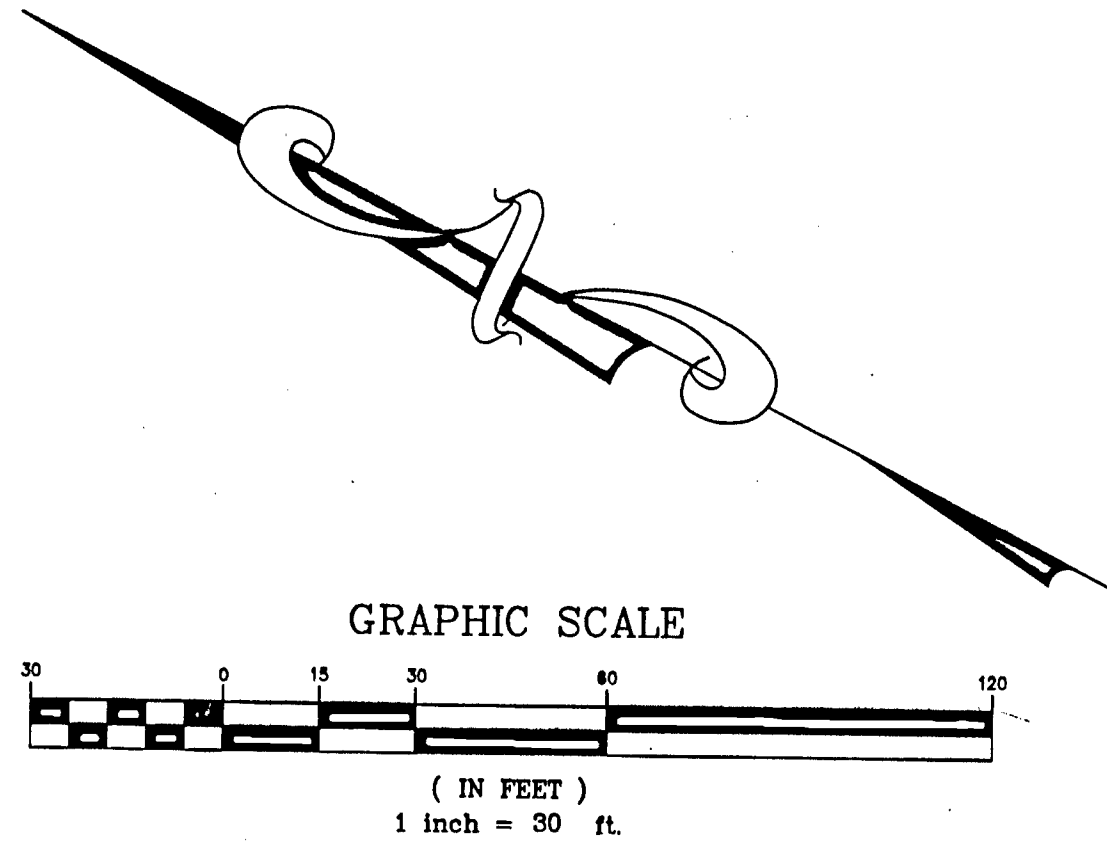
SCALE: 1" = 30'

PROJECT NO. 05-287

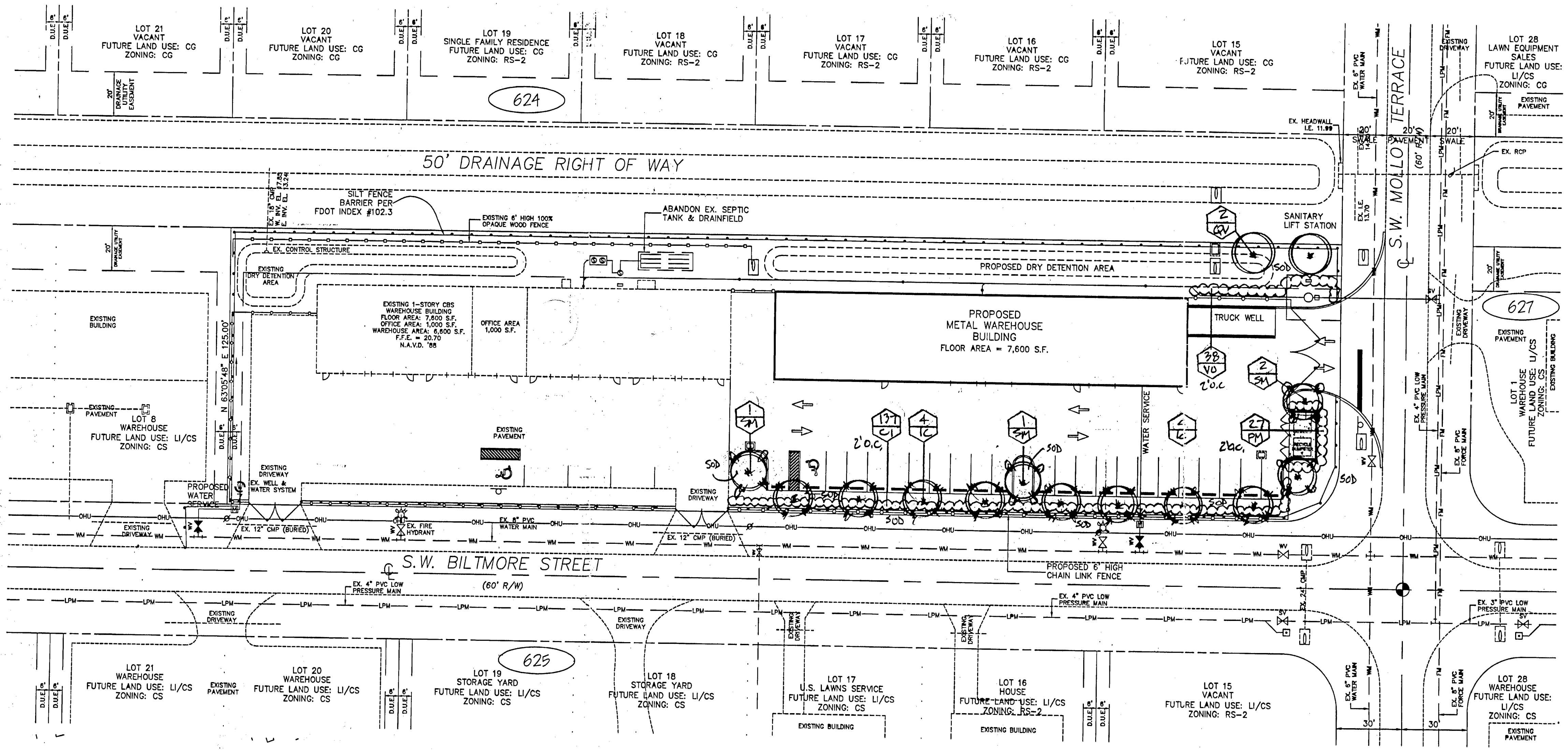
SEAL

SHEET 11 OF 1

PLANT & MATERIAL SCHEDULE					
KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE (HT. X SPR.)	CONT.
C1	137	4 CHRYSOBALANUS ICAGO	COCOPALM	24"x18"	#3
IC	8	4 ILEX CASSINE	'DAHOON' HOLLY	12-14x15", 2" DBH	B&B
PM	27	4 N. PODOCARPUS MACROPHYLLA	JAPANESE YEW	24"x18"	#3
QV	2	4 QUERCUS VIRGINIANA	LIVE OAK	12-14x15", 2" DBH	B&B
SM	4	4 SWIETENIA MAHAGONI	MAHOGANY	12-14x15", 2" DBH	B&B
VO	32	4 VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24"x18"	#3



ALL LANDSCAPE MATERIAL TO BE FLA. #1 OR BETTER
 BAHIA SOD AS REQUIRED
 MALALEUCA OR EUCALYPTUS MULCH (NO CYRESS) AS REQUIRED TO 3\"/>



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Joya L. Lippard
SUPERIOR TITLE SERVICES, INC.
1100 S.W. ST. LUCIE WEST BLVD.
PORT ST. LUCIE, FL 34986
Property Appraisers Parcel Identification (Folio) Numbers: 3420-560-2310-000/0
Grantee SS #: and

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 10th day of March, 2003 by Paul Miret and Karen Miret, husband and wife, herein called the grantors, to Bayshore Industrial Properties, Inc., a Florida corporation whose post office address is 1369 SW Pine Tree Lane, Palm City, FL 34990, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

Lot 12, Block 624, PORT ST. LUCIE SECTION THIRTEEN, according to the Plat thereof, recorded in Plat Book 13, page 4, of the Public Records of St. Lucie County, Florida.

Subject to covenants, easements, restrictions and reservations of record, if any. This reference shall not serve to reimpose same.

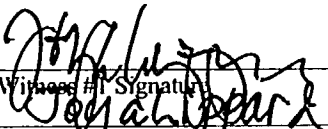
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

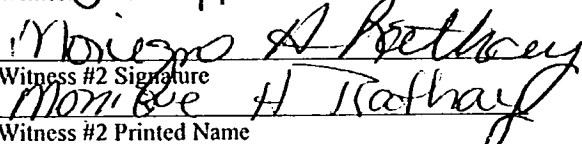
TO HAVE AND TO HOLD, the same in fee simple forever.

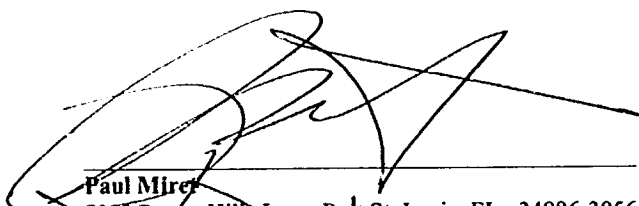
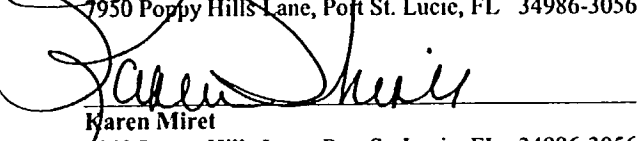
AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature
Witness #1 Printed Name
Joya L. Lippard



Witness #2 Signature
Witness #2 Printed Name
Monica H. Rathay


Paul Miret
7950 Poppy Hills Lane, Port St. Lucie, FL 34986-3056

Karen Miret
7950 Poppy Hills Lane, Port St. Lucie, FL 34986-3056

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 10th day of March, 2003 by Paul Miret and Karen Miret, husband and wife who are personally known to me or have produced _____ as identification.

SEAL


Notary Public
Printed Notary Name

File No.:23-3165M



Joya Lippard
MY COMMISSION # DD:19209 EXPIRES
August 4, 2006
BONDED THROUGH TROY FAIN INSURANCE, INC.

DOC Assump: \$ 0.00
* Doc Tax : \$ 175.00
* Int Tax : \$ 0.00

RETURN TO:
SUPERIOR TITLE SERVICES, INC.
SLW BOX 19

June 13

May 8, 2025

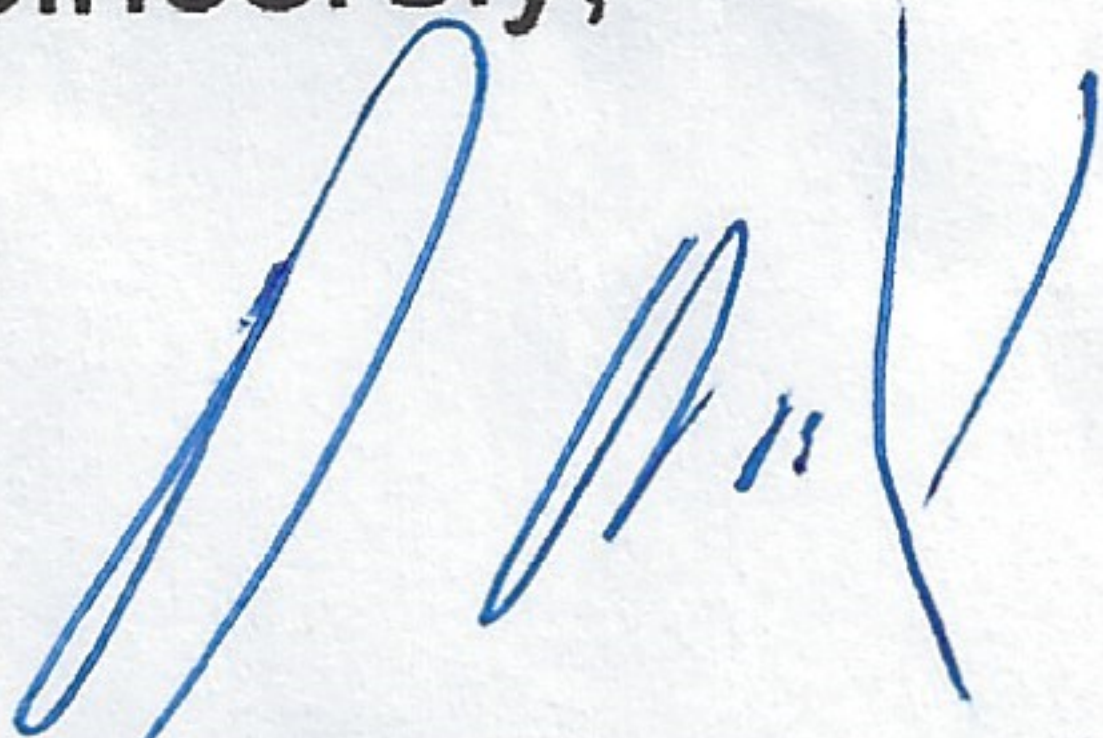
City of Port St Lucie
Planning & Zoning Department

Re: Project # P25-031

To Whom It May Concern:

I authorize my property manager, Charlotte Lowe, to represent Bayshore Industrial Properties Inc for this application, as well for any future representation.

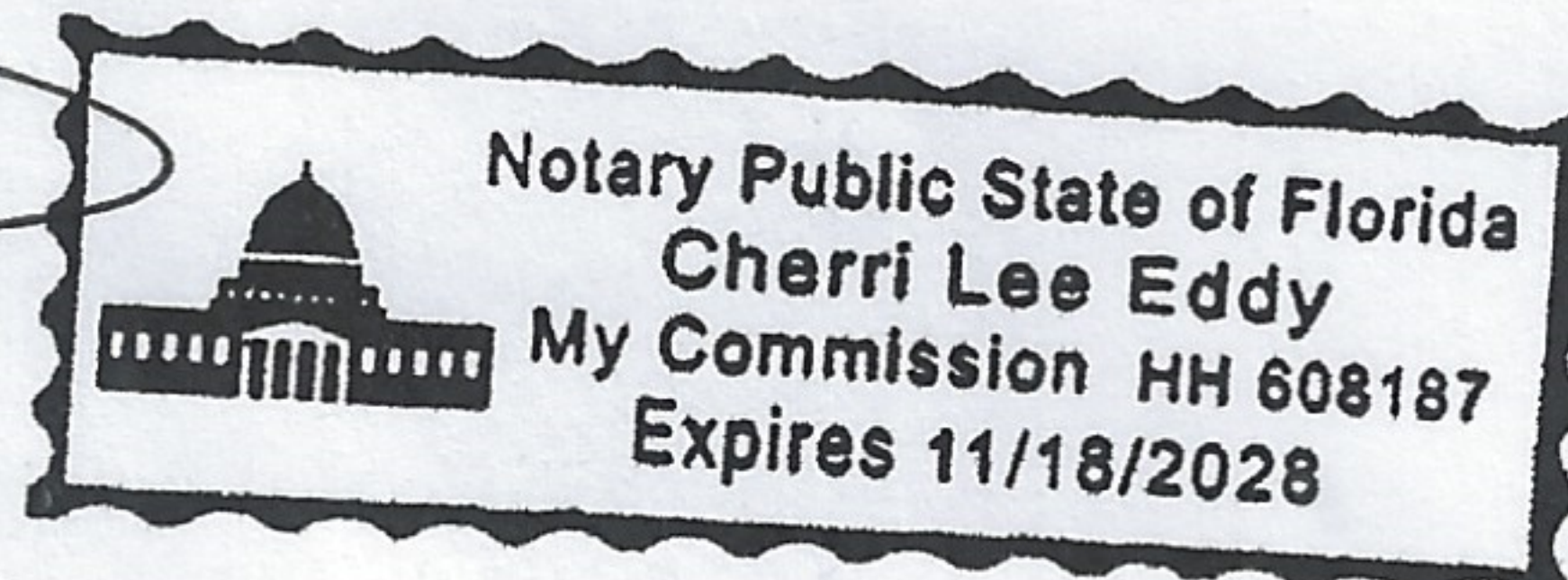
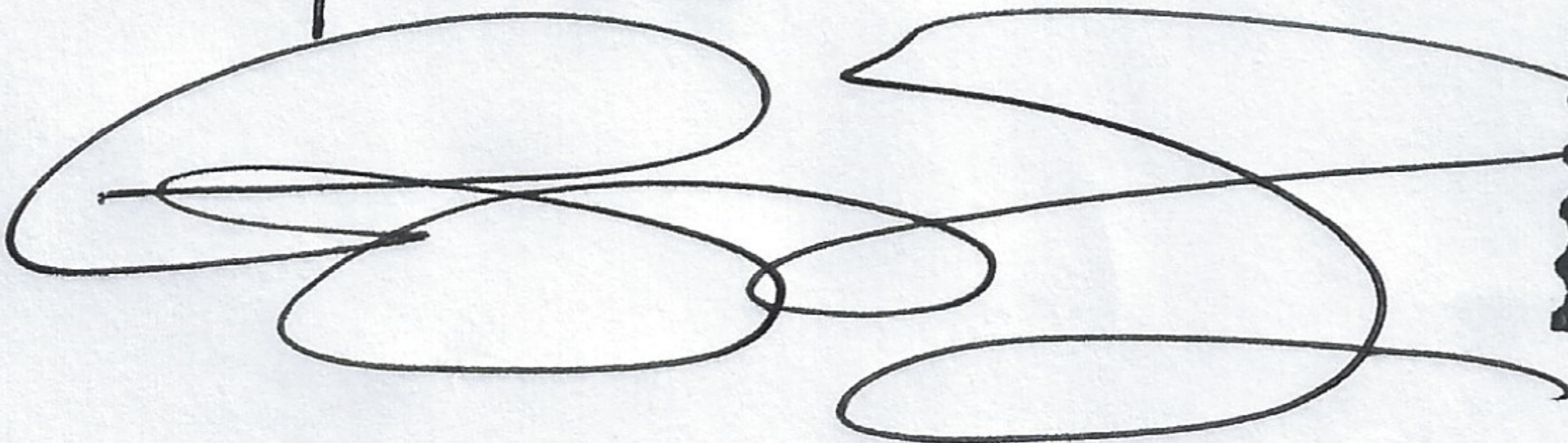
Sincerely,



Robert Dick
President
Bayshore Industrial Properties Inc

Before me personally appeared Robert Dick, who is personally known to me.

6/13/25





Bayshore Industrial Properties

Variance (P25-031)

Planning and Zoning Board – July 1, 2025
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

- A variance to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet long the property frontage, and 2 feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent/Applicant	Charlotte Lowe
Location	1791 SW Biltmore St
Existing Use	Warehouse



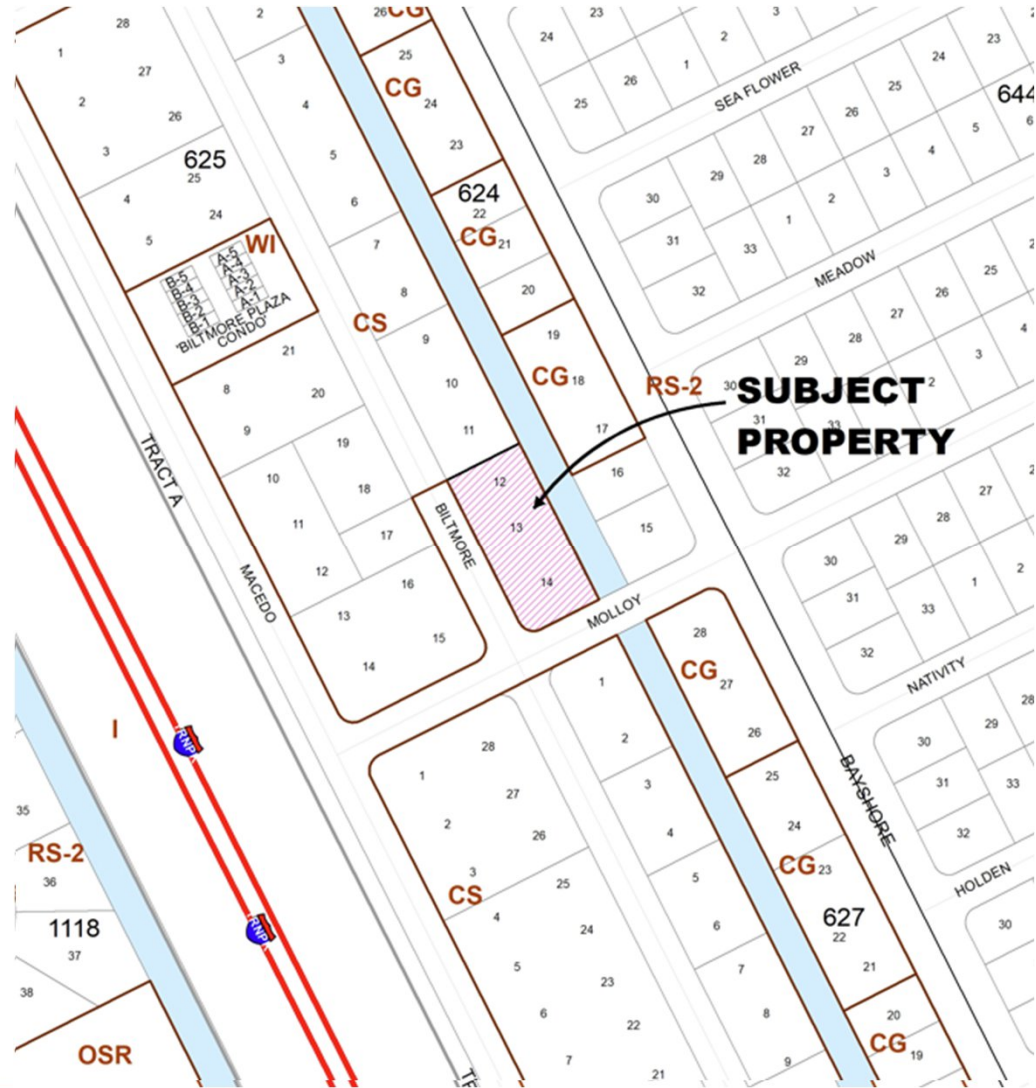
Project Background

- The Site Plan for the existing warehouse was approved in 2005 (P05-411-Seacoast Supply).
- The Site Plan included 6 lots (9-14).

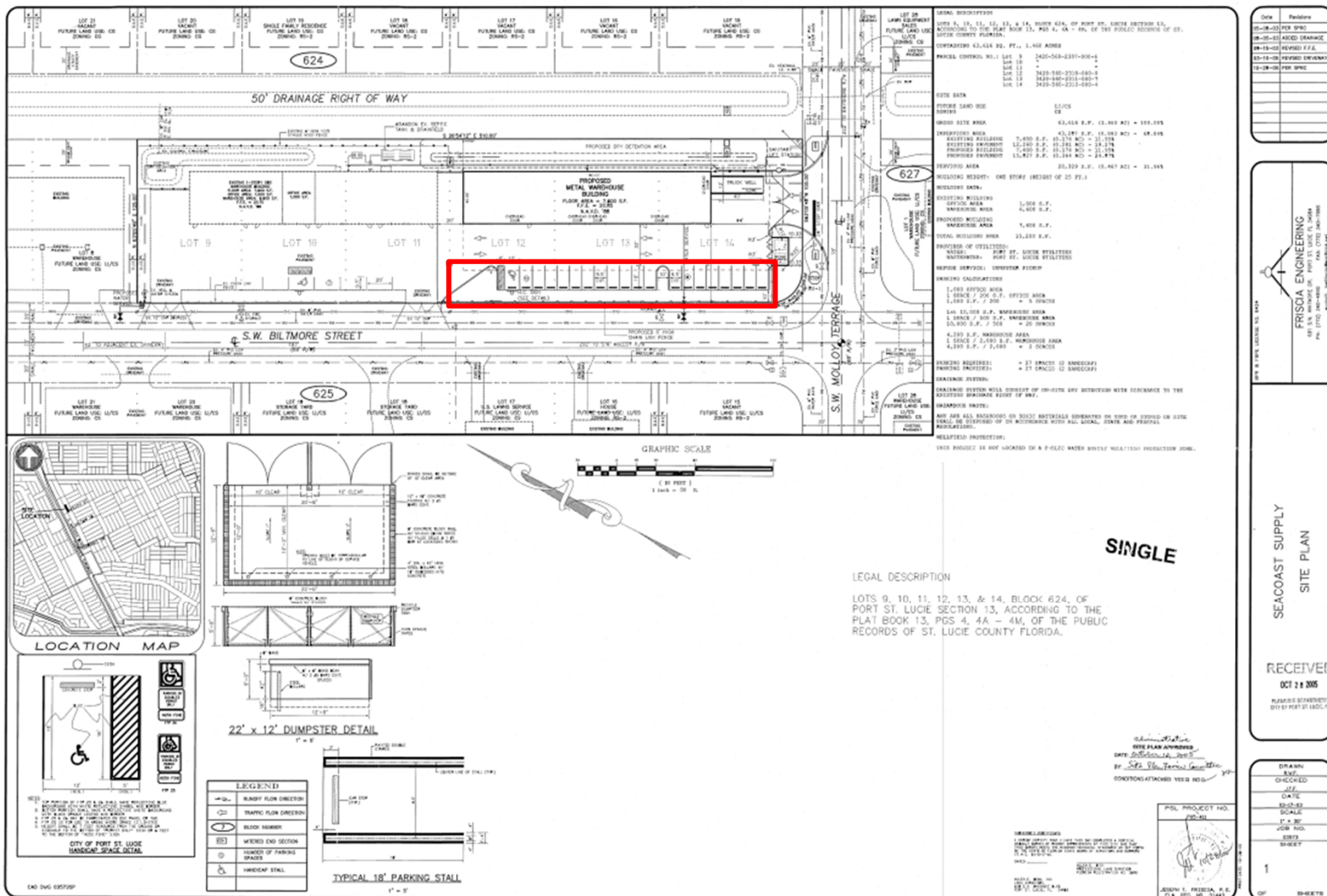


Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Commercial Use
South	LI/CS	CS	Commercial Use
East	CG	CG	Drainage Canal, commercial use & vacant land
West	LI/CS	CS	Commercial Use

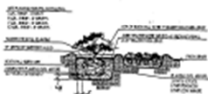
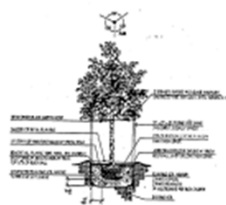


Site Plan

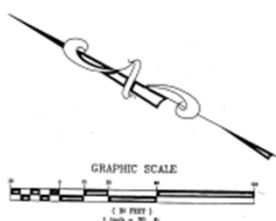
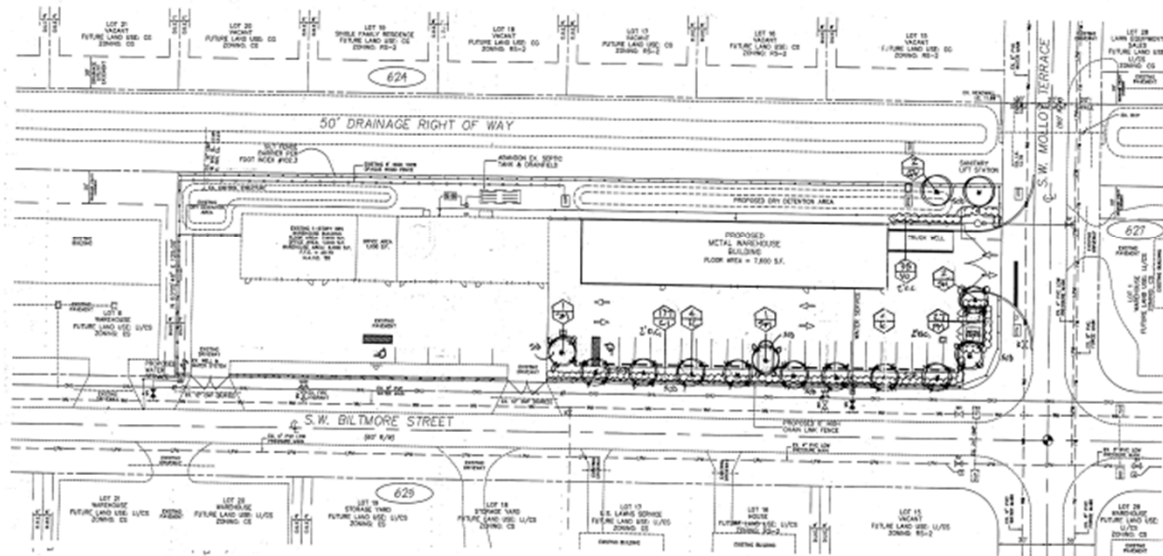


Landscape Plan

PLANT & MATERIAL SCHEDULE					
LOT	QTY	BOTANICAL NAME	COMMON NAME	SIZE (HT. X DB)	CON.
CA	157	V. CHRYSOMALLA-LEAF	CACUMIN	24"x10"	0.5
IC	5	1 LEX. CASSIA	INDIAN RUBY	10-14"x5, 2" DB	0.5
PM	27	1 PEGANUS SAPHORILLA	JAPANESE YEW	24"x10"	0.5
QV	5	1 QUESADA VIRENDA	YULE PALM	12-14"x5, 2" DB	0.5
SR	4	1 SWETENIA PALMENSIS	MAHOGANY	12-14"x5, 2" DB	0.5
VB	90	2 VIBURNUM OBLATUM	SWEET VERNONIA	24"x10"	0.5



ALL LANDSCAPE MATERIALS TO BE PLACED IN PLACE
WITHIN 30 DAYS OF COMPLETION
MATERIALS TO BE PLACED IN PLACE WITHIN 30 DAYS OF COMPLETION
FULLY AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED WITHIN 30 DAYS OF COMPLETION
ALL PROPOSED SPECIFICATIONS SHALL BE REVIEWED BY THE CITY OF LOS ANGELES
NO MOWING OR TRIMMING SHALL BE PERMITTED UNTIL THE CITY OF LOS ANGELES
NO LANDSCAPING SHALL BE PERMITTED UNTIL THE CITY OF LOS ANGELES
AND MAINTENANCE OF ALL PLANTING SHALL BE THE RESPONSIBILITY OF THE OWNER



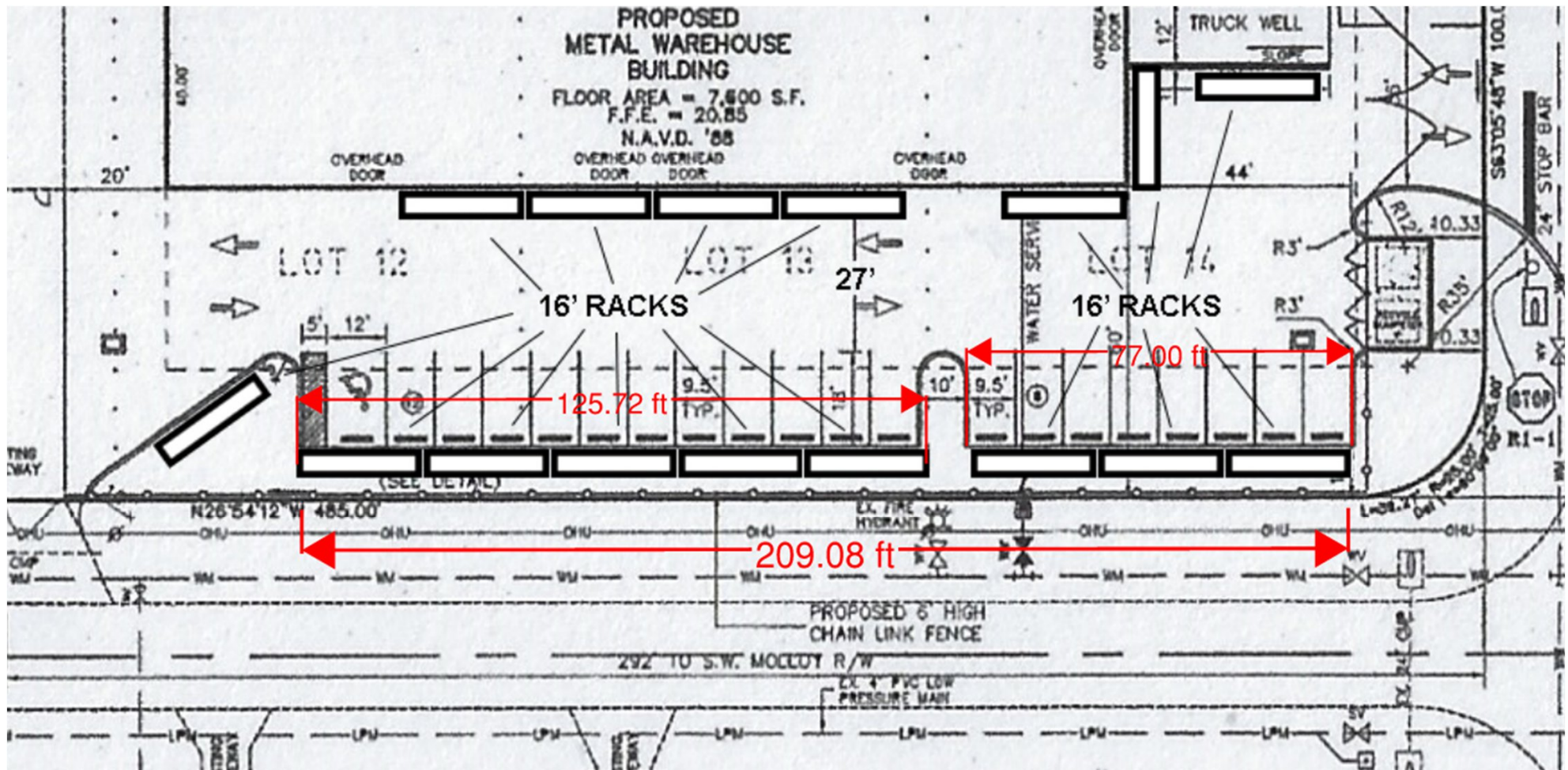
William A. Flitt, III
Landscape Architect
20405 E.
1172.220.0424
FLA Reg. #9461
(fax 372.220.0889)

LANDSCAPE PLAN

REACOM'S SUPPLY
1401 W. BILTMORE ST.
PORT ST. LUCIE, FL

DATE: 08/20/2008
 TIME: 10:45
 USER: J...
 SCALE: 1" = 30'

Dimensioned Site Plan



2025 Photos



Planning & Zoning Board Action Options

- Motion to approve the variances with the following conditions:
 - 1) The variances shall terminate if the current tenant vacates the property.
 - 2) If the current tenant vacates the property, the landscape buffer shall be restored per the existing landscape plan.
- Make a motion to deny.
- Make a motion to table.



Agenda Summary

2025-089

Agenda Date: 7/1/2025

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-086 Jared Greenberg - Variance

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 750 SF to allow the construction of a 950 square foot carport, 2) a variance of nine (9) feet to allow for a one (1) foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house.

Submitted By: Ivan Betancourt, Planner I

Executive Summary: The City of Port St. Lucie has received a request from Jared Greenberg, the property owner, to grant the following variances: 1) to allow a carport to be constructed in the area extending from the front corners of the principal structure to the front property line, 2) a variance of 750 square feet to allow the construction of a 950 square foot carport, and 3) a variance of nine (9) feet to allow for a one (1) foot side yard setback on the west side of the property. Section 158.217(C)(1) of the Zoning Code prohibits accessory structures within the area extending from the front corners of the principal structure to the front property line. Section 158.217 (C)(2)(p) allows for a maximum size of 200 square feet for a carport. Sections 158.217 (C) (1) and 158.073 (H) state that accessory structures in the RS-2 (Single-Family Residential) zoning district must maintain a 10-foot setback from the side property line.

Presentation Information: N/A

Staff Recommendation: Move that the Board table the item until the August 5, 2025, Board meeting.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is generally located on the south side of SW Abode Ave, west of SW Port St. Lucie Blvd.

Attachments:

1. Memo for Request to Table

MEMORANDUM

TO: Planning and Zoning Board

FROM: Ivan Betancourt, Planner I

SUBJECT: Variance – Greenberg, Jared
Request to Table Application (P25-086)

DATE: June 18, 2025

The Planning and Zoning Department advertised this application for the July 1, 2025, board meeting. The applicant requests that the Planning and Zoning Board table Project P25-086 – Greenberg, Jared Variance, until the August 5, 2025, meeting.



Agenda Summary

2025-556

Agenda Date: 7/1/2025

Agenda Item No.: 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-087 SLW-TAV Port St. Lucie, LLC - Rezone

Location: The property is located at 760 NW Enterprise Dr

Legal Description: All of Lot 6, St. Lucie West Plat No. 133, St. Lucie West Industrial Park

This is a request to rezone 8.31 acres from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

Submitted By: Cody Sisk, Planner III, Planning and Zoning

Executive Summary: The applicant is requesting the rezoning of a 8.31-acre parcel, from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District. The Warehouse Industrial (WI) zoning district allows permitted uses as listed per Section 158.135 of the City's Zoning Code.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the rezoning to the City Council
2. Move that the Board recommend denial of the rezoning request

Background: N/A

Issues/Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Warehouse Industrial (WI) Zoning District is compatible with the Light Industrial/Open Space-Recreation/Institutional (LI/OSR/I) future land use classification per Policy 1.1.4.13 of the Future Land Use Element.

Special Consideration: N/A

Location of Project: 760 NW Enterprise Drive

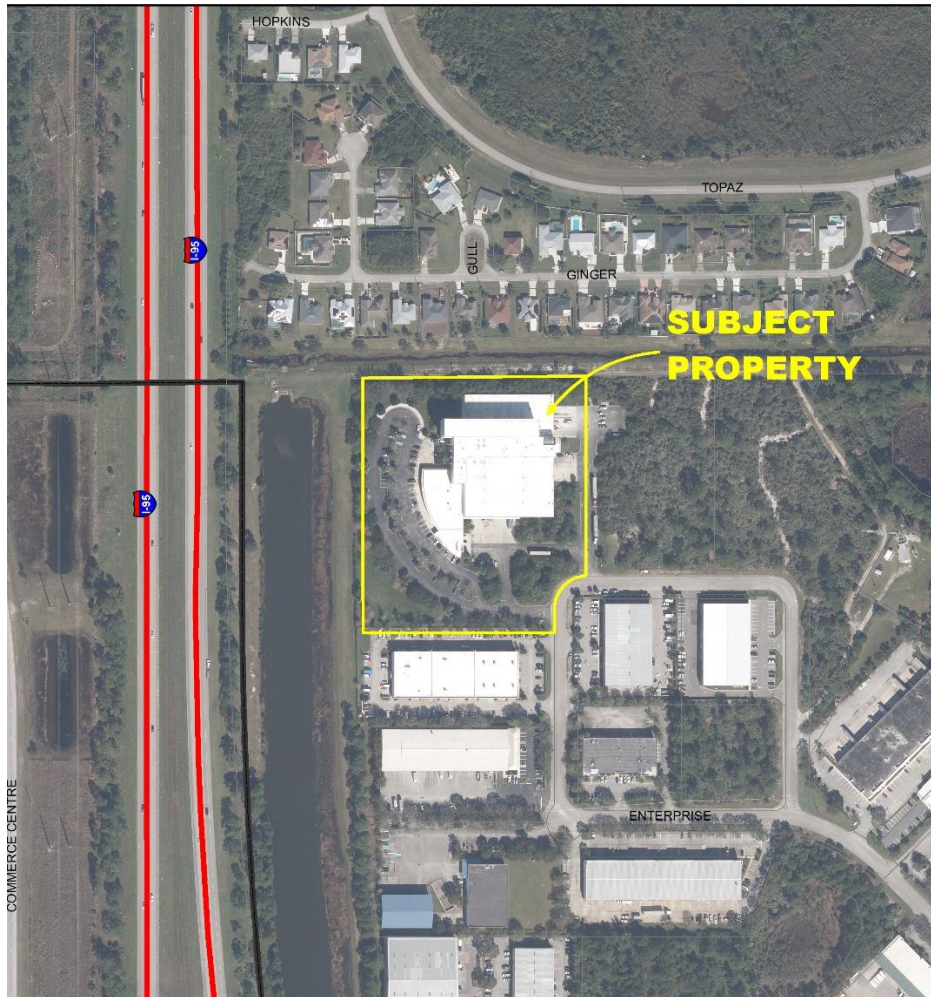
Attachments:

1. Staff Report
2. Application

3. Warranty Deed
4. Agent Authorization
5. Staff Presentation



SLW-TAV Port St. Lucie, LLC
Rezoning
P25-087



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District
Applicant:	Alejandro Toro, Haley Ward, Inc
Property Owner:	TAV Port St Lucie LLC
Location:	The property is generally located northwest side of NW Enterprise Drive
Address:	760 NW Enterprise Dr
Project Planner:	Cody Sisk, Planner III

Project Description

The applicant is requesting the rezoning of an 8.31-acre parcel, from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District. The property is legally described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park. The parcel's address is 760 NW Enterprise Drive, which is located north of NW Enterprise Drive. There is currently a 124,000 square-foot building and 159 parking spaces shown on the approved site plan. The Applicant proposes to change the zoning district to potentially allow a different set of uses on the property.

Previous Actions and Prior Reviews

The Site Plan Review Committee approved a site plan amendment for the property, P02-359-A1 SLW-TLH, to remove Lot 5 from the P02-359 site plan. A new site plan was submitted and approved for the adjacent Lots 4 and 5 for proposed warehouses (P24-093).

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the **July 1, 2025**, Planning & Zoning Board meeting.

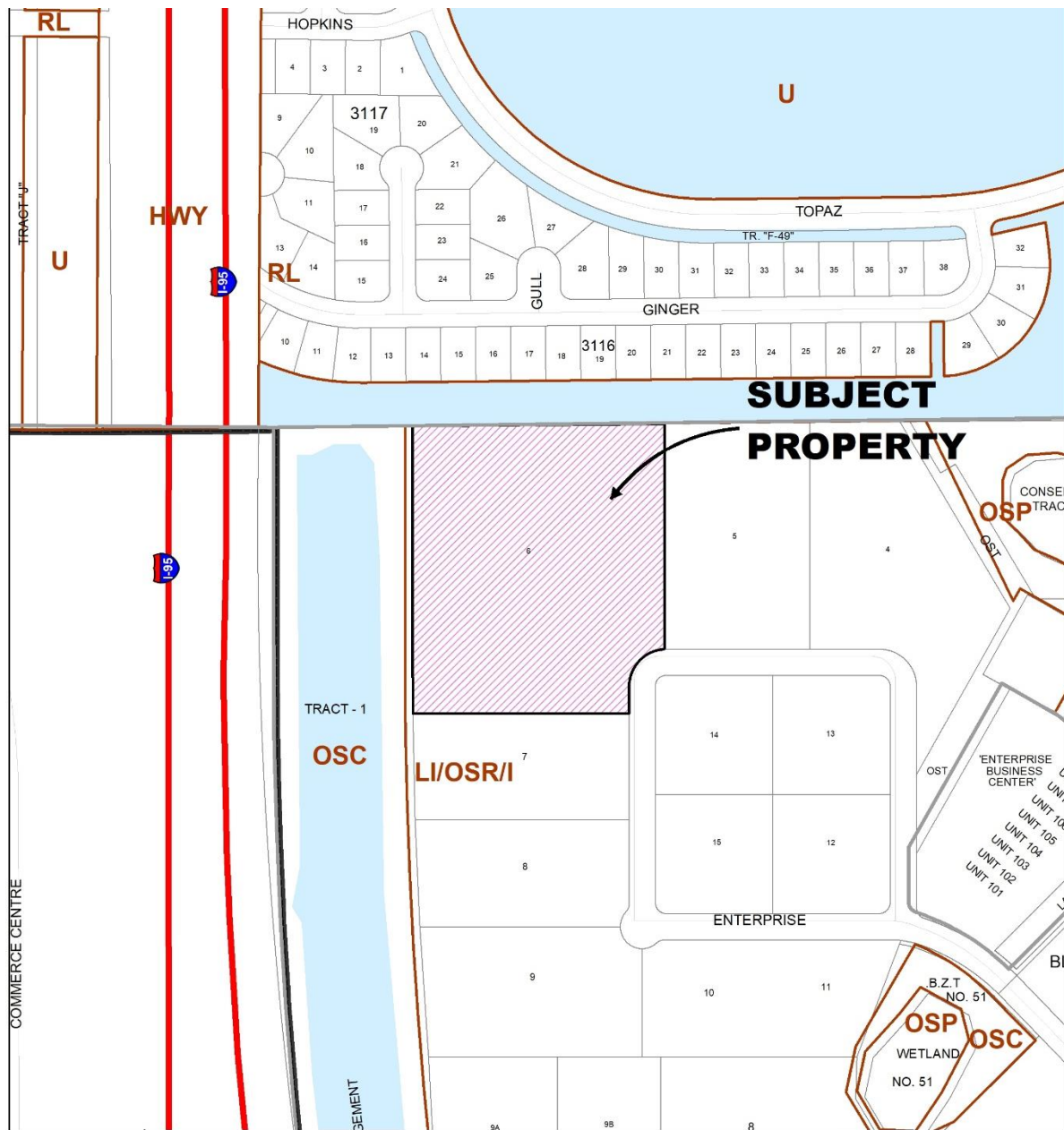
Location and Site Information

Parcel Number:	3323-947-0011-000-9
Property Size:	8.31 acres
Legal Description:	St Lucie West Plat #133 St Lucie West Industrial Park (PB 39-40) Lot 6
Future Land Use:	Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)
Existing Zoning:	Industrial (IN)
Existing Use:	Warehouse use per Approved Site Plan
Requested Zoning:	Warehouse Industrial (WI)
Proposed Use:	Use consistent with the WI zoning district

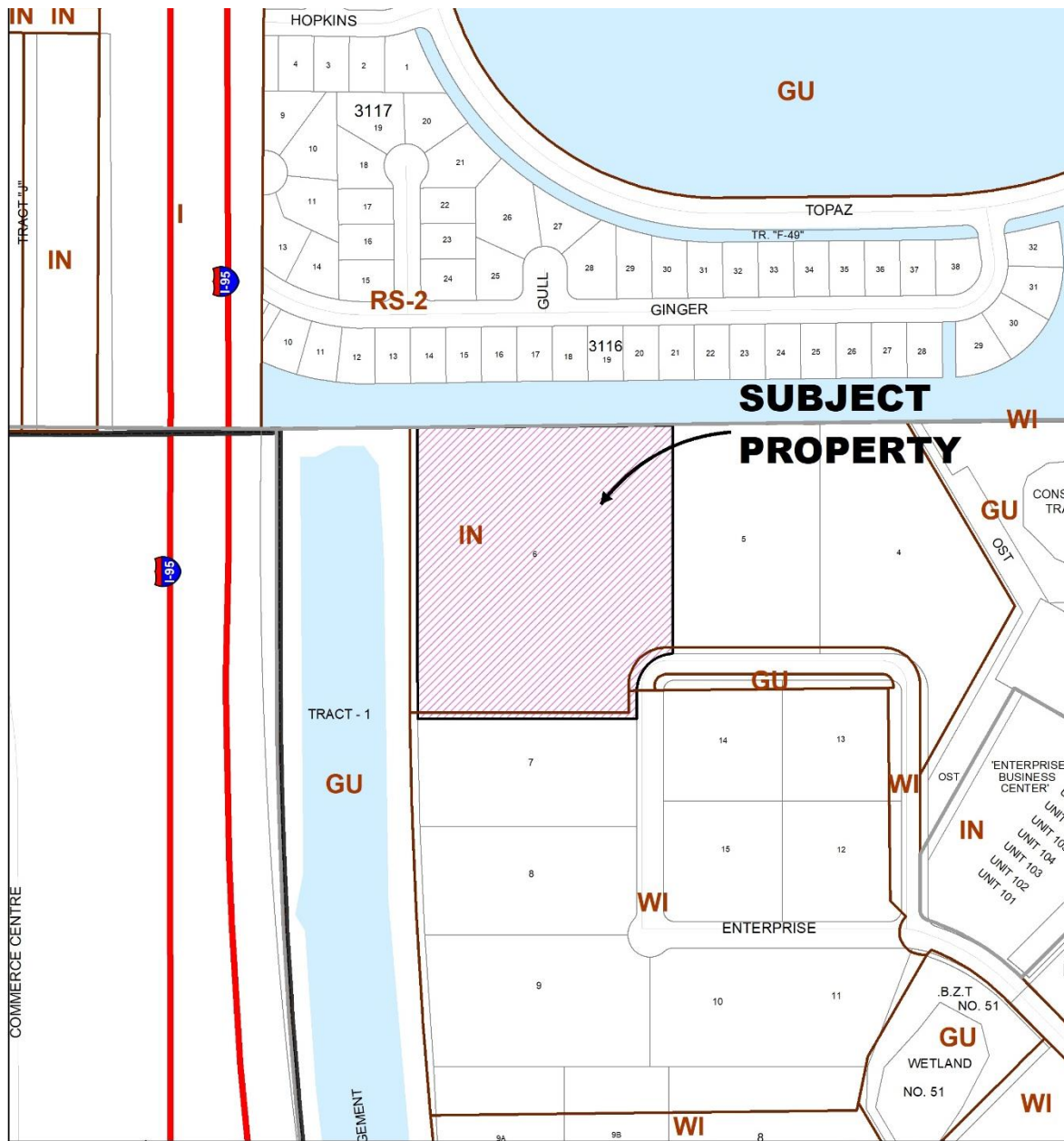
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	RS-2	Single Family Residential
South	IL/OSR/I	WI	Warehouse
East	IL/OSR/I	IN	Vacant
West	OSC	GU	Water Management Tract/I-95

CS-Service Commercial, RS-2-Single Family Residential, Warehouse Industrial (WI), Industrial (IN), General Use (GU), Light Industrial (IL), Open Space Recreational (OSR), Institutional (I), Open Space Conservation (OSC)



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Warehouse Industrial is compatible with Policy 1.1.4.13 and future land use classification of Light Industrial (IL).

ZONING REVIEW

Justification Statement: The property owner requested as a condition of the tenant on the lease agreement that the tenant will process a rezoning application to the WI Zoning District. The WI Zoning District has a larger variety of uses available. Additionally, all surrounding properties are zoned Warehouse Industrial.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Warehouse Industrial Zoning District (WI) is compatible with the Light Industrial (IL) future land use classification per Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

The site was previously cleared and is developed.

RELATED PROJECTS

P02-359-A1: SLW-TLH (fka Scripps Treasure Coast Publishing), Site Plan Amendment approved February 28, 2024

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
 Planning & Zoning Department
 121 SW Port St. Lucie Boulevard
 Port St. Lucie, Florida 34984
 (772) 871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
 Fee (Nonrefundable)\$ _____
 Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: atoro@haleyward.com

PROPERTY OWNER:

Name: Jacob Goldman -TAV PORT ST LUCIE LLC
 Address: 300 MAIN ST STAMFORD, CT 06901
 Telephone No.: 201-675-8492 Email jgoldman@tentylake.com

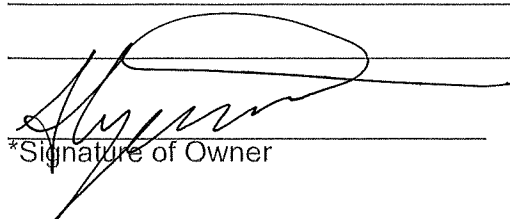
AGENT OF OWNER (if any)

Name: Alejandro Toro - Haley Ward, Inc
 Address: 10250 SW Village Parkway Suite 201. Port St. Lucie, FL 34987
 Telephone No.: 772-462-2455 x121 Email atoro@haleyward.com

PROPERTY INFORMATION

Legal Description: ST LUCIE WEST PLAT #133 ST LUCIE WEST INDUSTRIAL PARK (PB 39-40) LOT 6
 (Include Plat Book and Page)
 Parcel I.D. Number: 3323-947-0011-000-9
 Current Zoning: Industrial (IN)
 Proposed Zoning: Warehouse Industrial (WI)
 Future Land Use Designation: LI/OSR/I Acreage of Property: 8.31
 Reason for Rezoning Request: _____

The property owner requested a condition of the tenant on the lease agreement that the tenant will process a rezoning application to the WI Zoning district. The WI Zoning district has a larger variety of uses available. Additionally, all surrounding properties are zoned Warehouse Industrial



 *Signature of Owner

Alejandro Toro (Authorized Agent)

 Hand Print Name

May 29, 2025

 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

TAV PORT ST LUCIE LLC
300 Main ST
Stamford, CT 06901-3032

AGENT CONSENT FORM

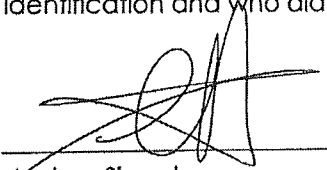
Project Name: Raw Athletic Club - Rezone
Parcel ID: 3323-947-0011-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JACOB GOLDMAN WHO BEING DULY
SWORN, DEPOSES AND SAYS THE FOLLOWING: for TAV PORT ST LUCIE, LLC

I hereby give CONSENT to EDC a division of Haley Ward, Inc. to act on my behalf, to submit a rezoning application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14th day of MAY,
2025, by JACOB GOLDMAN for TAV PORT ST LUCIE LLC (Name of Person Acknowledging) who is personally known
to me or who has produced _____ (type of identification) as
identification and who did (did not) take an oath.



Notary Signature

SKYLER DEMAIO

Printed Name of Notary

(Notary Seal)

JUNE 30th, 2029
My commission expires

SKYLER A DEMAIO
Notary Public, State of Connecticut
My Commission Expires June 30, 2029



Owner's Signature

Jacob Goldman

Owner's Name

700 S. Rosemary Ave, Suite 204-630

Street Address

West Palm Beach FL 33401

City, State, Zip

201-675-8492 / jgoldman@twentylater.com

Telephone / Email

THIS INSTRUMENT WAS PREPARED BY:

Anne Dyring Riley, Esq.
Anne Dyring Riley LLC
1130 Crosspointe Lane, Suite 10A
Webster, NY 14580
585.671.2160

Return to:
Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768
File No. FL252111164JC

Tax Parcel ID No.: 3323-947-0011-000-9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed to be effective as of the 28th day of March, 2022, by **SCRIPPS NP OPERATING LLC**, a Wisconsin limited liability company, having an address of 175 Sully's Trail, Pittsford, NY 14534 ("Grantor") to **TAV PORT ST LUCIE, LLC**, a Delaware limited liability company, having an address of 300 Main Street, Stamford, CT 06901 ("Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel, or trace of land situate in Port Saint Lucie, Saint Lucie County, Florida, the same being more particularly described on the attached Exhibit A (hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances, including riparian rights, if any, therefor belonging or any anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that that Grantor has good right and lawful authority to sell convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO (i) real estate taxes and assessments for the year 2022 and thereafter; (ii) zoning and building ordinances; and (iii) those matters disclosed on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"), the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

SCRIPPS NP OPERATING, LLC,
a Wisconsin limited liability company

Signed, sealed and delivered in the presence of the following two witnesses:

By: Desk Spinco, Inc.
Its: Sole Member



Signature of Witness

By: 

Mark Maring, SVP of Finance & Treasurer



Printed Name of Witness



Signature of Witness



Printed Name of Witness

STATE OF NEW YORK

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 24 day of March, 2022 by Mark Maring, as Senior Vice President of Finance and Treasurer of Desk Spinco, Inc., the sole member of Scripps NP Operating, LLC, on behalf of the company who is personally known to me.



Notary Public

ANNE DYRING RILEY
Notary Public, State of New York
No. 02RI4986950
Qualified in Monroe County
Commission Expires 11/30/2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

All of Lot 6, in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, According to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are a lien not yet due and payable.
2. Intentionally Omitted.
3. Intentionally Omitted.
4. Rights of tenants under unrecorded leases, with no option to purchase or right of first refusal..
5. Intentionally Omitted.
6. Intentionally Omitted.
7. Matters shown on the Plat of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, recorded in Plat Book 39, Page 40 and 40A through 40B, of the Public Records of St. Lucie County, Florida, and approximately shown on the survey by Bock & Clark Corporation an NV5 Company, originally dated February 7, 2022, under Job No. 02107486-001 (the "Survey").
8. Development of Regional Impact Agreement between Thos. J. White Development Corporation, a Florida Corporation; the Peacock Fruit and Cattle Corporation, a Florida Corporation and the Department of Community Affairs of the State of Florida, recorded in Official Records Book 483, Page 885, as affected by Modification of Development of Regional Impact Agreement, recorded in Official Records Book 503, Page 676, all of the Public Records of St. Lucie County, Florida.
9. The terms, provisions, and conditions contained in that certain Notice of Adoption of Development Order, recorded in Official Records Book 571, Page 833; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 616, Page 2718; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 627, Page 554; as affected by Notice of Adoption of Modification of an Adopted Development Order, recorded in Official Records Book 640, Page 176; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 703, Page 1189; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 840, Page 2326; as affected by Notice of Subsequent Modification of an Adopted Development Order, recorded in Official Records Book 1112, Page 1302; as affected by Notice of Adoption of the Modified Development Order for the St. Lucie West Development of Regional Impact, recorded in Official Records Book 2496, Page 1496, all of the Public Records of St. Lucie County, Florida.
10. Declaration of Covenants, Conditions, and Restrictions for St. Lucie West Industrial Association which contains provisions for a private charge or assessments, recorded in Official Records Book 572, Page 1493; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 611, Page 2277; as affected by Second Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 621, Page 2279; as affected by Third Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 628, Page 1991; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 634, Page 1103; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 678, Page 1387; as affected by Fifth Amendment to Declaration of Covenants,

Conditions and Restrictions for St. Lucie West Industrial Association (Corrected), recorded in Official Records Book 679, Page 2199; as affected by Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, Inc., recorded in Official Records Book 726, Page 2555; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 898, Page 1779; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 1016, Page 2247; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1195, Page 1639; as affected by Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1225, Page 1722; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 1588, Page 1357; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 2840, Page 2326; as affected by Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Official Records Book 3232, Page 1852, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

11. Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and Thos. J. White Development Corporation, a Florida corporation recorded in Official Records Book 573, Page 303; as affected by Second Agreement, recorded in Official Records Book 579, Page 2706; as affected by Third Agreement, recorded in Official Records Book 663, Page 2607; as affected by Fourth Amendment, recorded in Official Records Book 718, Page 1876; as affected by Interim Road Impact Fee Credit Agreement Number Five, recorded in Official Records Book 872, Page 555; as affected by Assignment and Assumption of Rights and Obligations under Road Impact Fee Credit Agreements, recorded in Official Records Book 898, Page 1796; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Official Records Book 898, Page 2684; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Official Records Book 899, Page 1945; as affected by Assignment and Assumption of Rights and Obligations Under Road Impact Fee Credit Agreement, recorded in Official Records Book 1016, Page 2297; as affected by Interim Road Impact Fee Credit Agreement Number Seven, recorded in Official Records Book 1211, Page 504; as affected by Road Impact Fee Credit Agreement Number Eight, recorded in Official Records Book 1259, Page 2766, all of the Public Records of St. Lucie County, Florida.
12. St. Lucie West Services District Commissioners Report, attached to the Final Judgment and Decree Approving Report of Commissioners recorded in Official Records Book 683, Page 2008; as affected by Connection Fee Guarantee Agreement recorded in Official Records Book 929, Page 662; as affected by Final Judgment recorded in Official Records Book 964, Page 1010; as affected by Final Judgment recorded in Official Records Book 1212, Page 786; as affected by Certificate of No Appeal recorded in Official Records Book 1219, Page 1005; as affected by Notice of Water and Sewer Utility Operating Policy recorded in Official Records Book 1285, Page 2156; as affected by Collection Agreement recorded in Official Records Book 1349, Page 2242, all of the Public Records of St. Lucie County, Florida.
13. Intentionally Omitted.
14. Intentionally Omitted.
15. Intentionally Omitted.
16. Intentionally Omitted.

17. Intentionally Omitted.
18. Intentionally Omitted.
19. Non-Exclusive Electric Utility Easement granted to Florida Power and Light Company recorded in Official Records Book 792, Page 72, of the Public Records of St. Lucie County, Florida and approximately shown on the Survey.
20. Restrictive Covenant recorded in Official Records Book 819, Page 2477; as affected by Consent recorded in Official Records Book 926, Page 549; as affected by Assignment of Declarant's Rights recorded in Official Records Book 1016, Page 2263; as affected by Consent to Use recorded in Official Records Book 1024, Page 345; as affected by Amendment to Consent to Use recorded in Official Records Book 1240, Page 1452, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
21. Intentionally Omitted
22. Restrictive Covenant recorded in Official Records Book 884, Page 2231; as affected by Assignment of Declarant's Rights, recorded in Official Records Book 1016, Page 2263, all of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
23. Assignment of architectural approval rights, recorded in Official Records Book 1016, Page 2278, of the Public Records of St. Lucie County, Florida
24. Intentionally Omitted.
25. Imposition of taxes and/or assessments by virtue of the Notice of Establishment of the St. Lucie West Services District, recorded in Official Records Book 1250, Page 1737, of the Public Records of St. Lucie County, Florida.
26. Ordinance No. 00-002, by the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records Book 1301, Page 2302, of the Public Records of St. Lucie County, Florida.
27. Fire/EMS Impact Fee Credit Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and St. Lucie West Development Corporation recorded in Official Records Book 1470, Page 880, of the Public Records of St. Lucie County, Florida.
28. Restrictions, covenants and provisions as set forth in Special Warranty Deed recorded in Official Records Book 1588, Page 1364, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
29. Restrictions, covenants and provisions as set forth in Special Warranty Deed recorded in Official Records Book 1588, Page 1370, of the Public Records of St. Lucie County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

30. Non-Exclusive Access Easement granted to St. Lucie West Services District, recorded in Official Records Book 1666, Page 664, of the Public Records of St. Lucie County, Florida.
31. Utility Easement granted to St. Lucie West Services District, recorded in Official Records Book 1878, Page 617, of the Public Records of St. Lucie County, Florida and approximately shown on the Survey.
32. All matters contained in that certain Notice of Water and Sewer Utility Operating Policy, recorded in Official Records Book 3123, Page 1678, of the Public Records of St. Lucie County, Florida.
33. Assignment of Dedications and Reservations, recorded in Official Records Book 3660, Page 586, of the Public Records of St. Lucie County, Florida.



SLW-TAV Port St. Lucie, LLC

Rezoning
Project No. P25-087

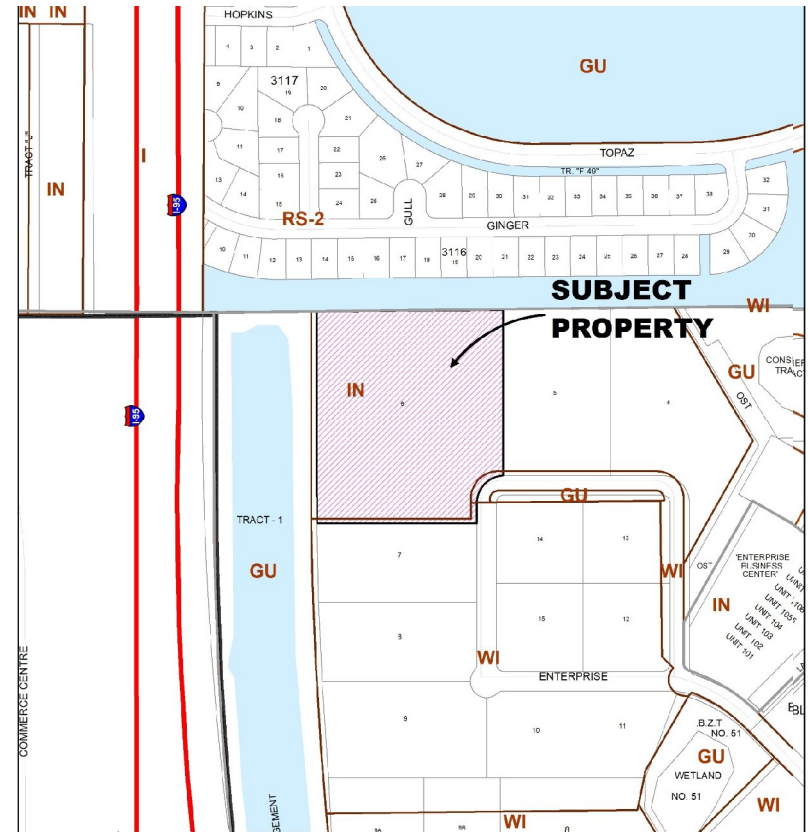
Planning and Zoning Board Meeting
Cody Sisk, Planner III
July 1, 2025

Request Summary

- Owner: TAV Port St Lucie LLC
- Applicant: Haley Ward, Inc.
- Location: 760 NW Enterprise Drive
- Request: The applicant is requesting the rezoning of approximately 8.31 acres from Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single Family Residential	CS	RS-2
South	Warehouse	IL/OSR/I	WI
East	Vacant	IL/OSR/I	IN
West	Vacant/I-95	OSC	GU



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Warehouse Industrial (WI) Zoning District is listed as a compatible zoning district under the Light Industrial (LI), future land use classification.

Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)	WI, GU, IN

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council.
- Make a motion to recommend denial
- Make a motion to table