

City of Port St. Lucie

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



Meeting Agenda

Addition of Item 7A

Tuesday, March 5, 2024

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Eric Reikenis, Chair, Term 1, Expires 1/1/2027

Peter Previte, Vice Chair, Term 1, Expires 1/1/2027

Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027

Jim Norton, At-Large, Term 1, Expires 1/1/2027

John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027

Greg Pettibon, At-Large, Term 1, Expires 1/1/2027

Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027

Rose Futch, Alternate, Term 1, Expires 1/1/2027

Saadat Syed, Alternate, Term 1, Expires 1/1/2027

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

1. Meeting Called to Order**2. Roll Call****3. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes****5.a Approval of Minutes - February 6, 2024**[2024-204](#)**6. Consent Agenda****6.a P23-004 Arcadia at Veranda Falls - Special Provision Parking Request**

Location: The property is generally located on the south side of Becker Road and east of the Florida's Turnpike, within the St. Lucie Lands Planned Unit Development (PUD).

Legal Description: Tract 2, Veranda Plat No. 8

The request is to allow a portion of the project's required parking spaces be set aside as 'reserved parking' as opposed to having it constructed with the initial development of the project.

6.b P23-183 Wilson Groves DRI - Conceptual Master Plan[2024-213](#)

Location: The property is generally located north of the C-23 Canal, east of Range Line Road, south of the Marshall Parkway right-of-way, and west of the N/B road right-of-way.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East.

This is a request for approval of a conceptual master plan for the Wilson Groves DRI.

7. Public Hearings - Non Quasi-Judicial**7.a P24-016 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment**[2024-194](#)

Proposed amendment to Chapter 155, "Sign Code" (Exhibit A) of the Code of Ordinances of the City of Port St. Lucie to provide some content neutral updates and clarifications on sign code regulations.

8. Public Hearing - Quasi-Judicial

8.a P21-148 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) - Rezoning [2024-210](#)
Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Legal Description: The property is legally described as a portion of the Alan Wilson Plat.
This is a request to rezone 390.375 acres of property, more or less, from the zoning designation of SLC AG-5 to City MPUD.

8.b P23-057 Wylder Master Sign Program Application [2024-153](#)
Location: The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.
Legal description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC Ranch West Phase 2 plat.
This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

8.c P23-107 Southern Grove 8 - Master Planned Unit Development (MPUD) - Rezoning Application [2024-211](#)
Location: The property is located at the northwest corner of the intersection of SW Village Parkway and Becker Road.
Legal description: Kenley Tract C1 and Kenley Tract B1.
This is a request to rezone 41.35 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

8.d P23-176 Economy Self Storage, Inc. - Variance [2024-112](#)
Location: 1915 SW Hayworth Avenue
Legal Description: Port St Lucie Section 31, Block 1705, Lot 14
This is a request for a variance to allow a reduction in lot frontage and lot size to allow 80 feet of frontage and 10,240 square feet in land area. The Land Use Conversion Manual requires a minimum of 160 feet of frontage and the Zoning Code requires 20,000 square feet for General Commercial (CG) Zoning Districts.

8.e P23-181 Southern Grove 11 - Master Planned Unit Development (MPUD) - Rezoning [2024-212](#)
Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.
Legal Description: The legal description is Parcel 25 D, Southern Grove Plat No. 13.
A request to rezone approximately 15.6 acres of property from the zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling unit per five acres, to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD).

8.f P23-193 Mayas Retail Plaza (Mayas Property Management LLC) - Limited Mixed Use LMD Zoning District - Rezoning [2024-154](#)
Location: 4189 SW Port St. Lucie Boulevard
Legal Description: Port St. Lucie Section 21, Block 2108, Lots 1,2,27 and 28
This is a request to rezone a vacant, 0.97-acre property from the Professional (P) zoning district to the Limited Mixed Use (LMD) zoning district.

8.g P23-239 Cottin, Gregory D. - Variance [2024-152](#)
Location: The property is located at 2722 & 2732 SW Fondura Road.
Legal Description: Lots 18 And 19, Block 1708, Port St. Lucie Section 31
This is a request to grant a variance to allow an isolation of a parcel.

8.h P24-011 City of PSL- Northport Utility Site - Rezoning [2024-209](#)
Location: West of the intersection of NE Airoso Blvd. and NE St. James Dr.
Legal Description: Port St. Lucie Section 25, Tract M and a portion of Section 20, Township 36 South, Range 40 East, St. Lucie County, Florida
This is a request to rezone from Institutional (I) to Utility (U) zoning district.

8.i P24-013 Brian & Susan Barnes - Variance [2024-202](#)
Location: 1003 SE Kitching Cove Lane
Legal Description: Kitching Cove Estates, Lot 3
This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

8.j P24-014 Go Team Industrial Park Unit 1 - Lot 6 - Landscape**2024-200****Modification**

Location: The property is located south of NW Commerce Center Drive and west NW Settle Avenue.

Legal Description: Go Team Industrial Park - Unit One - Block B, Lot 6

This is a request to retain the existing landscaping and 8-foot opaque chain-link fence in lieu of an architectural buffer wall on the south side of the site 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.