

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 8A

Tuesday, January 2, 2024

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Melody Creese, At-Large

John "Jack" Doughney, At-Large

James Norton, At-Large

Greg Pettibon, At-Large

Peter Previte, At-Large

Eric Reikenis, At-Large

Peter Louis Spatara, At-Large

Rose Futch, Alternate

Saadat Syed, 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 - December 5, 2023

[2024-015](#)

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

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

[2023-232](#)

Location: The property is generally located on the west side of Glades
Cut Off Road, east of the C-24 Canal and south of Midway Road.

Legal Description: A portion of Sections 20 & 21, Township 36 South,
Range 39 East.

This is a request to change the Future Land Use from 90 acres of
Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land use,
311.50 acres of Commercial Service/Light Industrial/Residential, Office
and Institutional (CS/LI/ROI) land use, and 63 acres of Commercial
General/Residential, Office and Institutional (CG/ROI) land use to
397.89 acres of Low Density Residential (RL) land use, 34.25 acres of
General Commercial/Commercial Service/Institutional (CG/CS/I) land
use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43
acres of Open Space Conservation (OSC) land use.

8. Public Hearing - Quasi-Judicial

- 8.a** P23-139 St. Lucie Trail - Planned Unit Development (PUD) [2023-1137](#)
Amendment
Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.
Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.
This is a request for the approval of the amendment to the St. Lucie Trail PUD.
- 8.b** P23-169 St. Lucie HCA Hospital - PUD Rezoning [2024-010](#)
Location: The property is located at the corner of SE Tiffany Ave. and SE Hillmoor Dr.
Legal Description: Port St. Lucie Section 50, Tract E - Less as in OR 394-2490
This is a request to rezone 16.96 Acres from Institutional (I) and Professional (P) to Planned Unit Development (PUD).
- 8.c** P23-170 Western Grove DRI - 4th Amendment - Map H [2023-1020](#)
Amendment
Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.
This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.
- 8.d** P22-211 Verano South Pod D PUD - Amendment No. 4 [2023-1221](#)
Location: The property is located southwest of the C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.
This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage and the permitted number of dwelling units.

9. New Business

- 9.a** Oath of Office [2024-025](#)
- 9.b** Election of Officers [2024-024](#)

- 9.c** Review of O.L. Peacock Sr. Park Enhancements for the
Proposed Land and Water Conservation Fund (LWCF) Grant
Application

[2024-022](#)

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.