

City of Port St. Lucie

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



Meeting Agenda

Tuesday, August 6, 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

Regenia Herring, Alternate, Term 1, Expires 3/25/2027

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 - July 2, 2024 Meeting[2024-747](#)**6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****7.a** P24-103 City of Port St. Lucie - Chapter 158, Zoning Code -
Text Amendment for Wireless Communications Towers and
Data Centers[2024-745](#)

Proposed text amendment to Section 158.213, "Wireless Communication Antennas and Towers", Section 158.135, "Warehouse Industrial Zoning District"; and Section 158.136, "Industrial Zoning District" of the City of Port St. Lucie Code of Ordinances regarding Wireless Communication Antennas and Towers and Data Centers.

8. Public Hearing - Quasi-Judicial**8.a** P07-092-A1 The Shoppes at Veranda Falls - Master Sign
Program Amendment[2024-756](#)

Location: The property is located south of Becker Road east of the Florida Turnpike.

This is a request for the 1st amendment of the Shoppes at Veranda Falls Master Sign Program.

8.b P23-238 Darwin Square - Mavis Tire - Special Exception Use[2024-751](#)

Location: The project site is located south of SW Darwin Boulevard and east of SW Port St. Lucie Boulevard.

Legal Description: Darwin Square Lots C, D, and E.

The request is for approval of a Special Exception Use (SEU) to allow a vehicle repair and maintenance facility in the General Commercial (CG) Zoning District, per Section 158.124(C)(10) of the Zoning Code.

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- 8.c** P24-028 Gingerbread Daycare - Special Exception Use [2024-677](#)
Location: 721 and 731 NW Airoso Blvd.
Legal Description:
The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Neighborhood Commercial (CN) zoning district per Section 158.120(C)(1) of the Code of Ordinances.
- 8.d** P24-044 7 Brew Drive - Thru Coffee - Variance [2024-749](#)
Location: The address is 1907 SW Gatlin Blvd.
Legal Description: Port St Lucie Section 31, Block 1704, Lots 25, 26, and 27.
This is a request for a variance of 122 square feet to allow a 778 square foot building and a variance of eight (8) feet to allow a building height of fourteen (14) feet for a proposed drive-through restaurant.
- 8.e** P24-043 7 Brew Drive - Thru Coffee - Special Exception Use. [2024-754](#)
Location: The property is located northeast of the intersection of SW Gatlin Boulevard and SW Kensington Street.
Legal Description: Port St Lucie Section 31, Block 1704, Lots 25, 26, and 27.
A request for a special exception to allow drive-through service in the General Commercial (CG) Zoning District, per Section 158.124(C)(13) of the Zoning Code.
- 8.f** P24-080 Garrick, Gladwyn and Latoya - Rezoning [2024-643](#)
Location: The property is located at 2721 and 2741 SW Campana Street.
Legal Description: Lots 3, 4, and 5, Block 1708, Port St. Lucie Section 31
This request is for the rezoning of 0.74 acres from Single-Family Residential (RS-2) to Warehouse Industrial (WI).
- 8.g** P24-085 SLW-660 PSL, LLC - Variance [2024-743](#)
Location: The property is located at 639 NW Enterprise Drive.
Legal Description: Lot I-37 North, Lot 1
This is a request to grant a variance from the City of Port St. Lucie Zoning Code, Section 158.227(G), of 400 square feet, to allow for an enclosed, self-service storage facility, with bay sizes up to 900 square feet.
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- 8.h** P24-086 Southern Grove DRI (Development of Regional Impact) - 11th Amendment [2024-752](#)
Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to amend the development order for the Southern Grove DRI by amending Map H, the master development plan, and Map H-2, Tradition Trail and Multi-use Pathways Plan
- 8.i** P24-098 Apollo 22 LLC - Set'em Up! Volleyball - Special Exception Use. [2024-744](#)
Location: 1673 SE South Niemeyer Circle.
Legal Description: Port St. Lucie Industrial Park Unit 1, Block 7, Lots 13 and 14.
The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) zoning district per Section 158.136(C)(5) of the Code of Ordinances.
- 8.j** P24-109 Innovation Restaurant Hub - Variance [2024-765](#)
Location: The property is located south of SW Innovation Way and west of SW Village Parkway.
Legal Description: Southern Grove Plat No. 18, Lot 2.
This is a request to grant a variance to deviate from Section (A) of the Tradition Southern Grove Phase 1 Master Planned Unit Development (MPUD) Regulation Book. Specifically, the variance would permit the provision of parking spaces to exceed the maximum limit amount of 125% of the required amount.

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.