

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**\*Request to Table 8e\***

**Tuesday, May 3, 2022**

**6:00 PM**

**Council Chambers, City Hall**

## **Planning and Zoning Board**

*Deborah Beutel, Chair, Term 2 Expires 6/21/25*

*Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23*

*Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25*

*Peter Previte, At-Large, Term 1 Expires 7/12/25*

*Joseph Piechocki, At-Large, Term 1 Expires 7/12/25*

*Roberta Briney, At-Large, Term 1 Expires 7/12/25*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*

**1. Meeting Called to Order****2. Roll Call****3. Determination of a Quorum****4. Pledge of Allegiance****5. Approval of Minutes**

5.a Approval of Minutes - April 5, 2022

[2022-397](#)

**6. Consent Agenda**

6.a P21-174 Torino Lakes - Third Replat - Preliminary and Final  
Subdivision Plat with Construction Plans

[2022-283](#)

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

7.a P22-103 Jennings Road Project - Comprehensive Plan  
Amendment/Small-scale

[2022-392](#)

Location: The property is located at 3775 SE Jennings Road, south of  
Jennings Road and West of Lennard Road.

Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St.  
Lucie Section 12, St. Lucie Gardens Subdivision.

This is a request to change the future land use designation of 6.67 acres  
from Commercial General (CG) and Utility (U) to Service Commercial  
(CS).

7.b P22-125 St. Elizabeth Ann Seton - Comprehensive Plan  
Amendment/Small-scale

[2022-393](#)

Location: The property is located at 930 SW Tunis Avenue, generally  
south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie  
Boulevard and North of Rice Avenue.

Legal Description: Portion of Port St. Lucie Section 42 First Replat -Tract  
C

This is a request to change the future land use designation of 12.76  
acres from Residential Medium Density (RM) to Institutional (I).

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

- 
- 8.a** P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning [2022-389](#)  
Location: This property is located west NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.  
Legal Description: Port St. Lucie Section Forty-Six, First Replat of Tract F.  
Request: This PUD (Planned Unit Development) rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units.
- 8.b** P20-246 City of Port St. Lucie - City Center Master Sign Program Amendment No.2 [2022-315](#)  
Location: Southeast corner of US Highway #1 and Walton Road.  
Legal Description: City Center Plat  
This is a request to amend to the City Center Master Sign Program to allow additional signage.
- 8.c** P21-281 St. Lucie Lands PUD Amendment No. 4 [2022-383](#)  
Location: South side of the intersection of SE Becker Road and SE Veranda Place  
Legal Description: See PUD Document Exhibit H.  
This is a request for approval of the fourth (4th) amendment to the St. Lucie Lands PUD.
- 8.d** P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use [2022-391](#)  
Location: The property is located on the north side of Prima Vista Boulevard and east of Friar Street.  
Legal Description: Lot 3, Block 115, Port St. Lucie Section 27  
This is a request for a special exception use to allow an automotive oil lubrication business in the Prima Vista Commercial Center Planned Unit Development (PUD) zoning district.
- 8.e** P22-054 Mason Toscana Master Sign Program [2022-329](#)  
Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.  
Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15  
This is a request to create a Master Sign Program for a project known as Toscana PUD.

- 8.f** P22-095 Southern Grove 10 - MPUD Rezoning and MPUD [2022-396](#)  
Concept Plan  
Location: The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land.  
Legal Description: Parcel 27D, Southern Grove Plat No. 13  
The request is to rezone 30.89 acres from St. Lucie County Agriculture (1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD (Master Planned Unit Development).
- 8.g** P22-112 Jennings Road Project - Rezoning [2022-394](#)  
Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.  
Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.  
This is a request to change the zoning designation of 6.67 acres from Commercial General (CG) and General Use (GU) to Service Commercial (CS).
- 8.h** P22-126 St. Elizabeth Ann Seton - Rezoning [2022-395](#)  
Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.  
Legal Description: A portion of Port St. Lucie Section 42 First Replat -Tract C  
This is a request to change the zoning designation of 12.76 acres from Residential Medium Density (RM-11) to Institutional (I).

**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.