

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**\*Addition of Item 7C\***

**Tuesday, April 4, 2023**

**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*

*Eric Reikenis, At-Large, Term 1 Expires 11/1/26*

*Melody Creese, Alternate, Term 1 Expires 11/1/26*

*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****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 of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

**7.b P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat**[2023-323](#)

This proposed amendment to Section 158.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for preliminary plat approval

- 7.c** P21-128 Wilson Groves - Large Scale Comprehensive Plan [2023-327](#)  
The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.  
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. A full legal description is available in the Planning and Zoning Department.  
This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

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

- 8.a** P22-155 Gatlin Boulevard Car Wash - Special Exception Use [2023-241](#)  
Location: 1837 SW Gatlin Boulevard  
Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10  
This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.
- 8.b** P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) - [2023-321](#)  
Conceptual Plan Amendment  
Location: The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Park Lane  
Legal Description: Lots 1-5 & 12-16, Block 1282, Port St. Lucie Section 12  
This is a request to change the conceptual plan for the 2.37-acre LMD Site.
- 8.c** P22-338 Greco Park - Special Exception Use [2023-322](#)  
Location: Northeast corner of SW Port St Lucie Blvd. and SW Greco Ln.  
Legal Description: Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16  
The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) of the Zoning Code.
- 8.d** P23-028 Adams Homes of NW Florida, Inc. - Rezoning [2023-333](#)  
Location: 2136 and 2142 SW Madruga Street  
Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.  
This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)

- 8.e** P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball - [2023-325](#)  
Special Exception Use  
Location: East of I-95 & west of NW Interpark Place  
Legal Description: St. Lucie West Plat #14 Commerce Park Phase 2  
This is a request for a Special Exception Use to allow an expansion of an enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet.
- 8.f** P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. - [2023-324](#)  
Variance  
Location: 1983 SW Biltmore St.  
Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.  
This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.
- 8.g** P23-040 Crb of Florida - Caribbean American Club Parking - [2023-326](#)  
Variance  
Location: 3771 SE Jennings Road  
Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1  
This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.

**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.