

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, July 5, 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 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 - June 7, 2022

[2022-553](#)

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

7.a P21-073 - Chapter 158 - Zoning Code, Section 158.155 Limited Mixed Use Zoning District (LMD).
A city initiated text amendment to add subsection 158.155(D)4 and (D)5 to the Limited Mixed Use Zoning District (LMD).

[2022-508](#)

8. Public Hearing - Quasi-Judicial

8.a P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning
Location: This property is located west of 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.

[2022-389](#)

8.b P22-182 St. Lucie County School at Verano - Rezoning
Location: The property is located west of the NS A road right-of-way and north of the Crosstown Parkway right-of-way.
Legal description: A parcel of land lying in a portion of Section 6, Township 37 South, Range 39 East, St. Lucie County, Florida.
This is a request to rezone 49.11 acres of property from St Lucie County Agricultural 1 unit per 5 acres (SLC AG-5) to Institutional (I) for the purposes of building a school.

[2022-552](#)

- 8.c** P22-001 Riverland/Kennedy DRI Riverland Center MPUD [2022-468](#)
Rezoning
Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)
Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).
- 8.d** P22-099 St Lucie West Properties, LLC - Variance [2022-459](#)
Location: 1100 SW ST Lucie West Boulevard
Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20
This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.
- 8.e** P22-178 Up On Top Volleyball - Variance [2022-545](#)
Location: SE corner of NW East Torino Parkway and NW Rabbit Run.
Legal Description: Winterlakes Tract F Replat, Tract F1.
This request is to grant a variance to the Citywide Design Standards to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.

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.