

City of Port St. Lucie

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



Meeting Agenda

Thursday, September 5, 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

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 - August 6, 2024

[2024-855](#)

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

7.a P24-094 Economy Storage - Comprehensive Plan

[2024-742](#)

Amendment/Small Scale

Location: 1915 SW Hayworth Avenue, which is located south of SW Gatlin Boulevard, north of SW Hayworth Avenue, and between SW Casella Street and SW Buckhart Street.

Legal Description: Port St. Lucie Section 31, Block 1705, Lot 14

This is a request to change the future land use designation from Commercial General (CG) to Service Commercial (CS).

7.b P24-124 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment

[2024-845](#)

This is a City initiated application to amend the Infrastructure Element of the City's comprehensive plan to recognize the City's update to its Water Supply Facility Work Plan in accordance with Section 163.3177 (6) (c), Florida Statutes.

8. Public Hearing - Quasi-Judicial

8.a P24-017 Starbucks - Eastport Plaza - Drive-Thru - Special Exception Use

[2024-858](#)

Location: The property is located 9022 S US Highway 1.

Legal description: A portion of Parcel 7, Second Replat of Port St. Lucie Section 67 (PB 62, PG 36)

The request is for approval of a Special Exception Use (SEU) to allow a drive-thru, associated with a restaurant, in the General Commercial (CG) zoning district per Section 158.124(C)(13) of the Zoning Code.

- 8.b** P24-050 Economy Self Storage - Rezoning [2024-498](#)
Location: The property is located at 1915 SW Hayworth Avenue.
Legal Description: Port St Lucie Section 31, Block 1705, Lot 14
This is a request to rezone 0.23 acres from the Single Family Residential (RS-2) zoning district to the Service Commercial (CS) zoning district.
- 8.c** P24-054 Western Grove 4 - Master Planned Unit Development (MPUD) Rezoning and Concept Plan [2024-863](#)
Location: The property is located in the northeast quadrant of the intersection of Tradition Parkway and future N/S A roadway.
Legal Description: Tradition 4 Plat, Parcel 4C
This is a request to rezone approximately 4.89 acres of property from the zoning designation of St. Lucie County Agricultural -5 (SLC AG-5, 1 dwelling unit per five acres) to City of Port St. Lucie Master Planned Unit Development (MPUD) for a project known as Western Grove -4 MPUD, providing for a zoning regulation book and concept plan. The proposed MPUD will allow for a mix of retail, office, and restaurant type uses.
- 8.d** 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.e** P24-082 McNeal - Variance [2024-856](#)
Location: The property is located at 595 SW St. Johns Bay.
Legal Description: St. Lucie West Plat No. 71 First Replat at Lake Charles, Block 5, Lot 8
The request is to grant a variance of 4.42' to allow a rear yard setback of 7" (0.58') for a proposed patio addition and screened enclosure.
- 8.f** P24-099 Destination at Tradition - Master Planned Unit Development (MPUD) Rezoning and Concept Plan [2024-868](#)
Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.
Legal Description: All of Southern Grove Plat No. 46; Conservation Tracts 4&5 and Utility Sites 4&5, Southern Grove Plat No. 14
A request to rezone approximately 226 acres of land from the Tradition Commerce Park North MPUD to the Destination at Tradition MPUD

- 8.g** P24-100 Tradition Commerce Park North - Master Planned [2024-867](#)
 Unit Development (MPUD) Amendment No. 4
 Location: The subject property is generally located west of Interstate 95, south of SW Discovery Way, east of SW Village Parkway and north of Marshall Parkway.
 Legal Description: A parcel of land lying in Sections 15, 22, 23, 26 and 27 Township 37 South, Range 39 East
 This is a request for a major amendment (4th Amendment) to the MPUD zoning regulation book and concept plan for Tradition Commerce Park North MPUD.
- 8.h** P24-102 Verano South - SW Pietra Way to SW Macelli Way - [2024-795](#)
 Street Name Change
 This is a request to change a duplicate street name, SW Pietra Way, within the Verano Development to SW Macelli Way.
- 8.i** P24-108 Joho Properties, LLC - Variance [2024-851](#)
 Location: The property is located at 8979 S US Highway 1.
 Legal Description: St. Lucie Gardens 35 36 40 Block 1, part of Lot 10
 This is a request to grant a variance from Section 158.060(E)(2) of the Zoning Code which requires a minimum lot size of 20,000 SF and a minimum lot width of 100' for all permitted and special exception uses except Single Family Residential uses.
- 8.j** P24-115 673 & 691 SW Whitmore Drive - Rezoning [2024-844](#)
 Location: The property is located at 673 and 691 SW Whitmore Drive.
 Legal Description: Port St Lucie Section 13, Block 621, Lots 5 and 6
 This is a request to rezone from the Professional (P) to Service Commercial (CS) zoning district.
- 8.k** P24-121 Lauren & Norma Quintero - Variance [2024-398](#)
 Location: The property is located at 597 NW Fairfax Avenue.
 Legal Description: Port St. Lucie Section 25, Block 52, Lot 1
 This is a request for a variance of 2 feet to allow a 10-foot-high fence on the eastern perimeter of the property.

9. New Business

- 9.a** Update on Changes to the City's Boards and Committees [2024-883](#)
- 9.b** Review of Oak Hammock Improvements Proposed Florida [2024-908](#)
 Recreation Development Assistance Program (FRDAP)

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.