

# 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 Item 8i\***

**Tuesday, August 2, 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 - July 5, 2022

[2022-651](#)

**6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****8. Public Hearing - Quasi-Judicial**

**8.a** P14-095-A1 Midway Business Park Master Sign Program  
Amendment

[2022-645](#)

Location: South of Midway Road and just east of Interstate 95

Legal Description: Parcels of land lying within Sections 1, 2, and 11,  
Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request from Trea Midway Road LLC to amend the Master Sign Program for Midway Business Center. The proposed amendment to the program is to provide updated criteria that will allow opportunity for new and amended signage for existing and future parcel owners within the Midway Business Park area.

**8.b** P20-017 Fairouz & Samira Guerrouj - Variance

[2022-650](#)

Location: The property is located on the east side of Bayshore Boulevard, NE of the intersection of Bayshore and Carter Avenue.

Legal Description: Port St. Lucie Section 28, Block 219, Lot 14

This is a request to grant a variance to permit the installation of fence gates within the required breaks of the twenty (20) foot fence segments within a property frontage and permit a portion of the fence to exceed the maximum height by 1' 2" at an overall height of 5' 2". City Code Section 158.216(H) states, fencing may be utilized as landscaped treatment in that area extending from the front building line to the front property line provided that no property is enclosed, and a two-foot break is required for each twenty feet in length and no portion of the fence exceed four (4) feet in height.

- 8.c** P21-285 Town Place PUD - Rezoning [2022-655](#)  
Location: The property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.  
Legal Description: Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.  
This is a request from Michael Houston of HJA Design Studio, LLC as agent on behalf of Owner, PSL Townplace Partners, LLC, to rezone and modify the exiting PUD (Planned Unit Development) of approximately 18.51 acres of property, known as Town Place PUD.
- 8.d** P21-234 Riverland/Kennedy DRI Parcel D MPUD - Rezoning [2022-648](#)  
Location: South of the Discovery Way (E/W 1) right-of-way, south of Riverland Parcel C, and west of Riverland Boulevard  
Legal Description: Portions of Sections 19 and 20, Township 37 South, Range 39 East, St. Lucie County, Florida  
This is a request to rezone 457 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD). The proposed MPUD will allow for 1,362 age-restricted residential dwelling units.
- 8.e** P22-131 John M. & Arlene Wangle - Variance [2022-467](#)  
Location: 140 SE Rio Angelica  
Legal Description: Tesoro Plat No. 4, Lot 107  
This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.
- 8.f** P22-217 Equity One (Florida Portfolio), LLC - Rezoning [2022-654](#)  
Location: The property is located at the NW corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.  
Legal Description: Parcels A and B of Nau Ranch; Lot 8, Block 2285, Port St. Lucie Section 33; Lot 29, Block 2284, Port St. Lucie Section 33; and a portion of Tract M of Port St. Lucie Section 33.  
Request: This is a request to rezone 15.446 acres from a Planned Unit Development (PUD) zoning designation to the General Commercial (CG) zoning designation.

- 8.g** P22-142 Equity One Florida Portfolio - 7-Eleven Becker Road - [2022-653](#)  
Special Exception Use  
Location: The property is located at NW corner of SW Becker Road and SW Port St. Lucie Boulevard.  
Legal Description: A portion of Tract M, Port St. Lucie Section 33.  
This is a request for a special exception use to allow a proposed 7-11 Convenience Store and Fueling Station at the NW corner of SW Becker Road and SW Port St. Lucie Boulevard.
- 8.h** P22-176 Legacy Park North @ Southern Grove MPUD - [2022-657](#)  
Rezoning  
Location: The property is generally located west of Interstate 95, east of south SW Village Parkway, and between Paar Drive and the Marshall Parkway right-of-way.  
Legal description: A portion of Southern Grove Plat No. 38, Tract B  
The request is for approval of a MPUD zoning regulation book and concept plan for Legacy Park North @ Southern Grove MPUD.
- 8.i** P22-178 Up On Top Volleyball - Variance [2022-545](#)  
Location: The property is located at the southeast 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 Section 5.4.1.1 to eliminate the requirement that buildings with flat roofs have peaked or pitched roof elements along 25% of the front and sides.
- 8.j** P22-215 Verano Development of Regional Impact (DRI) - [2022-662](#)  
Map H Amendment  
Location: The property is located west of Interstate 95, north of Crosstown Parkway, and southeast of Glades Cut-off Road.  
Legal Description: A parcel of land lying in Sections 26, 28, 29, 33, 34 and 35, Township 36 South, Range 39 East, St. Lucie County, Florida.  
This is a request to amend the Verano DRI Map H, Preliminary Master Plan to relocate the St. Lucie County school site, reconfigure the shape of the City park site, and remove references to access to Glades Cut-off Road and Peacock property.

- 8.k** P22-182 St. Lucie County School at Verano - Rezoning [2022-552](#)  
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.
- 8.l** P22-191 Club Pure @ The Marketplace - Special Exception [2022-649](#)  
Use  
Location: The property is located at 10330 South US Highway 1, south of Jennings Road and east of South US Highway 1.  
Legal Description: The Marketplace Lot D - Less First Replat in The Marketplace  
This is a request to allow a school in the General Commercial (CG) zoning district per Section 158.124(C)(7) of the Zoning Code.
- 8.m** P22-198 Wawa Convenience Store & Gas Station - Variance [2022-658](#)  
Location: The property is located at the southwest corner of the intersection of SW Becker Road and SW Port St. Lucie Boulevard.  
Legal Description: A portion of Tract L, Port St Lucie Section 33.  
Request: To grant a variance to Section 158.222(B)(4) - Driveway Spacing from Intersections. The applicant is requesting a variance to allow a shared access driveway from Becker Road within the functional area of the intersection of Becker Road and Port St. Lucie Boulevard.
- 8.n** P22-201 Soma Medical Center - Variance [2022-647](#)  
Location: The property is located on the west side of Bayshore Boulevard, north of Dwyer Avenue, and south of Duxbury Avenue.  
Legal Description: Port St Lucie Section 28, Block 234, Lots 16, 17, 18 and 19.  
This is a request to grant a variance to the Citywide Design Standards, Appendix A, Approved Colors Table to allow proposed building colors to exceed the maximum percentage allowed by the Citywide Design Standards. The applicant is requesting a variance of 35.59% for "Honorable Blue" (SW6811) on the front façade and a variance of 13.61% for "Direct Green" (SW6924) on the two side facades.

**8.o** P22-214 City of Port St. Lucie - Southern Grove - Rezoning [2022-646](#)

Location: The property is generally located on the west side SW Village Parkway, immediately south of the E/W 2 road right-of-way and north of Marshall Parkway.

Legal Description: A portion of Parcel 25B, Southern Grove Plat No. 13  
This is a request to rezone approximately 27.49 acres of land from St. Lucie County AG-5 - Agricultural and 2.40 acres of land from City of Port St. Lucie MPUD to City of Port St. Lucie General Use Zoning (GU).

**8.p** P22-179 Tabernacle of Praise for All Nations - Landscape Modification [2022-664](#)

Location: South of Rowley Way and north of Community Blvd.

Legal Description: Parcel 35, Tradition Plat No. 25

This is a request to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip per Section 154.12 (F) of the Landscape and Land Clearing Code.

**9. New Business****9.a** Review of O.L. Peacock Sr. Park Improvements Proposed Florida Recreation Development Assistance Program (FRDAP) Grant [2022-656](#)**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.