

City of Port St. Lucie
Planning and Zoning Board
Action Agenda

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

Melody Creese, 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 Previte, At-Large, Term 1, Expires 1/1/2027
Eric Reikenis, 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
Saadat Syed, Alternate, Term 1, Expires 1/1/2027

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, January 2, 2024

6:00 PM

Council Chambers, City Hall

Request to Table Item 8A

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 - December 5, 2023

[2024-015](#)

ACTION: Motion passed unanimously by voice vote to approve the minutes of December 5, 2023 of the Planning and Zoning Board.

Approved

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 from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land use, 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) land use, and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) land use to 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I) land use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43 acres of Open Space Conservation (OSC) land use.

ACTION: Motion passed by roll call vote to recommend denial of P22-336 Lulfs Grove- Comprehensive Plan Amendment with Ms. Creese dissenting and Mr. Pettibon abstaining from voting.

Recommended for denial

8. Public Hearing - Quasi-Judicial

8.a P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment

[2023-1137](#)

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.

This is a request for the approval of the amendment to the St. Lucie Trail PUD.

ACTION: Motion passed unanimously by roll call vote to table P23-139 St. Lucie Trail- Planned Unit Development (PUD) Amendment.

Tabled

8.b P23-169 St. Lucie HCA Hospital - PUD Rezoning

[2024-010](#)

Location: The property is located at the corner of SE Tiffany Ave. and SE Hillmoor Dr.

Legal Description: Port St. Lucie Section 50, Tract E - Less as in OR 394-2490

This is a request to rezone 16.96 Acres from Institutional (I) and Professional (P) to Planned Unit Development (PUD).

ACTION: Motion passed unanimously by roll call vote to recommend approval of P23-169 St. Lucie HCA Hospital - PUD Rezoning.
Recommended for approval

- 8.c P23-170 Western Grove DRI - 4th Amendment - Map H Amendment [2023-1020](#)

Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.

This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

ACTION: Motion passed unanimously by roll call vote to recommend approval of P23-170 Western Grove DRI - 4th Amendment - Map H Amendment.

Recommended for approval

- 8.d P22-211 Verano South Pod D PUD - Amendment No. 4 [2023-1221](#)

Location: The property is located southwest of the C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage and the permitted number of dwelling units.

ACTION: Motion passed by roll call vote to recommend approval of P22-211 Verano South Pod D PUD - Amendment No. 4 with Mr. Pettibon abstaining from voting.

Recommended for approval

9. New Business

- 9.a Oath of Office [2024-025](#)

ACTION: The Deputy City Clerk administered the Oath of Office to Ms. Creese, Mr. Doughney, Mr. Norton, Mr. Pettibon, Mr. Previte, Mr. Reikenis, Mr. Spatara and Mr. Syed.

Presented

9.b Election of Officers[2024-024](#)

ACTION: Motion passed unanimously by voice vote to approve Mr. Reikenis as the Planning and Zoning Board Chair.

ACTION: Motion passed unanimously by voice vote to approve Mr. Previte as the Planning and Zoning Board Vice Chair.

ACTION: Motion passed unanimously by voice vote to approve Ms. Creese as the Planning and Zoning Board Chair Pro-Tem.

Approved

9.c Review of O.L. Peacock Sr. Park Enhancements for the Proposed Land and Water Conservation Fund (LWCF) Grant Application[2024-022](#)

ACTION: Motion passed unanimously by voice vote to approve Item 9.c.

Approved

10. Old Business
11. Public to be Heard
12. Adjourn