

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, August 1, 2023

6:30 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27
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
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

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: June 6, 2023 & July 5, 2023

[2023-643](#)

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

7.a P23-113 A City Initiated Text Amendment to Chapter 156 - Subdivision Regulations, Section 156.094 and Chapter 158 - Zoning Code, Section(s) 158.172, 158.187 & 158.222.

[2023-647](#)

This is a request to establish standards for the minimum number of access points for residential developments located within the Planned Unit Development (PUD) and Master Planned Unit Development (MPUD) zoning districts.

8. Public Hearing - Quasi-Judicial

8.a P22-279 LTC Ranch Development of Regional Impact - 6th Amendment to the Development Order

[2023-639](#)

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-Off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4, 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Map H, the Master Plan, to change 140 acres from a Residential, Office, Institutional (ROI) land use to a High Density Residential (RH) land use and remove and mitigate for a wetland; to amend Map "G", the Environmental Exhibit, to remove and mitigate for the wetland; and to amend Transportation Condition 17.g.5 regarding improvements to Midway and Glades Cut-Off Roads.

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- 8.b** P23-056 Murphy USA - Special Exception Use [2023-641](#)
Location: East side of South US Highway 1 and north of SE Port St. Lucie Blvd.
Legal Description: Saint Lucie Gardens 12, 37, & 40, Block 1
This is a request for a Special Exception Use to allow a convenience store with fuel sales.
- 8.c** P23-097 Monna Homes, LLC - Variance [2023-568](#)
Location: 520 SE Cliff Road
Legal Description: Port St. Lucie Section 39, Block 2655, Lot 18
This is a request for a variance of 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence.
- 8.d** P23-103 SLW-Jay's Fine Jewelry Inc. - Cosmetology School-Special Exception Use [2023-650](#)
Location: East of the intersection of SW California Blvd. & SW St. Lucie West Blvd
Legal Description: St. Lucie West Plat No. 186 Commercial Sites Phase 10, Lot 1
This is a request for a Special Exception Use to allow a vocational school within the General Commercial Zoning District (CG).
- 8.e** P23-104 Southern Grove - SOGRO Park - Rezoning [2023-646](#)
Location: The subject property is located south of Becker Road and west of SW Village Parkway.
Legal Description: Southern Grove Replat No. 40, Tract F
This is a request to rezone 36.04 acres of property from SLC Agricultural 5 (SLC AG-5) to General Use (GU) zoning district.
- 8.f** P23-109 Soma Investors, LLC - Rezoning [2023-635](#)
Location: Northeast Corner of SW Port St. Lucie Blvd and SW Squirrel Ave
Legal Description: Port St. Lucie Section 15, Block 1463, Lots 19, 20, 21 and 22
This is a request to rezone 0.99 acres of land currently zoned Institutional (I) to Professional (P).
- 9. New Business**
- 10. Old Business**
- 11. Public to be Heard**
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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.