

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, June 6, 2023

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 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. Appointments**

- 5.a** Board Member Swearing in: Peter L. Spatara as Alternate Member and Reappointment of Alfreda Wooten as a Regular Member

[2023-499](#)**6. Approval of Minutes**

- 6.a** Approval of Minutes - May 2, 2023

[2023-484](#)**7. Consent Agenda****8. Public Hearings - Non Quasi-Judicial**

- 8.a** P21-128 Wilson Groves - Large Scale Comprehensive Plan
Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.
Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.
This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

[2023-327](#)

8.b P22-336 Lulfs Grove - Comprehensive Plan Amendment - [2023-232](#)

Large Scale

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 of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

8.c P23-059 City of Port St. Lucie - Text Amendment to Chapter [2023-398](#)

155: Sign Code

A City initiated text amendment to Chapter 155, Sign Code to add public (City) electric message monument signs and updates for clarification of the existing code.

9. Public Hearing - Quasi-Judicial**9.a** P21-127 Wilson Groves DRI - Map Amendment [2023-328](#)

Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Legal description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan.

9.b P22-155 Gatlin Boulevard Car Wash - Special Exception Use [2023-241](#)

Location: 1837 SW Gatlin Boulevard, at the northwest corner of Gatlin Boulevard and SW Import Drive.

Legal Description: Lot 9, Lot 10 and Tract P of Block 1702, Port St. Lucie Section 31

The request is for approval of a Special Exception Use (SEU) to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

- 9.c** P22-197 Freese, James - Variance [2023-488](#)
Location: 2732 SW Casella Street
Legal Description: Port St. Lucie Section 31, Block 1706, Lot 12
This is a request to grant a variance to the requirements of Appendix B, Land Use Conversion Manual of the City's Zoning Code to isolate one (1) lot.
- 9.d** P22-349 Prima Vista Shops - Planned Unit Development [2023-492](#)
(PUD) Amendment No. 2
Location: The property is located on the north side of NW Prima Vista Boulevard, east of NW Friar Street
Legal Description: Plat of Prima Vista Commercial Center Plat No. 2, Lot 3
This is a request to amend the PUD (Planned Unit Development) document and conceptual plan for the Prima Vista Shops PUD.
- 9.e** P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. - Variance [2023-324](#)
Location: 1983 SW Biltmore St.
Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.
This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.
- 9.f** P23-081 SLW Total Wine & More (Town Center) - Variance [2023-465](#)
Location: The Property is located on the northeast corner of St. Lucie West and Peacock Boulevards.
Legal Description: Lot 1-3, Block 3, Parcel 28, St. Lucie West Plat Number 1, Prima Vista Boulevard, Plat Book 26, Page 8
A request to grant a variance to Section 110.02 - Alcoholic Beverage Code that states no license shall be granted to a vendor of alcoholic beverages whose place of business is or shall be within one thousand five hundred (1,500) feet of a school or religious institution. This application is for a variance of four hundred and fifty-eight point thirteen (458.13) feet to allow a separation distance of one thousand forty-one point eighty-seven (1,041.87) feet from a school or religious institution. This variance will allow a Total Wine and More retail store acquire the proper state license for the sale of packaged liquor

10. New Business**11. Old Business**

12. Public to be Heard**13. 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.