

# City of Port St. Lucie

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



*"A City for All Ages"*

## Meeting Agenda

**Tuesday, February 7, 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 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*

*Eric Reikenis, At-Large, Term 1 Expires 11/1/26*

*Melody Creese, Alternate, Term 1 Expires 11/1/26*

*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 - January 3, 2023

[2023-114](#)

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

7.a P22-298 Midway Glades Developers, LLC - Comprehensive Plan Amendment/Large Scale

[2023-119](#)

Location: The property is located northwest of Glades Cut off Road and south of Midway Road.

Legal Description: A portion of Tract A, LTC Ranch West Phase 1.

This is a request to change the future land use designation for 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH).

7.b P22-307 City-Initiated Text Amendment to Chapters 153 - Definitions and 158 - Zoning Code (Cat Cafes).

[2022-1024](#)

This is a request to allow cat cafes as a permitted use within the CG (General Commercial) and CS (Service Commercial) zoning districts and as a special exception use within the IN (Industrial) zoning district.

7.c P22-356 St. Lucie Lands/Veranda - Comprehensive Plan Amendment/Large Scale

[2023-117](#)

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.

Legal Description: Parcel 7, Veranda Plat No. 2; all of Veranda Plat No. 9; portions of Veranda Plat No. 4 - Veranda Gardens West Phase 2; and portions of Veranda Plat No. 5 - Veranda Gardens West Phase 3.

This request is to change the future land use designation from Residential, Office and Institutional (ROI) to Residential Golf Course (RGC)

**7.d** P22-357 St. Lucie Lands (VF II, LLC)- Comprehensive Plan [2023-118](#)  
Amendment/Small Scale

Location: Generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Gardens.

Legal Description: Veranda Plat No. 8, Tract 2

This request is to change the Future Land Use designation for 12.4 acres from Residential, Office, Institutional (ROI) to Residential Golf Course (RCG).

**7.e** P23-003 City of Port St. Lucie - Comprehensive Plan [2023-115](#)  
Amendment/Small Scale

Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 33, Block 2325, Lots 2,3 and 4

This request is to change the Future Land Use designation of Residential, Office and Institutional (ROI) to Low Density Residential (RL) for a 0.69-acre parcel.

**8. Public Hearing - Quasi-Judicial**

**8.a** P22-006 Wawa - Special Exception Use [2023-112](#)

Location: Southwest corner of SW Port St. Lucie Boulevard and SW Becker Road

Legal Description: Port St. Lucie Section 33, Tract L, Less S 262.18 ft

This is a request for a Special Exception Use (SEU) to allow a convenience store and gas station to be located in a General Commercial (CG) zoning district and to allow a gas station to be located in the Activity Center Subdistrict of the Becker Road Overlay District.

**8.b** P22-097 Tradition MPUD (Master Planned Unit [2023-122](#)  
Development) 14th Amendment

Location: The property is located on the north side of Tradition Parkway between SW Fernlake Drive and future N/S A roadway.

Legal Description: A parcel of land located in Sections 5, 6, 7, and 6, Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request to amend the Tradition MPUD zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan.

- 8.c** P22-321 Leonard W. Laforte - Variance [2023-129](#)  
Location: 1556 SW Abacus Avenue  
Legal Description: Port St. Lucie Section 33, Blk 2202, Lot 19  
This is a request for a variance of 4.82 feet to allow a 5.18-foot setback from the side property line for an existing shed.
- 8.d** P22-325 St. Lucie Doctors, LLC - Variance [2022-1021](#)  
Location: Northwest corner of Becker Road and Darwin Boulevard  
Legal Description: Lots 1-3 and 22-24, Block 2358, Port St. Lucie Section 34  
A request to grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.
- 8.e** P22-332 Set'em Up, LLC - Children's Volleyball - Special Exception Use [2023-130](#)  
Location: Northwest of the intersection of SE Jennings Rd. and S US Highway 1  
Legal Description: Town Centre Parcel D  
This is a request for a Special Exception Use to allow an enclosed assembly area over 3,000 square feet for recreational use totaling 14,326 square feet.
- 8.f** P22-366 Defenthaler and City of Port St. Lucie Rezoning [2023-116](#)  
Location: Southeast of SW Abraham Avenue and SW Port St. Lucie Boulevard  
Legal Description: Port St. Lucie Section 33, Block 2325, Lots 1, 2,3 and 4  
This request is to rezone two adjacent parcels, owned by Donald F. Defenthaler and the City of Port St. Lucie, from Limited Mixed Use District (LMD) to Single Family Residential (RS-2).
- 8.g** P23-001 Southern Grove - Capstone Cottages - Landscape Modification [2023-121](#)  
Location: The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive.  
Legal Description: Southern Grove Parcel 28 Replat Tract B  
This is a request to provide landscaping in lieu of an architectural buffer wall in a landscape buffer strip pursuant to Section 154.12 of the Landscape and Land Clearing Code.

## 9. New Business

**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.