

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, December 5, 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

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 - November 7, 2023

[2023-1127](#)

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

7.a P23-215 City of Port St. Lucie - Large Scale Comprehensive
Plan Text Amendment

[2023-1185](#)

This is a request to amend Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan regarding the maximum height of publicly owned or operated buildings or use in the Institutional Future Land Use designation.

7.b P23-059 Chapter 155 Sign Code and Chapter 153 Definitions
- City Initiated Text Amendment.

[2023-1088](#)

7.c P23-202 Chapter 158 City Initiated Text Amendment - Section
158.177 and Section 158.192 Changes in Conceptual Plans

[2023-1087](#)

This is a City initiated Text amendment to allow administrative approval of minor changes to Master Planned Unit Developments (MPUDs) and Planned Unit Developments (PUDs).

7.d P23-212 Chapter 156 City Initiated Text Amendment - Section
156.037, Section 156.040, and Section 156.071 of
Subdivision Regulations - Standard Procedures and Off-Site
Improvements.

[2023-1167](#)

This is a City initiated Text amendment intended to improve and streamline the plat approval process.

- 7.e** P23-216 City Initiated Text Amendment to Chapter 158. [2023-1143](#)
Zoning Code, Article VII. Institutional Districts, 158.110 (G).
This is a request to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional zoning district from 35 feet to 65 feet.

8. Public Hearing - Quasi-Judicial

- 8.a** P23-130 Chick-Fil-A @ SLW - Variance [2023-1021](#)
Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.
- 8.b** P23-139 St. Lucie Trail - Planned Unit Development (PUD) [2023-1137](#)
Amendment
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.
- 8.c** P23-178 Holiday Builders, Inc. (fka Ceppetelli) - Rezoning [2023-1013](#)
Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.
Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

- 8.d** P23-194- Southern Grove - Baron Shoppes at Tradition Cell [2023-1142](#)
Tower - Special Exception Use
Location: South of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard. The property's address is 10870 SW Tradition Parkway.
Legal Description: Southern Grove Plat No. 28 Parcel 3
This is a request to a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District.
- 8.e** P23-196 Bush, Kevin D. & Nicole M. - Variance [2023-1150](#)
Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.
This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.
- 8.f** P23-197 Kevin D. & Nicole M. Bush - Rezoning [2023-1138](#)
Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
Legal Description: Port St. Lucie Section 31, Block 1706, Lot 13
This is a request to rezone from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district.
- 8.g** P23-204 Verano South POD B PUD 1 Amendment #2 - PUD [2023-1161](#)
Amendment
Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.
- 8.h** P23-205 Verano South POD C PUD 1 Amendment #2 - PUD [2023-1163](#)
Amendment
Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.i P23-209 Verano South POD E Amendment #4 - PUD Amendment [2023-1164](#)

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

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.j P23-210 Verano PUD 1 Amendment #11 - PUD Amendment [2023-1165](#)

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

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

8.k P23-211 Verano South POD A PUD 1 Amendment #3 - PUD Amendment [2023-1162](#)

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

Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East

This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

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.