

# City of Port St. Lucie

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



## Meeting Agenda

**\*Request to Withdraw Item 8G\***

**Tuesday, April 2, 2024**

**6:00 PM**

**Council Chambers, City Hall**

## **Planning and Zoning Board**

*Eric Reikenis, Chair, Term 1, Expires 1/1/2027*

*Peter Previte, Vice Chair, Term 1, Expires 1/1/2027*

*Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027*

*Jim Norton, 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 Louis Spataro, At-Large, Term 1, Expires 1/1/2027*

*Rose Futch, Alternate, Term 1, Expires 1/1/2027*

*Regenia Herring, Alternate, Term 1, Expires 3/25/2027*

*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 - March 5, 2024

[2024-321](#)

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

7.a P24-021 Calvary Port St. Lucie Ministries, Inc. - Future Land  
Use Amendment

[2024-319](#)

Location: The property is located north of St. James Boulevard and West  
of NW St. James Drive.

Legal Description: St. Andrews Park Commercial Parcel "C".

This is a request to amend the Future Land Use from  
Residential-Office-Institutional (ROI) to Institutional (I).

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

8.a P23-181 Southern Grove 11 - Master Planned Unit  
Development (MPUD) - Rezoning

[2024-212](#)

Location: The property is located at the northwest corner of the  
intersection of SW Village Parkway and SW Marshall Parkway.

Legal Description: The legal description is Parcel 25 D, Southern Grove  
Plat No. 13.

This is a request to rezone approximately 15.6 acres of property from the  
zoning designation of St. Lucie County AG-5 - Agricultural, one dwelling  
unit per five acres, to the zoning designation of City of Port St. Lucie  
Master Planned Unit Development (MPUD).

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- 8.b**      **P23-188 Starbucks Cashmere - Special Exception Use** [2024-323](#)  
Location: The property is located at the southwest corner of the intersection at St. Lucie West Boulevard and Cashmere Boulevard.  
Legal Description: BankUnited at Cashmere Corners St. Lucie West Plat No. 188 (PB 59-14) Lot 3A Parcel 20  
This is a request for a Special Exception Use (SEU) to allow a drive-through, associated with a restaurant, in the General Commercial (CG) zoning district.
- 8.c**      **P23-219 St. Andrews Park Phase II Planned Unit Development - PUD Amendment No. 2** [2024-322](#)  
Location: The property is located north of St. James Blvd. and west of NW St. James Drive  
Legal Description: St. Andrews Park Phase II Planned Unit Development  
This is a request to amend the St. Andrew Park Phase II Planned Unit Development (PUD) to reduce the size from 42.33 to 27.58 acres.
- 8.d**      **P23-230 Calvary Port St. Lucie Ministries, Inc. - Rezoning** [2024-320](#)  
Location: The property is located on the north side of NW St. James Blvd and west of NW St. James Drive.  
Legal Description: St. Andrews Park Commercial (PB 59-9) - Parcel C (13.244 acres) &  
St. Andrews Park Commercial (PB 59-9) - Parcel B (1.507 acres) (OR 3470-2836)  
This is a request to rezone 13.244 acres from Planned Unit Development (PUD) to Institutional (I) and 1.51 acres from PUD to Open Space Conservation (OSC).
- 8.e**      **P24-026 Freese, James - Rezoning** [2024-327](#)  
Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.  
Legal Description: Port St. Lucie Section 31, Block 1706, Lot 12  
This is a request to rezone from Single Family Residential (RS-2) to Service Commercial (CS) zoning district.
- 8.f**      **P24-029 Calvary Christian Academy - Variance** [2024-324](#)  
Location: The property is located 5545 NW St. James Drive.  
Legal Description: Peachtree Place, Parcel No. 3  
This is a request to grant a variance of 7 feet to allow a 42-foot-tall building addition to the existing school and a variance of 9.1 feet to allow a parapet wall to hide the mechanical equipment on the roof.
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**8.g P24-013 Brian & Susan Barnes - Variance**[2024-202](#)

Location: 1003 SE Kitching Cove Lane

Legal Description: Kitching Cove Estates, Lot 3

This is a request for a variance of 4.3 feet to allow a 1.7-foot side yard setback for the construction of a driveway.

**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.