

# CITY OF PORT ST. LUCIE

## PLANNING AND ZONING BOARD AGENDA TUESDAY, FEBRUARY 2, 2016

1:30 P.M. – PORT ST. LUCIE CITY HALL  
121 S.W. PORT ST. LUCIE BOULEVARD, PORT ST. LUCIE, FLORIDA

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. DETERMINATION OF A QUORUM
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES – **JANUARY 5, 2016**
6. **CONSENT AGENDA**
  - A. P15-199 ST. ANDREWS TOWNHOMES PLAT NO. 2 – PRELIMINARY & FINAL SUBDIVISION PLAT

### 7. **PUBLIC HEARINGS**

**[The applicant or agent for the applicant must be present. If no representative is present for the application, it will be tabled to the following month's meeting.]**

**Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than 3 (three) minutes. Your comments and concerns are very welcome, however, we must maintain order and provide time for everyone.**

- A. P15-205 CASHMERE CORNERS @ SLW/WALMART – VARIANCE  
Location: The property is located at 800 SW St. Lucie West Boulevard.  
Legal Description: Cashmere Corners SLW Plat No. 188, Lot 3B, Parcel 20.  
This is a request for a variance to grant an increase of 5.26 square feet in the total allowed square footage of gas station canopy signs. Section 155.08(M) of the Zoning Code permits a cumulative sign area for all sides of a gas station canopy of 32 square feet, whereas the applicant is proposing two Walmart canopy signs to exceed the permitted amount of the sign area by 5.26 square feet.
- B. P15-144 TRADITION LAND COMPANY, LLC – COMPREHENSIVE PLAN AMENDMENT/LARGE SCALE  
This is a request to change the future land use designation for property located east of Range Line Road and north of the Discovery Way right-of-way from OSC/OSR to NCD; to amend the text of the Future Land Use Element to revise Figure 1-3, the Conceptual Land Use Plan for the Tradition/Western Grove NCD District, and to revise Objective 1.2.8 and Policy 1.2.8.1; and to amend five maps of the map series.

- C. P15-200 VERANDA FALLS PUD/ANYTIME FITNESS – SPECIAL EXCEPTION USE  
Location: The property is located at 802-810 SE Becker Road, in the Veranda Falls shopping center.  
Legal Description: Veranda Falls Plat No. 1, Tract “B”.  
This is a request for a special exception use for an enclosed assembly area over 3,000 square feet (fitness studio) in the Veranda Falls PUD (Planned Unit Development) which follows the CG (General Commercial) Zoning District, Section 158.124(C)(1) of the Zoning Code.
- D. P15-206 ROCCO ROMANELLI – REZONING  
Location: The property is located on the west of SW Biltmore Street, north of SW Swan Avenue and east of SW South Macedo Boulevard.  
Legal Description: Lot 18, Block 73, Section 27.  
This is a request to rezone property from RS-4 (Single-Family Residential) to WI (Warehouse Industrial).

8. **NEW BUSINESS**

- A. DETERMINATION OF EXCUSED ABSENCE

9. **OLD BUSINESS**

10. **PUBLIC TO BE HEARD**

11. **ADJOURN**

**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. No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any 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.

1/26/2016 12:14 PM