

CITY OF PORT ST. LUCIE

PLANNING AND ZONING BOARD AGENDA

TUESDAY, NOVEMBER 1, 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 REVISED 10/26/16
- A. OATH OF OFFICE – JAMES MYRICK
2. ROLL CALL
3. DETERMINATION OF A QUORUM
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES – OCTOBER 4, 2016
6. **CONSENT AGENDA**
7. **QUASI-JUDICIAL 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. P16-169 SEAN A. WRIGHT – VARIANCE
Location: The property is located at 3501 SW San Miguel Street.
Legal Description: Lot 8, Block 1416, Section 17.
This is a request to grant a variance of 5 feet to allow a front yard setback of 20 feet for an existing house. Section 158.073(H)(1) Yard Requirements and Landscaping – Front Yard, of the Zoning Code, requires a front yard setback of twenty five (25) feet.
- B. P16-139 CITY OF PORT ST. LUCIE – KENWICK AVENUE – COMPREHENSIVE PLAN AMENDMENT/SMALL SCALE
Location: The property is located on the south side of Kenwick Avenue between Brescia Street and Halissee Street.
Legal Description: Section 35, Block 1732, parts of Lots 12 & 13 and Lots 18 & 19.
This is a request to amend the Comprehensive Plan by changing the future land use designation from OSR (Open Space Recreational) to CH (Highway Commercial).

- C. P16-140 CITY OF PORT ST. LUCIE – KENWICK AVENUE – REZONING
 Location: The property is located on the south side of Kenwick Avenue between Brescia Street and Halissee Street.
 Legal Description: Section 35, Block 1732, parts of Lots 12 & 13 and Lots 18 & 19.
 This is a request to rezone approximately 0.66 acres of property from RS-2 (Single-Family Residential) to CH (Highway Commercial).
- D. P16-154 GATLIN BOULEVARD (SPEC PSL) – COMPREHENSIVE PLAN AMENDMENT/SMALL SCALE
 Location: The property is located on the south side of Gatlin Boulevard.
 Legal Description: Section 14, Block 1388, Lots 9-11 & 33-34.
 This is a request to amend the City of Port St. Lucie’s Comprehensive Plan by changing the future land use designation of the property from ROI (Residential/Office/Institutional) to CG (General Commercial).
- E. P16-155 GATLIN BOULEVARD (SPEC PSL) – REZONING
 Location: The property is located on the south side of Gatlin Boulevard.
 Legal Description: Section 14, Block 1388, Lots 9-11 & 33-34.
 This is a request to rezone approximately 1.02 acres of property from RS-2 (Single-Family Residential) to CG (General Commercial).
- F. P16-160 OUTDOOR RESORTS @ SLW (MOTORCOACH RESORT) – PUD AMENDMENT NO. 4
 Location: The property is located on the northwest corner of NW Peacock Boulevard and NW California Boulevard.
 Legal Description: SLW Plat No. 118
 This is a request to amend the PUD (Planned Unit Development) document for Outdoor Resorts @ SLW. The proposed amendment includes a name change, to allow for additional accessory uses for the lots, and to update upland preserve calculations.
- G. P16-164 ROSS MIXING – PUD REZONING
 Location: The property is located in the northwest quadrant of the intersection of Village Green Drive and Niemyer Circle.
 Legal Description: Lots 3-7, Block 19, First Replat of Port St. Lucie Industrial Park Unit One.
 This is a request to rezone approximately 5.27 acres from the City of Port St. Lucie’s zoning designation of WI (Warehouse Industrial) to PUD (Planned Unit Development). The proposed PUD will allow for up to 100,000 square feet of building area for manufacturing and related uses.
- H. P16-168 JOSE & LISA VIDES – REZONING
 Location: The property is located west of SW Biltmore Street, east of SW South Macedo Boulevard, south of SW Swan Avenue and north of SW Lakehurst Drive.
 Legal Description: Section 28, Block 74, Lots 33-34.
 This is a request to rezone property from RS-2 (Single-Family Residential) to CG (Service Commercial).

- I. P16-170 GEORGE CALLAS HOLDINGS – COMPREHENSIVE PLAN AMENDMENT/
SMALL SCALE
Location: The property is located on the south side of Gatlin Boulevard,
between Edgarce Street and Fondura Road.
Legal Description: Section 31, Block 1711, Lots 1-4 and Block 1712, Lots 1-4.
This is a request to amend the City of Port St. Lucie’s Comprehensive Plan by
changing the future land use designation on 1.78 acres of property from CH
(Highway Commercial) to CS (Service Commercial).

- J. P16-171 GEORGE CALLAS HOLDINGS – REZONING
Location: The property is located on the south side of Gatlin Boulevard,
between Edgarce Street and Fondura Road.
Legal Description: Section 31, Block 1711, Lots 1-4 and Block 1712, Lots 1-4.
This is an amendment to rezone 1.78 acres of property from RS-2 (Single-
Family Residential) to CS (Service Commercial).

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.

10/27/2016 11:12 AM