

City of Port St. Lucie

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



Meeting Agenda

Tuesday, October 7, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Jim Norton, Vice Chair

Peter Previte, Chair Pro-Tem

Eric Reikenis, At-Large

John "Jack" Doughney, At-Large

Greg Pettibon, At-Large

Peter Louis Spatara, At-Large

Rose Mocerino, Alternate

Douglas Harvey, Alternate

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 - September 2, 2025**[2025-917](#)**6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****7.a P25-154 City of Port St. Lucie - Sandpiper Bay - Small-Scale Comprehensive Plan Amendment**[2025-918](#)

Location: 3500 SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East

This is a request for a small-scale future land use map amendment to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I).

8. Public Hearing - Quasi-Judicial**8.a P24-216 Pine Trace Planned Unit Development (PUD) - Amendment No. 4**[2025-804](#)

Location: The property is located at the NW Corner of St. James Drive and NW Pine Trace Avenue.

Legal Description: A portion of the Pine Trace PUD Plat (PB 49, PG 5), the Pine Trace Phase II Plat, and all of the Pine Trace Second and Third Replats.

This is a request for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal service uses as allowed uses for Parcel A of the PUD.

- 8.b** **P24-217 Pine Trace Parcel A - Special Exception Use** [2025-803](#)
Location: Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue.
Legal Description: Pine Trace PUD, Tract D (PB 49, PG 5)
The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).
- 8.c** **P25-002 Savona Plaza Drive Thru Window - Special Exception Use** [2025-212](#)
Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
Legal Description: Port St. Lucie Section 19, Tract H (PB 13, PG 19)
This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.
- 8.d** **P25-125 Anthony J. & Danielle N. Farinato - Variance** [2025-813](#)
Location: The property is located at 4002 SW Melbourne Street.
Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17 (PB 15, PG 16)
This is a request for a variance of 750 square feet to allow a 1,150 square foot accessory carport within the Single-Family Residential (RS-1) zoning district.
- 8.e** **P25-148 Liana Marquis - Variance** [2025-915](#)
Location: 2712 SW Fondura Road
Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20
This is a request for a variance of 10,000 square feet to the lot area requirement and a variance of 20 feet to the lot width requirement to allow the property to be rezoned to Service Commercial (CS).
- 8.f** **P25-147 Liana Marquis - Rezoning** [2025-901](#)
Location: 2712 SW Fondura Road
Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20
This is a request for the rezoning of a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

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.