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

City of Port St. Lucie Planning and Zoning Board Action Agenda

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.

Tuesday, October 7, 2025

6:00 PM

Council Chambers, City Hall

- 1. Meeting Called to Order
- 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

ACTION: Motion passed unanimously by voice vote to approve minutes of the September 2, 2025, Planning and Zoning Board Meeting.

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

7.a P25-154 City of Port St. Lucie - Sandpiper Bay - Small-Scale

<u>2025-918</u>

Comprehensive Plan Amendment

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).

ACTION: Motion passed unanimously by voice vote to recommend of P25-154, City approval of **PSL** Sandpiper Bay Small-Scale Comprehensive Plan Amendment, to the City Council. **Approved**

- 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.

ACTION: Motion passed unanimously by voice vote to recommend of P24-216, Pine Planned (PUD) approval Trace Unit Development Amendment No. 4, to City Council.

Approved

8.b P24-217 Pine Trace Parcel A - Special Exception Use Location: Northwest corner of the intersection at NW St.

2025-803

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).

ACTION: Motion passed by roll call vote to recommend approval of P24-217, Pine Trace Parcel A - Special Exception Use, with a condition to have a 6-foot buffer wall on the west side of the property line, to the City Council.

Approved with conditions

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.

ACTION: Motion passed unanimously by voice vote to recommend approval with conditions as presented by Staff, P25-002, Savona Plaza Drive Thru Window - Special Exception Use, to the City Council.

Approved with conditions

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.

ACTION: Motion passed by roll call vote to approve P25-125, Anthony J. & Danielle N. Farinato Variance.

Approved

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).

ACTION: Motion passed unanimously by voice vote to approve P25-148, Liana Marquis Variance.

Approved

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).

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-147, Liana Marquis Rezoning, to the City Council. Approved

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9. New Business

- 10. Old Business
- 11. Public to be Heard
- 12. Adjourn