

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 8B

Tuesday, June 3, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Melody Creese, Chair

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 - May 6, 2025[2025-518](#)**6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****7.a** P25-071 City of Port St. Lucie - Chapter 155, Sign Code - Text Amendment[2025-519](#)

This is a City initiated amendment to Chapter 155, "Sign Code" to provide clarifications on sign code regulations and exemptions and allow for an additional freestanding sign for larger developments.

7.b P25-085 City of Port St. Lucie - Amendment to the Community Redevelopment Plan for the U.S. Highway 1 Corridor (Original CRA).[2025-520](#)

Location: The CRA boundary includes the US Highway One corridor from just north of Village Green Drive on the north end to the St. Lucie / Martin County Line on the south end. Lennard Road forms most of the eastern boundary.

Legal Description: The legal description is included in the amendment. This is a request to amend the redevelopment plan for the U.S. 1 Corridor

8. Public Hearing - Quasi-Judicial**8.a** P23-159 Gatlin Plaza Planned Unit Development (PUD) - Amendment No. 4[2025-524](#)

Location: The property is generally located at the southwest corner of SW Gatlin Boulevard and SW Brescia Street.

Legal Description: The property is legally described as Gatlin Plaza Condominium, Parcel 1 through 10. (PB 54, PG 18)

This is a request to amend the Gatlin Plaza PUD document to clarify the allowable uses as well as add additional building square footage and create conservation, stormwater, and future development tracts.

- 8.b** P24-134 Decorative Concrete Specialists of South Florida - [2025-515](#)
Special Exception Use.
Location: 2134 and 2174 NW Commerce Lakes Drive.
Legal Description: Go Team Industrial Park-Unit Three-Block B Lots 13 & 14
The request is for a Special Exception Use (SEU) to allow a Concrete Plant at this location per Section 158.136 (C) (8) of the Zoning Code.
- 8.c** P24-169 Southern Grove-SG-8 - Commercial - Landscape [2025-517](#)
Modification
Location: Northwest corner of SW Becker Rd and SW Village Parkway.
Legal Description: Tract C1 of Kenley, according to the plat thereof, as recorded in Plat Book 104, Page 16, of the Public Records of St. Lucie County, Florida.
This is a request to provide enhanced landscaping in lieu of an architectural buffer wall on the western and northern portions of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
- 8.d** P25-041 Dalton Learning Academy - Special Exception Use [2025-523](#)
Location: 10011 S US Highway 1
Legal Description: Town Centre Parcel A (OR Book 25, Page 35)
This is a request for approval of a Special Exception Use (SEU) to allow a K-8 private school within the Commercial General (CG) Zoning District.

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.