

City of Port St. Lucie

Planning and Zoning Board

Action Agenda

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

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.

Tuesday, June 3, 2025	6:00 PM	Council Chambers, City Hall
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Request to Table Item 8B

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](#)

ACTION: Motion passed unanimously by voice vote to approve the minutes of the May 6, 2025, Planning and Zoning Board meeting with the correction of Mr. Reikenis' last name on Item 2 Roll Call.

Approved

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-071, City of PSL Chapter 155, Sign Code, Text Amendment, to the City Council.

Recommended for approval

- 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

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-085, City of PSL, Amendment to the Community Redevelopment Plan for the US Highway 1 Corridor (Original CRA), to the City Council.

Recommended for approval

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P23-159, Gatlin Plaza PUD Amendment No. 4, with direction for Staff to negotiate to the best of their abilities an acceptable condition related to the traffic analysis, and to move forward to City Council with Staff's acceptable condition.

Recommended for approval

- 8.b** P24-134 Decorative Concrete Specialists of South Florida - Special Exception Use. [2025-515](#)

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.

ACTION: Motion passed by voice vote to table P24-134, Decorative Concrete Specialist of South Florida, Special Exception Use, to a date uncertain.

Tabled

8.c P24-169 Southern Grove-SG-8 - Commercial - Landscape Modification

[2025-517](#)

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.

ACTION: Motion passed unanimously by voice vote to partially approve, P24-169, Southern Grove SG- 8 Commercial, Landscape Modification, with the Landscape Modification only approved on the Western property line but denied for the Northern property line.
Approved as amended

8.d P25-041 Dalton Learning Academy - Special Exception Use
Location: 10011 S US Highway 1

[2025-523](#)

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.

ACTION: Motion passed by voice vote to recommend approval of P24-041, Dalton Learning Academy - SEU with Staff conditions, to the City Council.
Recommended for approval

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn