

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

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

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, March 3, 2026

6:00 PM

Council Chambers, City Hall

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 - January 6, 2026, January 20, 2026
Special Meeting, and February 3, 2026

[2026-220](#)

ACTION: Motion passed unanimously by voice vote to approve the Planning and Zoning minutes from January 6, 2026, January 20, 2026, and February 3, 2026.

Approved

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

- 7.a** P25-215 City of Port St. Lucie - Chapter 153: Definitions and
Section 158.233. Reasonable Accommodation Procedures -
Text Amendments

[2026-137](#)

This application is a city-initiated text amendment to Chapter

153 and 158 of the City’s Code of Ordinances.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-215, City of Port St. Lucie Text Amendment of Chapter 153, Definitions and Section 158.233, Reasonable Accommodations Procedures, to the City Council.

Recommended for approval

- 7.b P26-008 Verano South POD G - Future Land Use Amendment. [2026-197](#)

Location: The property is located at the northwest corner of the intersection of Crosstown Parkway and Verano Parkway.

Legal Description: Parcels 1, 2, 3, and 4, Central Park Commercial Plat, as recorded in Plat Book 135, Pages 39 through 41, inclusive, of the Public Records of St. Lucie County, Florida, in the City of Port St. Lucie, Florida

This is a request to amend the Future Land Use from Residential Golf Course (RGC) to General Commercial (CG).

ACTION: Motion passed unanimously by voice vote to recommend approval of P26-008, Verano South POD G, Future Land Use Amendment, to the City Council.

Recommended for approval

- 7.c P26-030 - City of PSL Chapter 158 - Zoning Code, Section 158.100 - Open Space Recreational Zoning District (OSR) Text Amendment [2026-207](#)

Location: Citywide (OSR Zoning District)

Legal Description: N/A

This is a request to add Enclosed Assembly, without an alcoholic beverage license for on-premises consumption of alcoholic beverages in accordance with Chapter 110, as a Special Exception Use in the OSR Zoning District.

ACTION: Motion passed unanimously by voice vote to recommend approval of P26-030, City of PSL Text Amendment of Chapter 158, Zoning Code, Section 158.100, Open Space Recreational Zoning District (OSR), to the City Council.

Recommended for approval

8. Public Hearing - Quasi-Judicial

- 8.a P25-204 Navarro, Yuraima Garcia - Variance [2026-211](#)

Location: The property is located at 455 SW Kestor Drive.

Legal Description: Port St Lucie, Section 34, Block 2378, Lot 25

This is a request to grant a variance of seven (7) feet, to

allow a side yard setback of eight (8) feet for a 331-square-foot existing roofed patio with an outdoor kitchen, and a variance of four (4) feet, to allow a side yard setback of 11 feet for a 118-square-foot existing roofed patio.

ACTION: Motion passed by roll call vote to deny P25-204, Navarro, Yuraima Garcia, Variance with Chair Norton, Vice Chair Pettibon, Mr. Spatara, Mr. Rosen, Mr. Previte, and Mr. Webb voting in favor of the denial and Mr. Reikenis dissenting.
 Denied

8.b P26-019 Kells, Michael - Rezoning [2026-219](#)

Location: The properties are located at 1892 SW Biltmore Street & 481 SW Voltair Terrace.
 Legal Description: Port St. Lucie Section 13, Block 626, Lots 15 & 16.
 This is a request to rezone 0.55 acres from Single-Family Residential (RS-2) Zoning District to the Service Commercial (CS) Zoning District.

ACTION: Motion passed unanimously by voice vote to recommend approval of P26-019, Michael Kells Rezoning, to the City Council.
 Recommended for approval

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