

City of Port St. Lucie

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



Meeting Agenda

Tuesday, July 1, 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 - June 3, 2025[2025-603](#)**6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****8. Public Hearing - Quasi-Judicial****8.a** P25-031 Bayshore Industrial Properties, Inc - Variances[2025-604](#)

Location: The Property is located at 1791 SW Biltmore St

Legal Description: Port St. Lucie Section 13, Block 624 Lots 12, & 13 and 14

This is a request to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet along the property frontage and two (2) feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

8.b P25-086 Jared Greenberg - Variance[2025-089](#)

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 750 SF to allow the construction of a 950 square foot carport, 2) a variance of nine (9) feet to allow for a one (1) foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house.

8.c P25-087 SLW-TAV Port St. Lucie, LLC - Rezone[2025-556](#)

Location: The property is located at 760 NW Enterprise Dr

Legal Description: All of Lot 6, St. Lucie West Plat No. 133, St. Lucie West Industrial Park

This is a request to rezone 8.31 acres from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) 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.