

City of Port St. Lucie

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



Meeting Agenda

Tuesday, January 7, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Eric Reikenis, Chair

Peter Previte, Vice Chair

Melody Creese, Chair Pro-Tem

Jim Norton, At-Large

John "Jack" Doughney, At-Large

Greg Pettibon, At-Large

Peter Louis Spatara, At-Large

Rose Futch, 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 - November 6, 2024

[2025-023](#)

6. Consent Agenda

6.a Reappointment of Rose Futch as Alternate Member

[2025-030](#)

7. Public Hearings - Non Quasi-Judicial

7.a P24-150 Rosser Residential - Comprehensive Plan
Amendment/Small Scale

[2024-1200](#)

Location: West of SW Rosser Boulevard, south of SW Open View Drive,
and east of I-95.

Legal Description: See attached sketch and legal description.

This is a request to change the future land use to change the future land
use designation from Open Space Conservation (OSC), Open Space
Recreation (OSR), and Utility (U) to Low Density Residential (RL) for
17.24 acres of the overall property.

7.b P24-200 Decorative Concrete Specialists of South Florida -
Comprehensive Plan Amendment/Small Scale

[2024-1244](#)

Location: 2174 NW Commerce Lakes Drive

Legal Description: Go Team Industrial Park-Unit Three- Block B, Lot 13
(PB 26, PG 2)

This is a request to amend the Future Land Use Designation from Service
Commercial (CS) to Heavy Industrial (HI).

8. Public Hearing - Quasi-Judicial

- 8.a** P24-108 Joho Properties, LLC - Variance [2024-851](#)
Location: The property is located at 8979 S US Highway 1.
Legal Description: St. Lucie Gardens 35 36 40 Block 1, part of Lot 10 (PB 1, PG 35)
This is a request to grant a variance from Section 158.060(E)(2) of the Zoning Code which requires a minimum lot size of 20,000 SF and a minimum lot width of 100' for all permitted and special exception uses except Single Family Residential uses.
- 8.b** P24-151 Rosser Residential - Rezoning [2024-1201](#)
Location: The property is located west of SW Rosser Road, east of Interstate 95 and south of SW Open View Drive.
Legal Description: See attached legal description.
This is a request to rezone 17.24 acres from the General Use (GU) and Utility (U) Zoning Districts to the Single-Family Residential (RS-2) Zoning District.
- 8.c** P24-199 Decorative Concrete Specialists of South Florida-
Rezoning [2024-1249](#)
Location: 2174 NW Commerce Lakes Drive
Legal Description: Go Team Industrial Park-Unit Three-Block B, Lot 13 (PB 26, PG 2).
This is a request to rezone a 1.81- acre parcel from Service Commercial (CS) to Industrial (IN).
- 8.d** P24-220 Southern Grove-Shoppes at the Heart-Variance
(Sign) [2025-016](#)
Location: The Property is located at 10170 SW Discovery Way.
Legal Description: Shoppes at the Heart, Commercial Parcel and Parcels 1 and 2 (PB 108, PG 29).
This is a request to grant a variance to the requirements of the Tradition Master Sign Program (7th amendment) to reallocate sign square footage within a commercial development.

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.