

City of Port St. Lucie

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



Meeting Agenda

Tuesday, April 7, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

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.

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 - March 3, 2026

[2026-319](#)

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

7.a P26-020 City of Port St. Lucie - Chapter 153 -Definitions;
Section 158.222 - Access Standards, Sidewalks, Bikepaths;
and Section 158.217 - Accessory Uses and Structures -Text
Amendments

[2026-294](#)

This is a request to update driveway standards; add new definitions;
setbacks, and landscape area requirements; and establish typical lot
scenario figures.

7.b P26-028 Verano South POD H - Small-Scale Comprehensive
Plan Amendment

[2026-301](#)

Location: The properties are generally located southeast of Glades
Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

Legal Description: Site 1: Lots 1-5 of Verano-Commercial Plat No.1, as
recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie
County, Florida

Site 2: A portion of Section 6, Township 37 South, Range 39 East and a
portion of Section 31, Township 36 South, Range 39 East.

This is a request for a future land use designation change from
Residential Golf Course (RGC) to Commercial General (CG) for 19.7
acres in the Verano POD H development.

8. Public Hearing - Quasi-Judicial

- 8.a** P25-070 Lotis at Tradition - Landscape Modification [2026-299](#)
Location: The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.
Legal Description: Tradition Plat 4, Parcel 4B (PB 113, BK 3)
This is a request to provide enhanced landscaping and a berm in lieu of a 6-foot-high architectural buffer wall.
- 8.b** P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use [2026-187](#)
Location: The property is located at 760 NW Enterprise Drive, at the northwest corner of NW Enterprise Drive.
Legal Description: All of Lot 6 in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida
This is a request for a special exception use to allow enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages for recreation facilities per Section 158.135(C)(6) of the Zoning Code.
- 8.c** P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1 [2026-323](#)
Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.
Legal Description: All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5
This is a request to amend the MPUD regulation book to add Post Acute Medical Facility and Veterinary Hospital or Clinic as permitted uses, increase development entitlements and amend the MPUD concept plan to show driveway locations for a 7.36- acre parcel located at the northeast corner of the intersection of SW Village Parkway and future road Destination Way.
- 8.d** P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 [2026-324](#)
Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Legal Description: As set forth in the attached Warranty Deed
The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

8.e P26-029 Midway Specialty Care Center, Inc. - Rezoning[2026-320](#)

Location: 4495 SW Port St. Lucie Blvd

Legal Description: Lot 1, Block 2320, Port St. Lucie Section Thirty Three, according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of the Public Records of St. Lucie County, Florida

This is a request to rezone a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG).

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.