

# 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](http://www.cityofpsl.com/tv) for new public comment options.

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**Tuesday, April 7, 2026** **6:00 PM** **Council Chambers, City Hall**

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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](#)  
Approved
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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-020 City of Port St. Lucie - Chapter 153 -Definitions; Section 158.222 - Access Standards, Sidewalks, Bike Paths; and Section 158.217 - Accessory Uses and Structures -Text Amendments to the City Council.

Approved

**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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-028 Verano South POD H - Small-Scale Comprehensive Plan Amendment to the City Council.

Approved

**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.

Approved

**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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use to the City Council with the following condition:

This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void.

Approved

**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.

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1 to the City Council.

Approved

**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.

**ACTION:** Motion passed unanimously by voice vote to table P25-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 to the May 5, 2026, Planning

& Zoning meeting.

Tabled

**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).

**ACTION:** Motion passed unanimously by voice vote to recommend approval of P26-029 Midway Specialty Care Center, Inc. - Rezoning to the City Council.

Approved

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