

City of Port St. Lucie

Planning and Zoning Board

Action Agenda

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

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.

Tuesday, September 2, 2025	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 - August 5, 2025

[2025-807](#)

ACTION: Motion passed unanimously by voice vote to approve the August 5, 2025
Planning and Zoning minutes.

Approved

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

8.a P25-052 Villegas, John - Variance

[2025-808](#)

Location: The Property is located at 2681 SW Tanforan
Blvd.

Legal Description: Port St. Lucie Section 35, Block 1828 Lot
2

This is a request for a variance of 15.81 feet, which would

allow the existing home to maintain a rear yard setback of 9.19 feet. Section 158.073(H)(3) of the City's Zoning Code states that RS-2 zoned lots are required to maintain a minimum rear yard building setback of 25 feet.

ACTION: Motion passed by voice vote to approve P25-052 John Villegas - Variance with Acting Chair Norton, Acting Vice Chair Previte, Mr. Reikenis, Mr. Doughney, Ms. Mocerino voting in favor and Mr. Harvey dissenting.

Approved

8.b P25-125 Farinato, Anthony J. & Danielle N. - Variance [2025-813](#)

Location: The property is located at 4002 SW Melbourne Street.

Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17

This is a request to grant a variance of 750 square feet to construct a 1,150 square foot accessory carport where 400' is allowed.

ACTION: Motion passed unanimously by voice vote to table P25-125 Anthony J. & Danielle N. Farinato - Variance to the Planning and Zoning Meeting of October 7, 2025.

Tabled

9. New Business

9.a Planning and Zoning Board Officers [2025-820](#)

ACTION: It was the consensus of the Planning and Zoning Board to continue with having Vice Chair Norton, as Acting Chair and Chair Pro Tem Previte, as Acting Vice Chair for the remainder of the year.

Discussed

10. Old Business

11. Public to be Heard

12. Adjourn