

City of Port St. Lucie

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



Meeting Agenda

Request to Table Item 8B

Tuesday, January 6, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

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, At-Large

Douglas Harvey, Alternate

Joe Rosen, 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 - December 2, 2025

[2026-042](#)

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

7.a P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive
Plan Amendment to the Future Land Use Map

[2026-016](#)

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East (full description attached)

This is a request to amend the Future Land Use Map to change the designation of approximately 28.6 acres from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).

7.b P25-174 City of Port St. Lucie - Zoning Text Amendment -
Chapter 158: Zoning Code - Appendix B - City of Port St. Lucie
Land Use Conversion Manual

[2026-013](#)

This application is a city-initiated text amendment to the City of Port St. Lucie Land Use Conversion Manual (Appendix B) of the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances.

8. Public Hearing - Quasi-Judicial

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- 8.a** P25-091 Town Place - Master Sign Program Application [2026-015](#)
Location: This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.
Legal Description: The property is legally described as Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens (PB 1, PG 35) (see Application for full legal description).
This is a request to create a master sign program for Town Place.
- 8.b** P25-158 Sandpiper Bay Resort PUD Amendment No. 2 [2026-025](#)
Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard
Legal Description: Portions of Section 23, Township 37 South, Range 40 East
This is a request for the 2nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.
- 8.c** P25-192 SLW-500 Stadium Property, LLC - Unit 117 - Variance [2025-1089](#)
Location: Northwest corner of Stadium Drive and Peacock Boulevard
Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)
This is a request to grant a variance to allow a reduction in the required parking.
- 8.d** P25-193 SLW-500 Stadium Property, LLC - Suites 101-102 - Variance [2025-1090](#)
Location: Northwest corner of Stadium Drive and Peacock Boulevard
Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)
This is a request to grant a variance to allow a reduction in the required parking.
- 8.e** P25-194 SLW-500 Stadium Property, LLC - Suites 103-104 - Variance [2025-1091](#)
Location: Northwest corner of Stadium Drive and Peacock Boulevard
Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)
This is a request to grant a variance to allow a reduction in the required parking.
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- 8.f** P25-195 6500 Selvitz, Inc. - Special Exception Use [2026-008](#)
Location: North of NW North Macedo Boulevard and west of NW Selvitz Road
Legal Description: Port St. Lucie Section Fourty Three, Tract E (PB 16, PG 15)
The request is for a Special Exception Use (SEU) for a developed property to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (daycare center) for a total of 3,778 square feet.
- 8.g** P25-206 MidFlorida Credit Union Façade Sign - Variance [2026-010](#)
Location: 1692 SW Gatlin Boulevard
Legal Description: Lots 18, 19, 20, 23, 24, and 25, Block 1355, Port St. Lucie Section Fourteen, and that part of vacated Merrick Street according to the map or plat thereof as recorded in the Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.
This is a request to grant a variance from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow 58.07 SF more façade signage than allowed.

9. New Business

- 9.a** Sunshine Law / Robert's Rules Training [2026-022](#)
- 9.b** Election of Officers [2026-026](#)
- 9.c** Oath of Office for Members [2026-030](#)

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.

