

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
Douglas Harvey, Alternate
Joe Rosen, Alternate

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, January 6, 2026

6:00 PM

Council Chambers, City Hall

Request to Table Item 8B

1. Meeting Called to Order
2. Roll Call
3. Determination of a Quorum
4. Pledge of Allegiance

ACTION: Motion passed unanimously by voice vote to hear item 9.c.

5. Approval of Minutes

5.a Approval of Minutes - December 2, 2025

2026-042

ACTION: Motion passed unanimously by voice vote to approve the December 2, 2025 minutes.

Approved

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive

2026-016

Plan Amendment to the Future Land Use Map

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).

ACTION: Motion passed unanimously by voice vote to table P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to the January 20, 2026 Special Planning & Zoning meeting.

Tabled

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
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.

[2026-013](#)

ACTION: Motion passed unanimously by voice vote to recommend approval of 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 to the City Council.

Approved

8. Public Hearing - Quasi-Judicial

8.a P25-091 Town Place - Master Sign Program Application
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.

[2026-015](#)

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-091 Town Place - Master Sign Program Application to the City Council.

Approved

8.b P25-158 Sandpiper Bay Resort PUD Amendment No. 2
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

[2026-025](#)

Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.

ACTION: Motion passed unanimously by voice vote to table P25-158 Sandpiper Bay Resort PUD Amendment No. 2 to the January 20, 2026 Special Planning & Zoning meeting.

Tabled

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.

ACTION: Motion passed unanimously by voice vote to approve P25-192 SLW-500 Stadium Property, LLC - Unit 117 - Variance with the following condition:

1) This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Approved

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.

ACTION: Motion passed unanimously by voice vote to approve P25-193 SLW-500 Stadium Property, LLC - Suites 101-102 - Variance with the following condition:

1) This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Approved

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.

ACTION: Motion passed unanimously by voice vote to approve P25-194 SLW-500 Stadium Property, LLC - Suites 103-104 - Variance with the following condition:

1) This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Approved

8.f P25-195 6500 Selvitz, Inc. - Special Exception Use [**2026-008**](#)

Location: North of NW North Mecedo 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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-195 6500 Selvitz, Inc. - Special Exception Use to the City Council.

Approved

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.

ACTION: Motion passed unanimously by voice vote to approve of P25-206 MidFlorida Credit Union Façade Sign - Variance.

Approved

9. New Business

9.a Sunshine Law / Robert's Rules Training [**2026-022**](#)

Presented

9.b Election of Officers [**2026-026**](#)

ACTION: Motion passed unanimously by voice vote to approve Jim Norton as Chair, Greg Pettibon as Vice Chair, and Eric Reikenis as Chair Pro-Tem.

OTHER: It was the consensus of the Board to elect Jim Norton as the Site Plan Review Committee Representative.

Approved

9.c Oath of Office for Members [2026-030](#)

Presented

10. Old Business

11. Public to be Heard

12. Adjourn