

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, December 2, 2025		6:00 PM	Council Chambers, City Hall
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 - November 4, 2025		2025-1151
	ACTION: Motion passed unanimously by voice vote to approve the minutes.		
	Approved		
6.	Consent Agenda		
	There was nothing scheduled under this item.		
7.	Public Hearings - Non Quasi-Judicial		
7.a	P25-145 City of PSL Luca Bay - Small Scale Future Land Use Map Amendment		2025-1073
	Location: The property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.		
	Legal Description: Being A Portion of a Parcel of Land Lying		

In Section 13, Township 36 South, Range 39 East and Section 18, Township 36 South, Range 40 East, Saint Lucie County, Florida

This is a request to change the future land use designation of approximately 45.93 acres of property from Low Density Residential (RL) and Utility (U) future land use designation to the Open Space Recreation/ Institutional (OSR/I) future land use designation.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-145, City of PSL Luca Bay Small Scale Future Land Use Map Amendment, to the City Council.

Approved

7.b P25-151 City of PSL - Torino Park- Small Scale Future Land Use Map Amendment [2025-1088](#)

Location: The property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway.

Legal Description: Port St. Lucie-Section 46- First Replat Tract F

This is a request to change the future land use designation for approximately 28.81 acres of property from the Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-151, City of Port St. Lucie Torino Park Small Scale Future Land Use Map Amendment, to the City Council.

Approved

7.c P25-177 City of PSL - Northport Utility Site Small-Scale Comprehensive Plan Amendment [2025-1155](#)

Location: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive.

Legal Description: Port St. Lucie Section Twenty Five, Block 325, Lots 7 through 10 (PB 13, PG 32)

This is a request for a small-scale future land use map amendment to change the future land use designation of approximately 0.92 acres from Residential, Office and Institutional (ROI) to Utility (U).

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-177, City of Port St. Lucie Northport Utility Site Small-Scale Comprehensive Plan

Amendment, to the City Council.

Approved

7.d P25-199 City of Port St. Lucie - Zoning Text Amendment - [2025-1149](#)

Chapter 158: Zoning Code - Institutional Zoning District

This application is a city-initiated text amendment to amend Chapter 158, Zoning Code to increase the maximum height allowed for publicly owned or operated buildings or uses.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-199, City of Port St. Lucie Zoning Text Amendment Chapter 158: Zoning Code Institutional Zoning District, to the City Council.

Approved

8. Public Hearing - Quasi-Judicial

8.a P24-134 Decorative Concrete Specialists of South Florida - [2025-1119](#)
Special Exception Use

Location: 2134 and 2174 NW Commerce Lakes Drive.

Legal Description: Go Team Industrial Park-Unit Three-Block B, Lots 13 & 14

The request is for a Special Exception Use (SEU) to allow a Concrete Plant at this location per Section 158.136 (C) (8) of the Zoning Code.

ACTION: Motion passed unanimously by voice vote to recommend approval of P24-134 Decorative Concrete Specialists of South Florida - Special Exception Use, to the City Council.

Approved

8.b P25-091 Town Place Master Sign Program [2025-1081](#)

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.

This is a request to create a master sign program for Town Place.

ACTION: Motion passed unanimously by voice vote to table P25-091, Town Place Master Sign Program, to the January Planning & Zoning Board meeting.

Tabled

- 8.c** P25-135 VRE PSL Landco, LLC - Variance [2025-1134](#)
Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.
Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PB 15, PG 1)
This is a request for a variance to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 4. 1. d. which requires a fueling station canopy length to not exceed 120 linear feet. The property owner seeks a variance of 34 feet to allow for a fueling station canopy length of 154 linear feet.

ACTION: Motion passed unanimously by voice vote to approve P25-135, VRE PSL Landco, LLC Variance with the state conditions.

Approved

- 8.d** P25-137 VRE PSL Landco, LLC - Special Exception Use [2025-1144](#)
Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.
Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PG 15, PG 1).
The request is for approval of a Special Exception Use (SEU) to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-137, VRE PSL Landco, LLC Special Exception Use, to the City Council, with the stated conditions.

Approved

- 8.e** P25-143 VRE PSL Lando, LLC - Variance [2025-1143](#)
Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.
Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PB 15, PG 1).
This is a request for a variance to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 2. 1. a. which requires a setback or "Build-To Zone" of 30-40 feet. The property owner seeks a variance of 13.3 feet to allow for a setback for the McDonalds Building of 53.3

feet.

ACTION: Motion was unanimously approved by voice vote to approve P25-143, VRE PSL Lando, LLC Variance with the stated conditions.

Approved

- 8.f** P25-138 VRE PSL Landco, LLC - Special Exception Use [2025-1145](#)
Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PG 15, PG 1).

This request is for approval of a special exception use (SEU) to allow a drive-through service in the General Commercial (CG) zoning district.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-138, VRE PSL Landco, LLC Special Exception Use, to the City Council, with the stated conditions.

Approved

- 8.g** P25-181 Barracuda Stations, LLC (Marathon) Monument - Variance [2025-1152](#)

Location: The property is located at 10453 S US Highway 1.

Legal Description: A portion of Block 1, St. Lucie Gardens Plat, lying in Township 37 South, Range 40 East, Section 12

This is a request to grant a variance of 4 feet to allow a monument sign 6 feet from the side property line where 10 feet is required.

ACTION: Motion was unanimously approved by voice vote to approve P25-181, Barracuda Stations, LLC (Marathon) Monument Variance.

Approved

- 8.h** P25-172 City of PSL - Northport Utility Site - Rezoning [2025-1156](#)
Location: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive.

Legal Description: Port St. Lucie Section 25, Block 325, Lots 7 through 10

This is a request to rezone four (4) parcels totaling 0.92 acres from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District.

ACTION: Motion passed unanimously by voice vote to recommend approval of

P25-172, City of PSL Northport Utility Site Rezoning, to the City Council.

Approved

9. New Business

9.a Review of McChesney Park Improvements Proposed in
Land and Water Conservation Fund Grant

[2025-1055](#)

(Clerk's Note: This item was heard after Item 5.)

ACTION: Motion passed unanimously by voice vote to approve the McChesney Park Improvements Proposed in Land and Water Conservation Fund Grant.

Approved

ACTION: Motion passed unanimously by voice vote to approve moving up Item 9a.), on the agenda.

Approved

10. Old Business

11. Public to be Heard

12. Adjourn