

City of Port St. Lucie

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



Meeting Agenda

Tuesday, August 5, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Melody Creese, Chair

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.

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: July 1, 2025

[2025-714](#)

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

8.a P24-231 Coyne, Dale P. & Gail A. (McDonald's) - Special
Exception Use

[2025-404](#)

Location: The property is located at 10180 S. US Highway 1, on the
northeast corner of S. US Highway 1 and SE Jennings Road.

Legal Description: St. Lucie Gardens, Block 4, Lot 10

This is a request for a special exception to allow a restaurant with
drive-through service lanes, in the General Commercial (CG) zoning
district.

8.b P25-086 Jared Greenberg - Variance

[2025-089](#)

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 745 SF
to allow the construction of a 945 square foot carport, 2) a variance of
four (4) feet to allow for a six (6) foot side yard setback on the west side
of the property, and 3) a variance to allow the proposed carport to
extend beyond the front corners of the house.

- 8.c** P25-096 Verano South POD H PUD - Amendment No. 1 - [2025-725](#)
Planned Unit Development (PUD) Amendment
Location: The property is located south of Glades Cut Off Road, east of Range Line Road, north of Crosstown Parkway, and west of Sundance Vista Boulevard.
This request is to amend the PUD to add a 24-hour free standing emergency department as a permitted use, update the street tree requirements, and to update the conceptual plan to show the ingress/egress location off of Crosstown Parkway to a commercial parcel.
- 8.d** P25-108 Cemar Realty, LLC - Rezoning [2025-715](#)
Location: The property is located on the northeast corner of SW Gatlin Boulevard and SW Brighton Street.
Legal Description: Port St. Lucie Section 16, Block 1501, Lot 1
This is a request to rezone property from Single-Family Residential (RS-2) to the General Commercial (CG) Zoning District.
- 8.e** P25-111 Tri-County - Biltmore Properties - Rezoning [2025-719](#)
Location: The property is located at 801 and 817 SW Biltmore Street
Legal Description: Port St. Lucie Section 28, Block 75, Lots 6 and Lot 7
This is a request to rezone the property from the General Commercial (CG) Zoning District to the Service Commercial (CS) Zoning District.

9. New Business

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.