

City of Port St. Lucie

Planning and Zoning Board

Action Agenda

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

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.

Tuesday, August 5, 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: July 1, 2025

[2025-714](#)

ACTION: Motion passed unanimously by voice vote to approve the July 1, 2025 minutes.

Approved

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P24-231 Coyne, Dale P. & Gail A. (McDonald's) - Special Exception Use to the City Council.

Approved

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.

ACTION: Motion passed unanimously by voice vote to deny P25-086 Jared Greenberg - Variance.

Denied

8.c P25-096 Verano South POD H PUD - Amendment No. 1 -
Planned Unit Development (PUD) Amendment

[2025-725](#)

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-096 Verano South POD H PUD - Amendment No. 1 - Planned Unit Development (PUD) Amendment to the City Council.

Approved

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-108 Cemar Realty, LLC - Rezoning to the City Council to the City Council.

Approved

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-111

Tri-County - Biltmore Properties - Rezoning to the City Council.

Approved

9. New Business
10. Old Business
11. Public to be Heard
12. Adjourn