

City of Port St. Lucie

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



Meeting Agenda

Tuesday, March 4, 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

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 - January 7, 2025 & February 4, 2025

[2025-209](#)

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

8.a P24-097 Gatlin Commons Planned Unit Development (PUD)-
Amendment No. 9

[2025-211](#)

Location: The property is generally located at the southwest corner of SW Gatlin Boulevard and SW Rosser Boulevard.

Legal Description: The property is legally described as Gatlin Commons, Parcel 1 through 21. (PB 50, PG 21)

This is a request to amend the document to revise the parking ratio for the medical office uses within the PUD.

8.b P24-213 - LTC Ranch - Wylder Commercial PUD - PUD
Rezoning

[2025-101](#)

Location: The property is located south of the proposed intersection of Midway Road and Wylder Parkway.

Legal Description: LTC Ranch West, Tracts A and B.

This is a request to rezone 72.88 acres from St. Lucie County Agricultural (SLC-AG-5) to Planned Unit Development (PUD).

8.c P25-002 Savona Plaza Drive Thru Window - Special Exception
Use

[2025-212](#)

Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.

Legal Description: Port St. Lucie Section 19, Tract H

This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

- 8.d** P25-003 Veranda Oaks - Sandpiper Circle to Ranch Oak Circle [2025-172](#)
- Street Name Change Request
Location: The road right-of-way for Sandpiper Circle is located on the south side of Becker Road, west of Gilson Road.
Legal Description: Tract R-1, Veranda Oaks Plat No. 3, Phases 3 & 4 (Plat Book 122, Page 19)
This is a request to change a duplicate street name for the road right-of-way referred to as Sandpiper Circle, within Veranda Oaks Plat No. 3, to Ranch Oak Circle.
- 8.e** P25-015 Port Village, LLC - Rezoning [2025-219](#)
Location: The property is located at 2120 and 2130 SW Medlock Avenue.
Legal Description: Port St. Lucie Section 31, Block 1714, Lots 3 and 4 (PB 14, PG 22)
This is a request to rezone the subject property from Single-Family Residential (RS-2) to Highway Commercial (CH) Zoning District.
- 8.f** P25-016 St. Lucie County - Fire Station - Milner Drive - [2025-218](#)
Variance
Location: The property is located at 5531 NW Corporate Way.
Legal Description: Midway Commerce Center, Lot 3 (PB 41, PG 1)
This is a request to grant a variance of design relief to allow a metal building with roof with less of a pitch than required.

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.