

City of Port St. Lucie

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



Meeting Agenda

Tuesday, November 4, 2025

6:00 PM

Community Center, 2195 SE Airoso Blvd.

Planning and Zoning Board

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 - October 7, 2025**[2025-1039](#)**6. Consent Agenda****7. Public Hearings - Non Quasi-Judicial****7.a P25-120 MedSquare at Becker Road - Small-Scale**[2025-1035](#)**Comprehensive Plan Amendment**

Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Lots 1, 2 and 3, Becker Commons, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida

This is a request for a small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.

7.b P25-162 City of Port St. Lucie - Public Works Small- Scale[2025-1042](#)**Future Land Use Map Amendment**

Location: The property is generally located on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.

Legal Description: The property is legally described as Crosstown Parkway, Parcel 1 (PB 63, PG 34).

This is a request to change the future land use designation for approximately 38.93 acres of property from Utility (U) to Institutional (I).

7.c P25-176 City of Port St. Lucie - Zoning Text Amendment - Chapter 153: Definitions and Chapter 158: Zoning Code[2025-1045](#)

This is a request to amend Chapter 153 "Definitions" to modify the definition for Microbrewery and to add a definition for Craft Distillery, and to modify Subsections 158.135 and 158.136 of the Zoning Code to add Craft Distillery as a permitted use.

8. Public Hearing - Quasi-Judicial

- 8.a** P17-066-A1 Gatlin Plaza - Master Sign Program Amendment [2025-1007](#)
No. 4
Location: The property is located just east of the I-95 Interstate along Gatlin Boulevard.
Legal Description: All of the Gatlin Plaza Plat. (PB 54, PG 18)
This is a request for the 4th amendment of the Gatlin Plaza Master Sign Program.
- 8.b** P24-131 FPL Savannah Substation - Cell Tower - Special [2025-1036](#)
Exception Use
Location: North of SE Veterans Memorial Parkway and west of US Highway 1
Legal Description: A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida
The request is for a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.
- 8.c** P25-099 Cashmere Townhomes PUD - Amendment No. 1 - [2025-1018](#)
Planned Unit Development (PUD) Amendment
Location: The property is located at the southeast corner of Cashmere Boulevard and Old Inlet Drive.
Legal description: A portion of St. Lucie West Plat No. 178 (PB 49, PG 3)
This is a request to amend the Cashmere Townhomes Planned Unit Development (PUD) to revise the PUD concept plan, permitted uses, maximum building height, and setback and parking requirements.
- 8.d** P25-121 MedSquare Becker Road - Planned Unit [2025-1043](#)
Development (PUD)
Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Legal Description: Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida
This is a request to rezone 5.8 acres of land from Professional (P) to Planned Unit Development (PUD) for a medical facility which will include a freestanding emergency department.

- 8.e** P25-153 Verano South - School Access Road to Legacy Lion Drive and North-South A Road to Sundance Vista Boulevard - Street Name Changes [2025-1012](#)

Location: North of Crosstown Parkway

Legal Descriptions: Portion of the Verano South - Pod H - Plat No. 1 and the North-South "A" Roadway Plat

This is a request to change the street names of School Access Road to Legacy Lion Drive and of North-South A Road to Sundance Vista Boulevard.

- 8.f** P25-159 Shoppes at the Heart-Amore Façade Sign - Variance [2025-1040](#)
- Location: Southwest corner of SW Village Parkway and Discovery Way
- Legal Description: SG-3 Commercial Shoppes at the Heart (PB 133-4) Parcel A

This is a request to grant a variance to allow 315.52 SF more façade signage than allowed by the Tradition Master Sign Program. The increased square footage will be dispersed among three façade signs.

9. New Business

- 9.a** Approval of 2026 Planning & Zoning Board Meeting Schedule [2025-1047](#)

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.