City of Port St. Lucie

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

Planning and Zoning Board Action Agenda

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, November 4, 2025 6:00 PM **Community Center, 2195 SE Airoso** Blvd. 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 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 P25-120 MedSquare at Becker Road - Small-Scale 7.a **2025-1035** Comprehensive Plan Amendment Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW

Legal Description: Lots 1, 2 and 3, Becker Commons,

Junietta Terrace

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.

ACTION: Motion passed by voice vote to recommend approval of P25-120, MedSquare at Becker Road - Small-Scale Comprehensive Plan Amendment, to the City Council with Acting Chair Norton, Acting Vice Chair Previte, Mr. Spatara, Mr. Reikenis and Ms. Mocerino voting in favor and Mr. Pettibon voting against.

Approved

7.b P25-162 City of Port St. Lucie - Public Works Small- Scale Future Land Use Map Amendment

2025-1042

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).

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-162, City of Port St. Lucie - Public Works Small- Scale Future Land Use Map Amendment, to the City Council.

Approved

7.c P25-176 City of Port St. Lucie - Zoning Text Amendment - Chapter 153: Definitions and Chapter 158: Zoning Code 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.

<u>2025-1045</u>

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-176, City of Port St. Lucie - Zoning Text Amendment - Chapter 153: Definitions and Chapter 158: Zoning Code, to the City Council.

Approved

- 8. Public Hearing Quasi-Judicial
 - **8.a** P17-066-A1 Gatlin Plaza Master Sign Program

2025-1007

Amendment 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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P17-066-A1, Gatlin Plaza - Master Sign Program Amendment No. 4, to the City Council.

Approved

8.b P24-131 FPL Savannah Substation - Cell Tower - Special Exception Use

2025-1036

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.

ACTION: Motion passed unanimously by voice vote to recommend approval of P24-131, FPL Savannah Substation - Cell Tower - Special Exception Use, to the City Council, with the stated conditions.

Approved

8.c P25-099 Cashmere Townhomes PUD - Amendment No. 1 - Planned Unit Development (PUD) Amendment

<u>2025-1018</u>

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.

ACTION: Motion unanimously approval of passed by voice vote to recommend Cashmere Townhomes PUD, Amendment No. Planned Development (PUD) Amendment, to the City Council.

Approved

8.d P25-121 MedSquare Becker Road - Planned Unit Development (PUD)

2025-1043

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.

(Clerk's Note: This item was heard after Item 7 a.)

ACTION: Motion passed unanimously by voice vote to recommend approval of P25-121, MedSquare Becker Road -Planned Unit Development (PUD), City to the Council.

Approved

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.

ACTION: Motion was unanimously approved by voice vote to recommend that the City Council approve P25-153, Verano South, School Access Road, with the name selected by St. Lucie County.

Approved

8.f P25-159 Shoppes at the Heart-Amore Façade Sign -

2025-1040

Variance

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.

ACTION: Motion passed unanimously by voice vote to approve P25-159, Shoppes at the Heart-Amore Façade Sign, Variance.

Approved

- 9. New Business
 - **9.a** Approval of 2026 Planning & Zoning Board Meeting Schedule

2025-1047

ACTION: Motion passed unanimously by voice vote to approve the 2026 Planning & Zoning Board meeting schedule.

Approved

- 10. Old Business
- 11. Public to be Heard
- 12. Adjourn